



Land for Sale

16797 MAIN STREET | HESPERIA, CA 92345

AVAILABLE

Price: \$850,000
 Size: 0.75 acres (32,801 SF)
 APN: 0410-171-63
 Zoning: NC (Neighborhood Commercial)

PROPERTY HIGHLIGHTS

- Property is located next to a busy 7-Eleven on main thoroughfare at the intersection of Main St. and Santa Fe Ave. E
- Less than 5 miles to I-15 and less than 10 miles to Victorville
- Centrally located next to numerous retail centers
- Exceptional traffic counts with ±32,812 CPD on Main Street

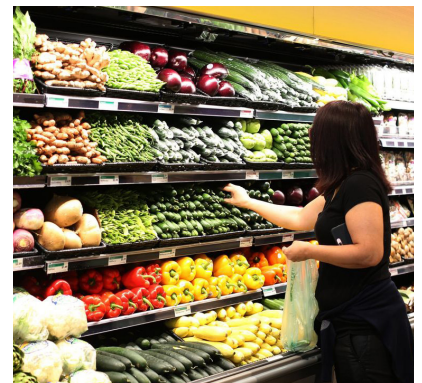
Prospective tenants are hereby advised that all uses are subject to City approval

NEIGHBORING TENANTS



DEMOGRAPHICS

	1 Mile	3 Mile	5 Miles
POPULATION			
2023 Estimated Population	10,305	28,376	128,900
2028 Projected Population	10,545	28,856	131,273
2010 Census Population	8,879	25,447	114,505
Projected Annual Growth 2010 to 2023	16.0%	11.5%	12.5%
Historical Annual Growth 2023 to 2028	2.33%	1.69%	1.84%
HOUSEHOLDS			
2023 Estimated Households	3,297	8,910	40,330
2028 Projected Households	3,375	7,808	40,800
2010 Census Households	2,831	7,808	35,144
Projected Annual Growth 2010 to 2023	-1.73%	-2.02%	-1.08%
Historical Annual Growth 2023 to 2028	16.4%	12.1%	13.8%
RACE & ETHNICITY			
2023 Estimated White	8,184	23,486	140,442
2023 Estimated Black or African American	1,099	2,146	98,692
2023 Estimated Asian or Pacific Islander	9,849	49,258	133,879
2023 Estimated American Indian or Native Alaskan	899	2,724	6,676
2023 Estimated Other Races	1,811	6,920	28,165
2023 Estimated Hispanic	13,909	43,397	117,070
INCOME			
2023 Estimated Average Household Income	\$109,019	\$108,291	\$123,907



LOCATION

