

FOR SALE / FOR LEASE

HESPERIA GATEWAY

Ranchero Road & I-15 Fwy, Hesperia, CA 92345

7.2 AC FREEWAY FRONTING RETAIL

SITE

±1M SF PLANNED INDUSTRIAL WAREHOUSE

RANCHERO RD

I-15 FWY



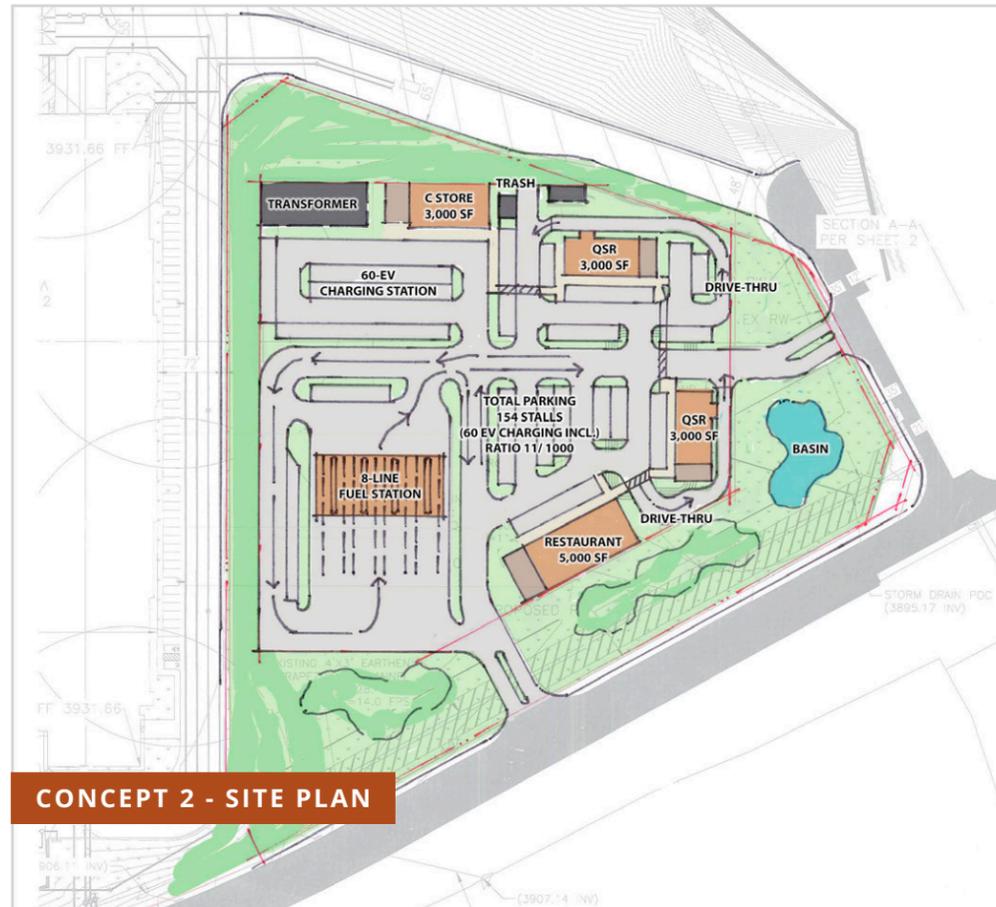
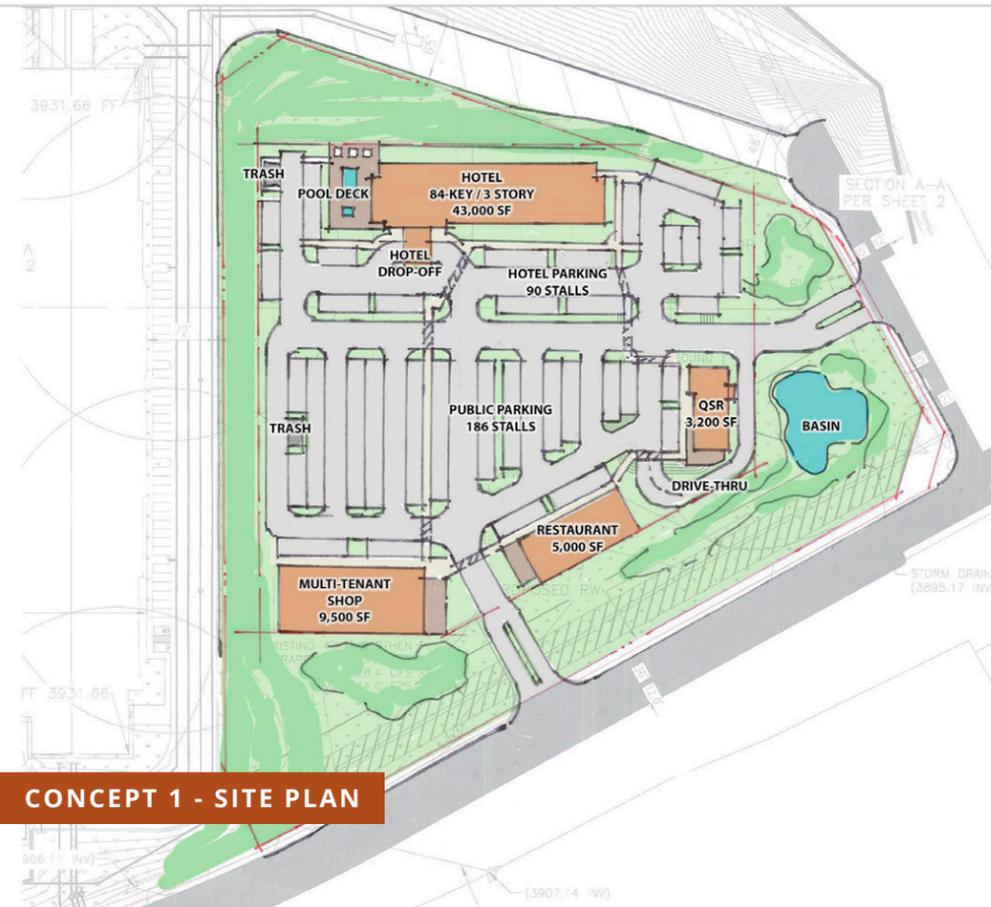
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Hesperia, CA 92345

