

FOR LEASE

ANCHOR SPACE AVAILABLE IN PRIME HESPERIA
16824 MAIN ST | HESPERIA, CA 92345



DAVE O'CONNELL

CALDRE #01398651

818.380.9967

DAVE@CBM1.COM

[CBM1.COM](https://www.cbm1.com)

CBM1

LEASING

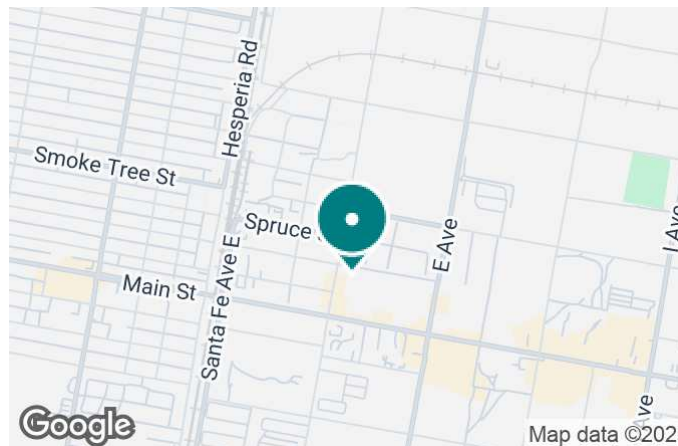
BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

ANCHOR SPACE AVAILABLE IN PRIME HESPERIA | 16824 MAIN ST, HESPERIA, CA 92345

BROCHURE | PAGE 2



FEATURES & AMENITIES

- ±33,400 SF anchor space
- Includes ±17,000 SF outdoor area
- Ample parking in massive onsite lot
- A+ national co-tenants
- Close to area public schools
- Ideally situated to serve adjacent residential community
- Neighboring retailers and community points of interest drive steady traffic

NEIGHBORING RETAILERS



SALLY BEAUTY

T-Mobile
simply closer

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,912	14,703	34,583
Total Population	6,477	50,677	114,915
Average HH Income	\$47,980	\$55,401	\$58,765

EXCLUSIVELY REPRESENTED BY

DAVE O'CONNELL

CALDRE #01398651

818.380.9967

DAVE@CBM1.COM

PROPERTY SUMMARY

ANCHOR SPACE AVAILABLE IN PRIME HESPERIA | 16824 MAIN ST, HESPERIA, CA 92345

BROCHURE | PAGE 3



PROPERTY DESCRIPTION

±33,400 SF anchor space with ±17,000 SF outdoor area (former Big Lots location) available in retail Community Shopping Center co-anchored by Stater Bros grocery store. The sprawling, multi-pad property features a massive onsite parking lot, convenient access from three surrounding streets, and exceptional street visibility. Notable co-tenants include the UPS Store, Subway, Wing-Stop, T-Mobile, KFC, Sizzler, Sally Beauty, and more! Adjacent to area schools and growing residential neighborhoods, the property is ideally positioned as the community's primary retail destination.

LOCATION DESCRIPTION

Retail Community Shopping Center situated on Main Street between Avenues C + E in Hesperia's primary retail district. The bustling, well-patronized property is surrounded by a diverse mix of local and national tenants amid a highly active retail hub. Conveniently located along one of the area's most heavily trafficked thoroughfares, close destinations, dining establishments, and community hubs, the property benefits from a consistent flow of prospective consumers. Hesperia's growing population and thriving business community offer an ideal setting for prospective tenants seeking a favorable economic climate.

