

±1,150 SF RETAIL/OFFICE SUITE WITH DIRECT STOREFRONT ACCESS

10918 HESPERIA ROAD SUITE D

Hesperia, CA 92345

Free Rent



ECONOMIC DATA

LEASE RATE: \$1.35 SF/month (NNN \$0.40 PSF/month)

PROPERTY INFORMATION

COUNTY: San Bernardino
MARKET: Inland Empire North
SUBMARKET: High Desert

BUILDING DATA

TOTAL BUILDING SF: ±5,920 SF
YEAR BUILT: 2006
ZONING: General Commercial

LISTING DATA

AVAILABLE SF: ±1,150 SF

PROPERTY OVERVIEW

* Landlord is offering up to three months of free rent on a three-year lease term, with one month free credited after each year of paid rent.*

Suite D is a ±1,150 square foot commercial unit offering a functional and flexible layout with direct storefront access, visible exterior signage, and a clean professional interior. The space features a front reception and lobby area, multiple private rooms, an in-suite restroom, laminate flooring and neutral paint throughout.

Several rooms are well-sized for executive offices, or shared workspaces, allowing the suite to accommodate a wide range of potential retail or office uses. With its adaptable floor plan, storefront presence, and move-in-ready finishes, this Unit D provides a practical opportunity for a business seeking an efficient and professional commercial space.

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



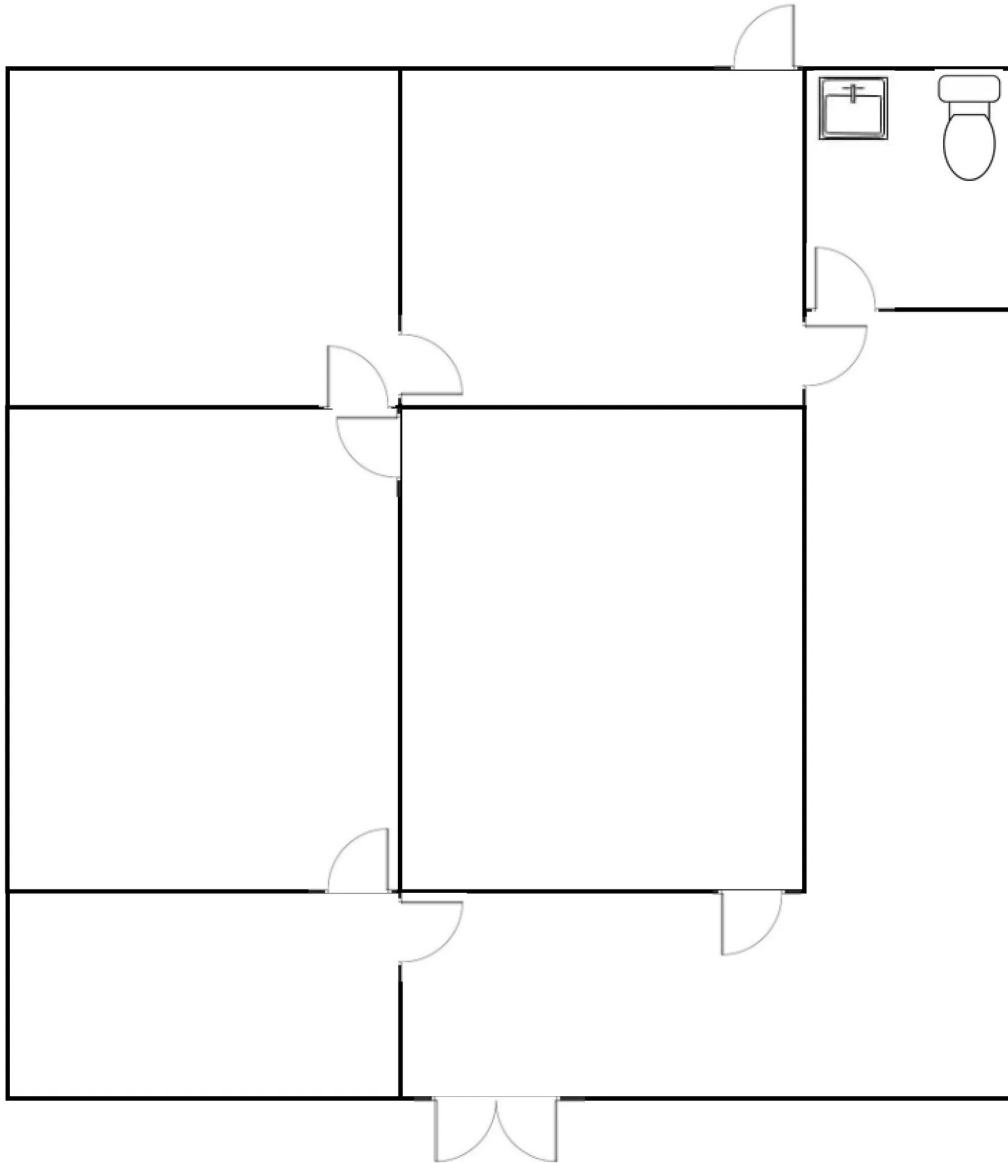
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INDUSTRIAL FOR LEASE 10918 HESPERIA ROAD

Hesperia, CA 92345

10918 Hesperia Road, Unit D Hesperia
±1,150 SF



Suite D Floor Plan

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POPULATION

Total Population

1 MILE

4,262

3 MILES

65,786

5 MILES

172,037

Average Age

33.0

33.7

34.7

Average Age (Male)

30.9

32.0

32.9

Average Age (Female)

35.1

34.9

35.7

HOUSEHOLDS & INCOME

Total Households

1 MILE

1,188

3 MILES

19,819

5 MILES

52,569

of Persons per HH

3.6

3.3

3.3

Average HH Income

\$74,741

\$74,825

\$85,153

Average House Value

\$336,331

\$345,660

\$370,595

2023 American Community Survey (ACS)

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