Site Overview

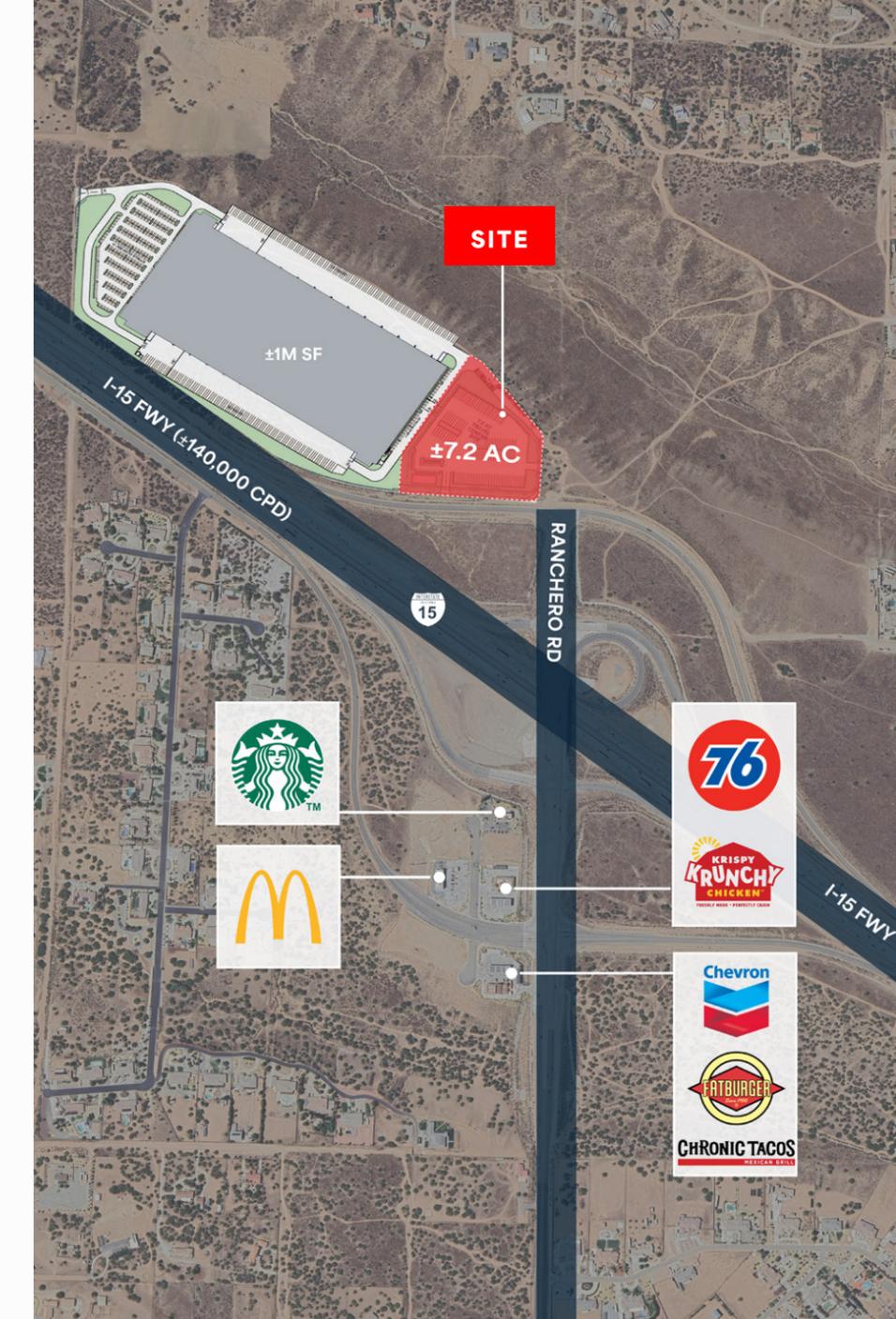
- Able to accommodate variety of uses, size requirements and deal structures (Sale, Ground Lease, BTS)
- In immediate proximity large-scale Industrial/Business Park
- Freeway visibility to/from both directions of I-15 traffic
- Retail at the interchange of I-15 and Ranchero performing well above AUV for respective chains