DAVE O'CONNELL

CALDRE #01398651

818.380.9967

DAVE@CBM1.COM

OFFERING SUMMARY

Lease Rate:	Upon Request
Available SF:	33,400 SF
Building Size:	33,440 SF

SPACES	LEASE RATE	SPACE SIZE
1st Floor-Ste 16824	Upon Request	33,400 SF

ADDITIONAL PHOTOS

ANCHOR SPACE AVAILABLE IN PRIME HESPERIA | 16824 MAIN ST, HESPERIA, CA 92345

BROCHURE | PAGE 4



DAVE O'CONNELL

CALDRE #01398651

818.380.9967

DAVE@CBM1.COM

ANCHOR SPACE AVAILABLE IN PRIME HESPERIA | 16824 MAIN ST, HESPERIA, CA 92345

This detailed floor plan illustrates the layout of a retail store, including various departments, exits, and travel distances. Key areas and features include:

- Departments and Areas:** STOCKROOM (7,331 sqft), SEASONAL PAD (1,103 sqft), SALES (20'-3" x 50'-0"), FURNITURE DEPARTMENT (4,600 sqft), THE LOT (488 sqft), LOUNGE, VESTIBULE, CASH, and ELECTRICAL ROOM.
- Exits and Travel Distances:**
 - EXIT DOOR #1, EXIT DOOR #2, EXIT DOOR #3, EXIT DOOR #4, and EXIT DOOR #5.
 - 108'-6" EXIT TRAVEL DISTANCE (FROM POINT 'C' TO EXIT 3)
 - 128'-8" EXIT TRAVEL DISTANCE (FROM POINT 'C' TO EXIT 4)
 - 216'-8" EXIT TRAVEL DISTANCE (FROM POINT 'B')
 - 230'-0" OVERALL SALES DEPT (10 - 77.5' MAX)
 - 250'-0" EXIT TRAVEL DISTANCE (FROM POINT 'A' TO EXIT 2)
 - 50'-0" EXIT TRAVEL DISTANCE (FROM POINT 'A' TO EXIT 1)
 - 117'-0" DISTANCE BETWEEN EXITS
- Other Features:** RECEIVING AREA, TRUCK WRELL, LOADING DOCK, EXISTING RACKING, NEW RACKING, CASH MANAGER, CASH, MEN, WOMEN, and EXISTING SPRINKLER ROOM.
- Clearance and Pathways:** 36" MIN. CLEAR EGRESS PATH IN STOCKROOM (TYP.), 44" MIN. CLEAR EGRESS PATH IN SALES AREA (TYP.), and 44" MIN. CLEAR EGRESS PATH IN SALES AREA (TYP.).
- Dimensions and Spacing:** Various dimensions are provided for aisles and departments, such as 4'-0", 4'-6", 4'-8", 4'-10", 4'-12", 5'-0", 5'-6", 6'-0", 6'-6", 7'-0", 7'-6", 8'-0", 8'-6", 9'-0", 9'-6", 10'-0", 10'-6", 11'-0", 11'-6", 12'-0", 12'-6", 13'-0", 13'-6", 14'-0", 14'-6", 15'-0", 15'-6", 16'-0", 16'-6", 17'-0", 17'-6", 18'-0", 18'-6", 19'-0", 19'-6", 20'-0", 20'-6", 21'-0", 21'-6", 22'-0", 22'-6", 23'-0", 23'-6", 24'-0", 24'-6", 25'-0", 25'-6", 