Demographics Source: Esri

Top Private Employers

| POPULATION | 1 mile | 3 miles | 5 miles |
|---|-----------|-----------|-----------|
| 2025 Population | 1,095 | 7,133 | 33,095 |
| 2024-2029 Population: Annual Growth Rate | 0.61% | 0.72% | 0.69% |
| 2025 Median Age | 41.6 | 40.3 | 35.1 |
| HOUSEHOLDS | | | |
| 2025 Total Households | 363 | 2,260 | 9,696 |
| 2024-2029 Households: Annual Growth Rate | 0.92% | 1.05% | 1.00% |
| 2025 Average Household Size | 3.02 | 3.16 | 3.41 |
| HOUSING UNITS | | | |
| 2025 Total Housing Units | 374 | 2,430 | 10,342 |
| 2025 Owner Occupied Housing Units | 325 | 1,974 | 7,437 |
| 2025 Renter Occupied Housing Units | 325 | 1,974 | 7,437 |
| RACE AND ETHNICITY | | | |
| White Alone | 54.0% | 50.6% | 39.0% |
| Black Alone | 3.6% | 3.9% | 5.9% |
| American Indian/Alaska Native Alone | 2.0% | 2.0% | 2.0% |
| Asian Alone | 3.0% | 3.2% | 4.4% |
| Pacific Islander Alone | 0.0% | 0.1% | 0.2% |
| Hispanic Origin (Any Race) | 41.3% | 44.8% | 56.5% |
| INCOME | | | |
| Median Household Income | \$97,846 | \$107,916 | \$96,160 |
| Average Household Income | \$146,915 | \$141,552 | \$119,868 |
| Per Capita Income | \$46,789 | \$44,354 | \$34,775 |
| 2025 POPULATION 25+ BY EDUCATIONAL ATTAINMENT | | | |
| TOTAL | 765 | 4,898 | 21,335 |
| High School Graduate | 34.1% | 32.7% | 31.8% |
| Some College, No Degree | 24.3% | 20.7% | 20.4% |
| Bachelor's Degree | 10.5% | 12.9% | 13.1% |
| Graduate/Professional Degree | 9.8% | 8.7% | 6.7% |
| DATA FOR ALL BUSINESSES IN AREA | | | |
| TOTAL BUSINESSES: | 44 | 190 | 559 |
| Total Employees | 377 | 1,503 | 4,776 |
| TOTAL RESIDENTIAL POPULATION: | 1,095 | 7,133 | 33,095 |
| Employee/Residential Population Ratio: | 0:1 | 0:1 | 0:1 |
| 2025 TOTAL DAYTIME POPULATION | 828 | 5,159 | 24,889 |
| Workers | 249 | 1,341 | 6,697 |
| Residents | 579 | 3,818 | 18,192 |