26'-0", 26'-6", 27'-0", 27'-6", 28'-0", 28'-6", 29'-0", 29'-6", 30'-0", 30'-6", 31'-0", 31'-6", 32'-0", 32'-6", 33'-0", 33'-6", 34'-0", 34'-6", 35'-0", 35'-6", 36'-0", 36'-6", 37'-0", 37'-6", 38'-0", 38'-6", 39'-0", 39'-6", 40'-0", 40'-6", 41'-0", 41'-6", 42'-0", 42'-6", 43'-0", 43'-6", 44'-0", 44'-6", 45'-0", 45'-6", 46'-0", 46'-6", 47'-0", 47'-6", 48'-0", 48'-6", 49'-0", 49'-6", 50'-0", 50'-6", 51'-0", 51'-6", 52'-0", 52'-6", 53'-0", 53'-6", 54'-0", 54'-6", 55'-0", 55'-6", 56'-0", 56'-6", 57'-0", 57'-6", 58'-0", 58'-6", 59'-0", 59'-6", 60'-0", 60'-6", 61'-0", 61'-6", 62'-0", 62'-6", 63'-0", 63'-6", 64'-0", 64'-6", 65'-0", 65'-6", 66'-0", 66'-6", 67'-0", 67'-6", 68'-0", 68'-6", 69'-0", 69'-6", 70'-0", 70'-6", 71'-0", 71'-6", 72'-0", 72'-6", 73'-0", 73'-6", 74'-0", 74'-6", 75'-0", 75'-6", 76'-0", 76'-6", 77'-0", 77'-6", 78'-0", 78'-6", 79'-0", 79'-6", 80'-0", 80'-6", 81'-0", 81'-6", 82'-0", 82'-6", 83'-0", 83'-6", 84'-0", 84'-6", 85'-0", 85'-6", 86'-0", 86'-6", 87'-0", 87'-6", 88'-0", 88'-6", 89'-0", 89'-6", 90'-0", 90'-6", 91'-0", 91'-6", 92'-0", 92'-6", 93'-0", 93'-6", 94'-0", 94'-6", 95'-0", 95'-6", 96'-0", 96'-6", 97'-0", 97'-6", 98'-0", 98'-6", 99'-0", 99'-6", 100'-0", 100'-6", 101'-0", 101'-6", 102'-0", 102'-6", 103'-0", 103'-6", 104'-0", 104'-6", 105'-0", 105'-6", 106'-0", 106'-6", 107'-0", 107'-6", 108'-0", 108'-6", 109'-0", 109'-6", 110'-0", 110'-6", 111'-0", 111'-6", 112'-0", 112'-6", 113'-0", 113'-6", 114'-0", 114'-6", 115'-0", 115'-6", 116'-0", 116'-6", 117'-0", 117'-6", 118'-0", 118'-6", 119'-0", 119'-6", 120'-0", 120'-6", 121'-0", 121'-6", 122'-0", 122'-6", 123'-0", 123'-6", 124'-0", 124'-6", 125'-0", 125'-6", 126'-0", 126'-6", 127'-0", 127'-6", 128'-0", 128'-6", 129'-0", 129'-6", 130'-0", 130'-6", 131'-0", 131'-6", 132'-0", 132'-6", 133'-0", 133'-6", 134'-0", 134'-6", 135'-0", 135'-6", 136'-0", 136'-6", 137'-0", 137'-6", 138'-0", 138'-6", 139'-0", 139'-6", 140'-0", 140'-6", 141'-0", 141'-6", 142'-0", 142'-6", 143'-0", 143'-6", 144'-0", 144'-6", 145'-0", 145'-6", 146'-0", 146'-6", 147'-0", 147'-6", 148'-0", 148'-6", 149'-0", 149'-6", 150'-0", 150'-6", 151'-0", 151'-6", 152'-0", 152'-6", 153'-0", 153'-6", 154'-0", 154'-6", 155'-0", 155'-6", 156'-0", 156'-6", 157'-0", 157'-6", 158'-0", 158'-6", 159'-0", 159'-6", 160'-0", 160'-6", 161'-0", 161'-6", 162'-0", 162'-6", 163'-0", 163'-6", 164'-0", 164'-6", 165'-0", 165'-6", 166'-0", 166'-6", 167'-0", 167'-6", 168'-0", 168'-6", 169'-0", 169'-6", 170'-0", 170'-6", 171'-0", 171'-6", 172'-0", 172'-6", 173'-0", 173'-6", 174'-0", 174'-6", 175'-0", 175'-6", 176'-0", 176'-6", 177'-0", 177'-6", 178'-0", 178'-6", 179'-0", 179'-6", 180'-0", 180'-6", 181'-0", 181'-6", 182'-0", 182'-6", 183'-0", 183'-6", 184'-0", 184'-6", 185'-0", 185'-6", 186'-0", 186'-6", 187'-0", 187'-6", 188'-0", 188'-6", 189'-0", 189'-6", 190'-0", 190'-6", 191'-0", 191'-6", 192'-0", 192'-6", 193'-0", 193'-6", 194'-0", 194'-6", 195'-0", 195'-6", 196'-0", 196'-6", 197'-0", 197'-6", 198'-0", 198'-6", 199'-0", 199'-6", 200'-0", 200'-6", 201'-0", 201'-6", 202'-0", 202'-6", 203'-0", 203'-6", 204'-0", 204'-6", 205'-0", 205'-6", 206'-0", 206'-6", 207'-0", 207'-6", 208'-0", 208'-6", 209'-0", 209'-6", 210'-0", 210'-6", 211'-0", 211'-6", 212'-0", 212'-6", 213'-0", 213'-6", 214'-0", 214'-6", 215'-0", 215'-6", 216'-0", 216'-6", 217'-0", 217'-6", 218'-0", 218'-6", 219'-0", 219'-6", 220'-0", 220'-6", 221'-0", 221'-6", 222'-0", 222'-6", 223'-0", 223'-6", 224'-0", 224'-6", 225'-0", 225'-6", 226'-0", 226'-6", 227'-0", 227'-6", 228'-0", 228'-6", 229'-0", 229'-6", 230'-0", 230'-6", 231'-0", 231'-6", 232'-0", 232'-6", 233'-0", 233'-6", 234'-0", 234'-6", 235'-0", 235'-6", 236'-0", 236'-6", 237'-0", 237'-6", 238'-0", 238'-6", 239'-0", 239'-6", 240'-0", 240'-6", 241'-0", 241'-6", 242'-0", 242'-6", 243'-0", 243'-6", 244'-0", 244'-6", 245'-0", 245'-6", 246'-0", 246'-6", 247'-0", 247'-6", 248'-0", 248'-6", 249'-0", 249'-6", 250'-0", 250'-6, 251'-0", 251'-6, 252'-0", 252'-6, 253'-0", 253'-6, 254'-0", 254'-6, 255'-0", 255'-6, 256'-0", 256'-6, 257'-0", 257'-6, 258'-0", 258'-6, 259'-0", 259'-6, 260'-0", 260'-6, 261'-0", 261'-6, 262'-0", 262'-6, 263'-0", 263'-6, 264'-0", 264'-6, 265'-0", 265'-6, 266'-0", 266'-6, 267'-0", 267'-6, 268'-0", 268'-6, 269'-0", 269'-6, 270'-0", 270'-