Terrison Quinn
949 698 1007 | terrison.quinn@srsre.com
CA License No. 01789657

Nick Wirick
951 669 1002 | nick.wirick@srsre.com
CA License No. 01304661

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

RANCHERO RD & I-15 FWY / HESPERIA, CA 92345

HESPERIA GATEWAY

COVINGTON GROUP

Top Employers

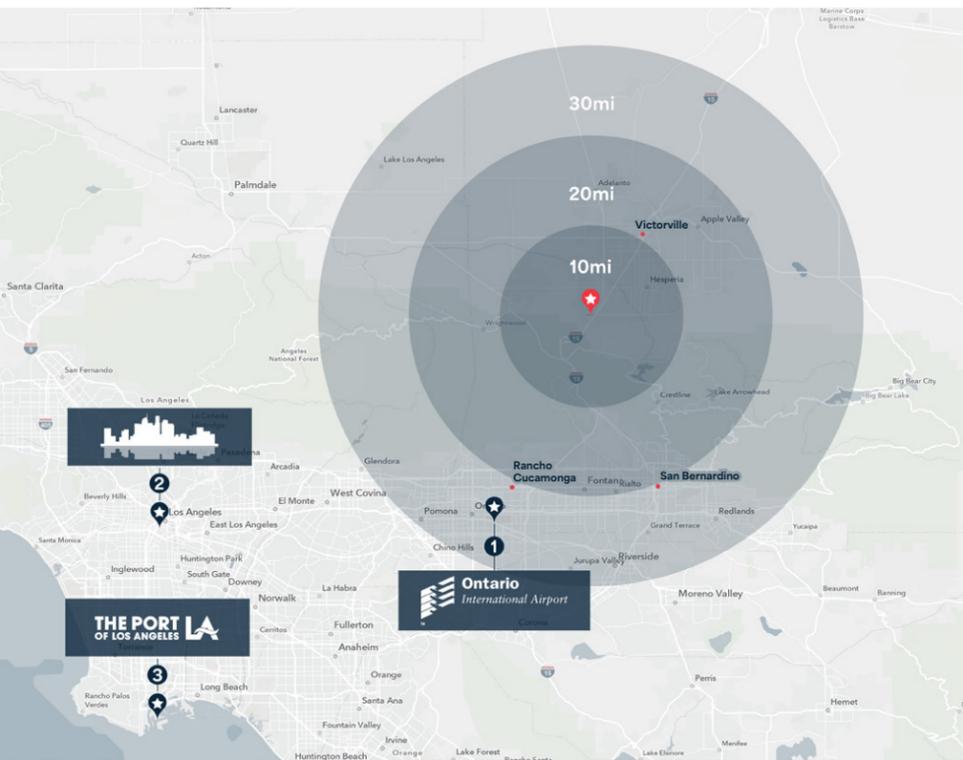
Top Private Employers

| Rank | Employer | Industry | No. of Employees |
|------|-------------------------------------|-----------------------------------|------------------|
| 1 | Walmart Supercenter | Retail Grocer | ≈405 |
| 2 | Super Target / Stater Bros. Markets | Retail (Grocery, Big Box) | ≈320 each |
| 3 | Arizona Pipeline Company | Utilities / Pipe fabrication | ≈186 |
| 4 | In-N-Out Burger | Fast Food | ≈143 |
| 5 | Robar Enterprises | Concrete / Construction materials | ≈129 |
| 6 | Double Eagle Transportation | Transport / Logistics | ≈126 |
| 7 | Hesperia Recreation & Park District | Recreation & Parks | ≈106 |

*Maersk is anticipated to surpass many of these once its facility is staffed with up to 500 employees.

Top Public Employers

| Rank | Employer | Industry | No. of Employees |
|------|---|-----------------------------|------------------|
| 1 | Hesperia Unified School District | K-12 Public Education | 2,817 |
| 2 | County of San Bernardino | County Government Services | 648 |
| 3 | City of Hesperia (municipal government) | Education | 261 |
| 4 | Hesperia Recreation & Park District | Parks & Recreation Services | 106 |
| 5 | San Bernardino County Sheriff's Department (serving Hesperia) | Education | 3,700 |
| 6 | Victor Valley Transit Authority (VVTA) | Public Transit | 277 |
| 7 | Victor Valley College (district-wide) | Higher Education | 600 |



4.1%

job growth since 2021;
Hesperia's growth has notably outpaced that overall county trajectory.

In January 2024, Hesperia added roughly 250 new jobs, a 0.4% monthly increase

Industries gaining traction included:

Healthcare: nursing, therapy, medical administration
Logistics: warehousing and transportation
Education: teaching and support staff

Future Job Growth Outlook

Sperling's BestPlaces projects about 36.7% job growth over the next 10 years in Hesperia—higher than the U.S. average (~33.5%)

Drive Distance

- 1 - Ontario International Airport (ONT): ±50 min (±44 mi)
- 2 - Downtown Los Angeles: ±70 min (±71 mi)
- 3 - Port of Los Angeles: ±1 hr 40 min (±88 mi)
- Rancho Cucamonga: ±39 min (30.9 mi)
- San Bernardino: ±32 min (27.2mi)
- Victorville: ±13 min (14mi)

TRADE AREA, HOUSING & DEVELOPMENT AERIAL

UNDER DEVELOPMENT APPROVED PROPOSED/IN APPLICATION