CALDRE #01398651
818.380.9967
DAVE@CBM1.COM

SITE PLAN

ANCHOR SPACE AVAILABLE IN PRIME HESPERIA | 16824 MAIN ST, HESPERIA, CA 92345

BROCHURE | PAGE 6



DAVE O'CONNELL

CALDRE #01398651

818.380.9967

DAVE@CBM1.COM

RETAILER MAP

ANCHOR SPACE AVAILABLE IN PRIME HESPERIA | 16824 MAIN ST, HESPERIA, CA 92345

BROCHURE | PAGE 7



Map data ©2025 Imagery ©2025 Airbus
Maxar Technologies

DAVE O'CONNELL

CALDRE #01398651

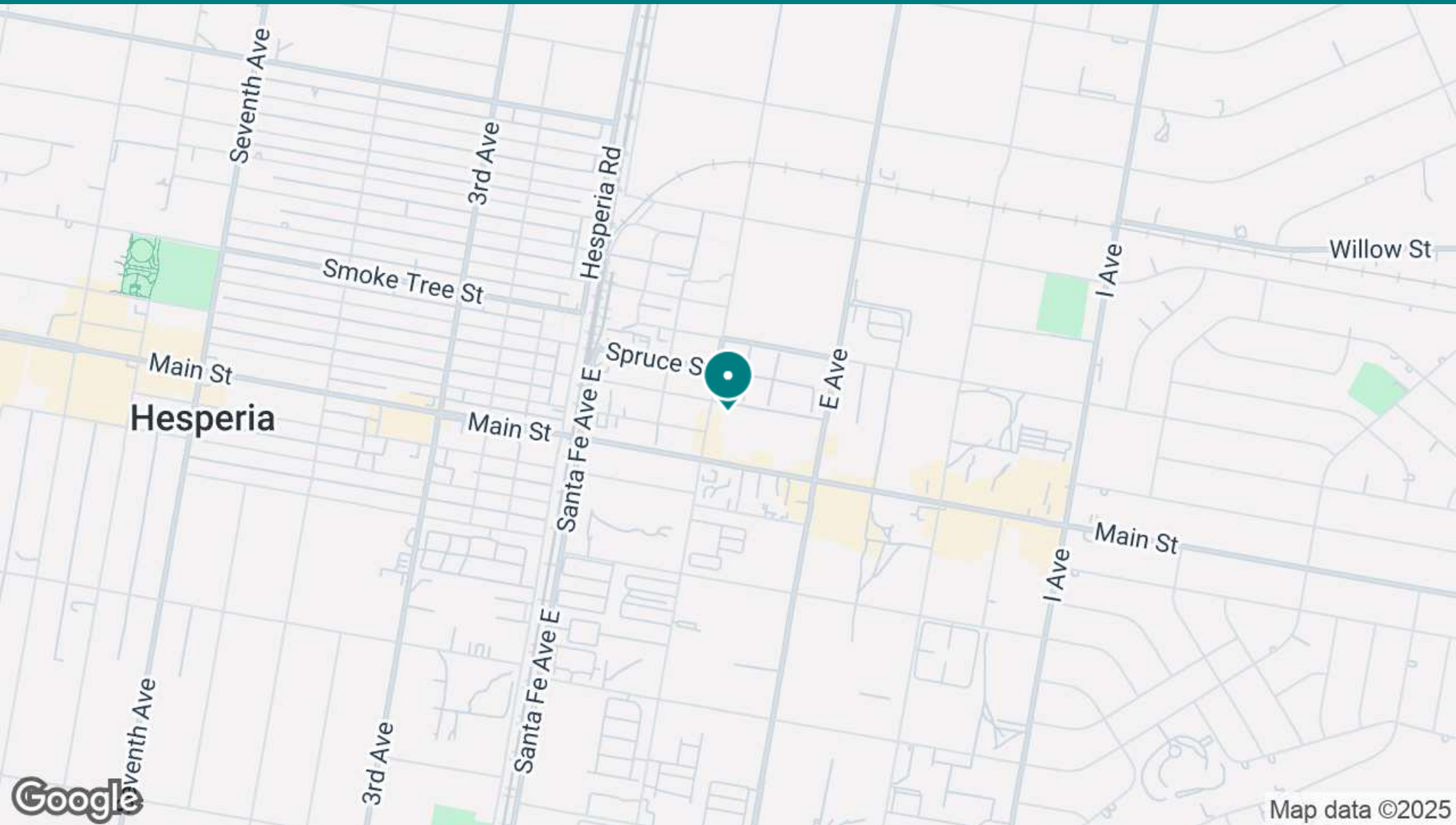
818.380.9967

DAVE@CBM1.COM

LOCATION MAP

ANCHOR SPACE AVAILABLE IN PRIME HESPERIA | 16824 MAIN ST, HESPERIA, CA 92345

BROCHURE | PAGE 8



DAVE O'CONNELL

CALDRE #01398651

818.380.9967

DAVE@CBM1.COM

DEMOGRAPHICS MAP & REPORT

ANCHOR SPACE AVAILABLE IN PRIME HESPERIA | 16824 MAIN ST, HESPERIA, CA 92345

BROCHURE | PAGE 9

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,477	50,677	114,915
Average Age	27.3	29.3	31.2
Average Age (Male)	26.4	28.9	30.5
Average Age (Female)	28.5	30.4	32.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,912	14,703	34,583
# of Persons per HH	3.4	3.4	3.3
Average HH Income	\$47,980	\$55,401	\$58,765
Average House Value	\$263,428	\$282,524	\$267,184
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	49.3%	48.9%	44.6%
RACE	1 MILE	3 MILES	5 MILES
% White	75.3%	76.7%	75.7%
% Black	4.0%	4.6%	6.0%
% Asian	1.0%	1.2%	2.3%
% Hawaiian	0.0%	0.1%	0.1%
% American Indian	1.3%	0.9%	0.9%
% Other	14.2%	12.7%	11.4%

2020 American Community Survey (ACS)

DAVE O'CONNELL

CALDRE #01398651

818.380.9967

DAVE@CBM1.COM

