

FOR LEASE

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



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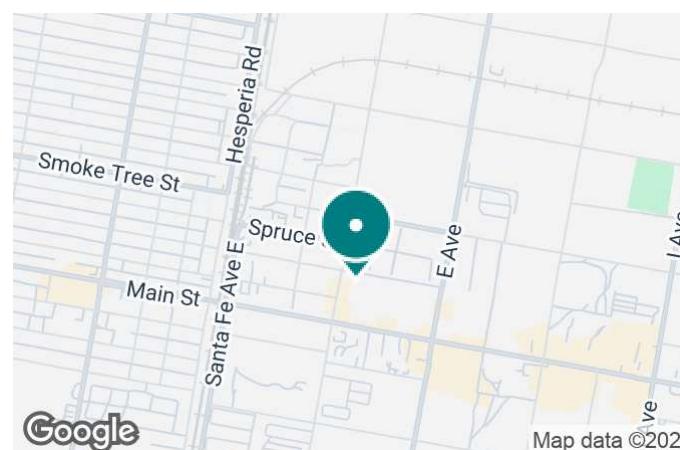
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INVESTMENTS

FEATURES & AMENITIES

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BROCHURE | PAGE 2



NEIGHBORING RETAILERS



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

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PROPERTY SUMMARY

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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.

OFFERING SUMMARY

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

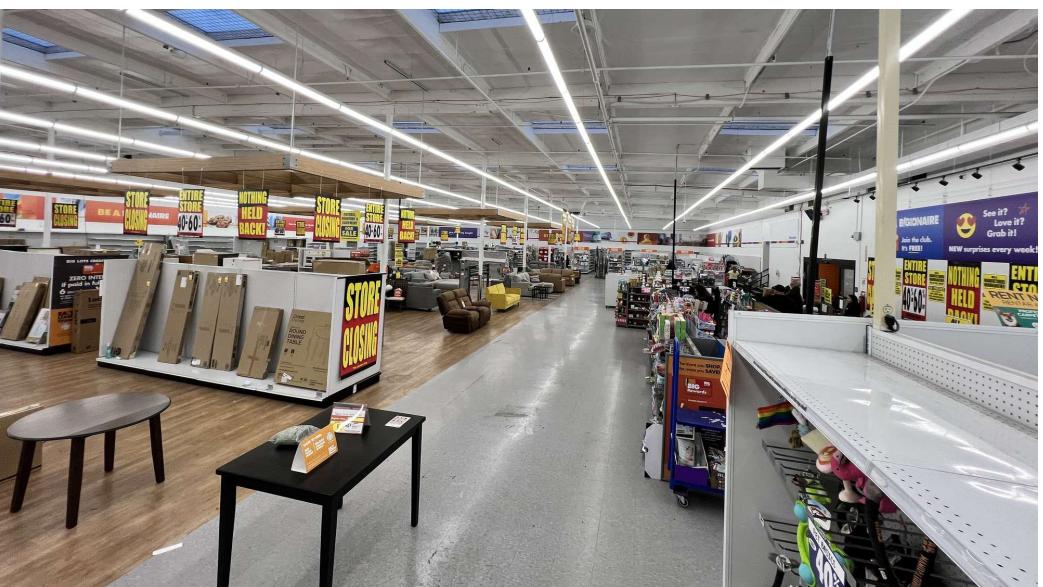
SPACES	LEASE RATE	SPACE SIZE
1st Floor-Ste 16824	Upon Request	33,400 SF

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ADDITIONAL PHOTOS

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BROCHURE | PAGE 4

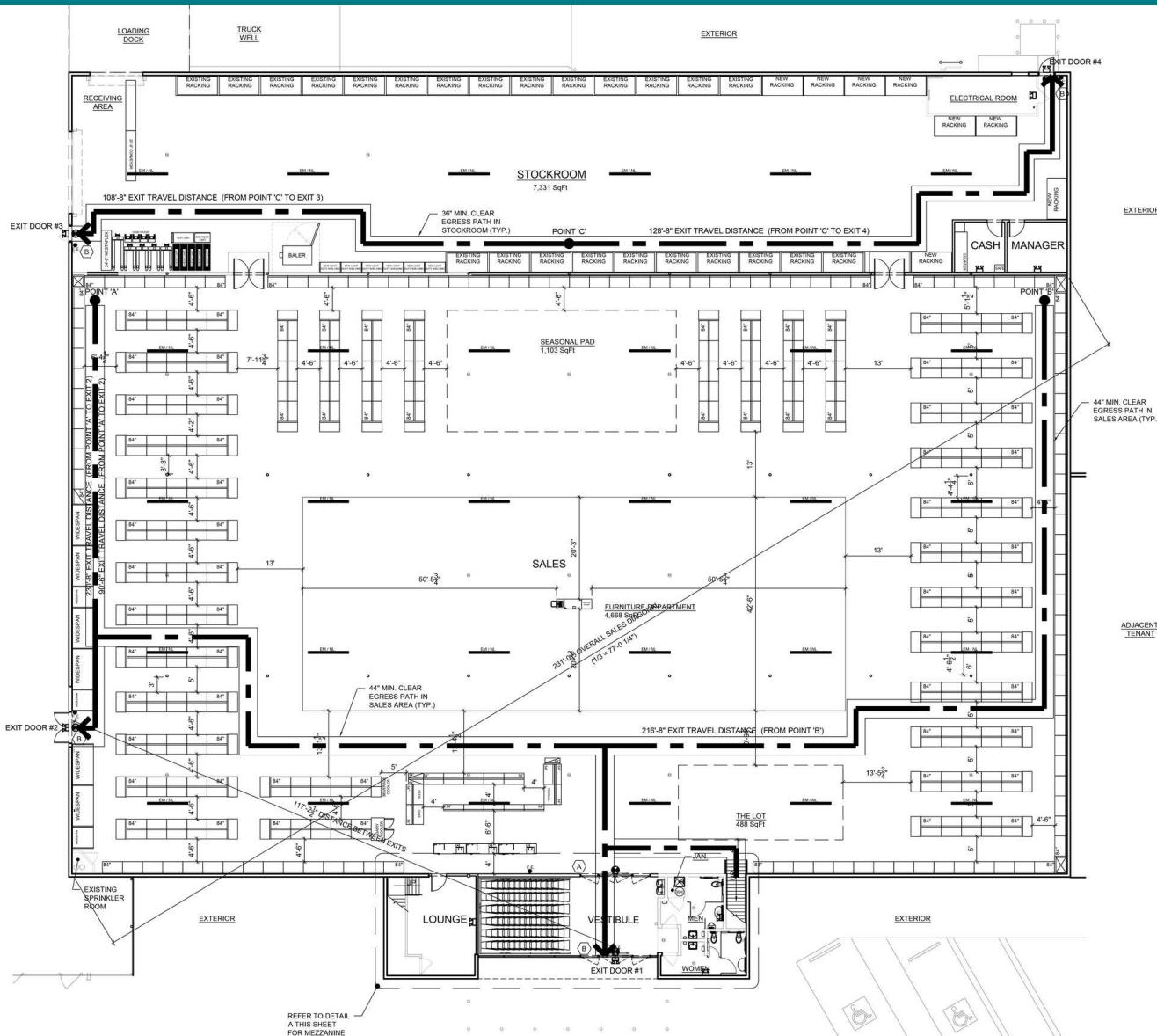


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FLOOR PLAN

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BROCHURE | PAGE 5



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SITE PLAN

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BROCHURE | PAGE 6



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RETAILER MAP

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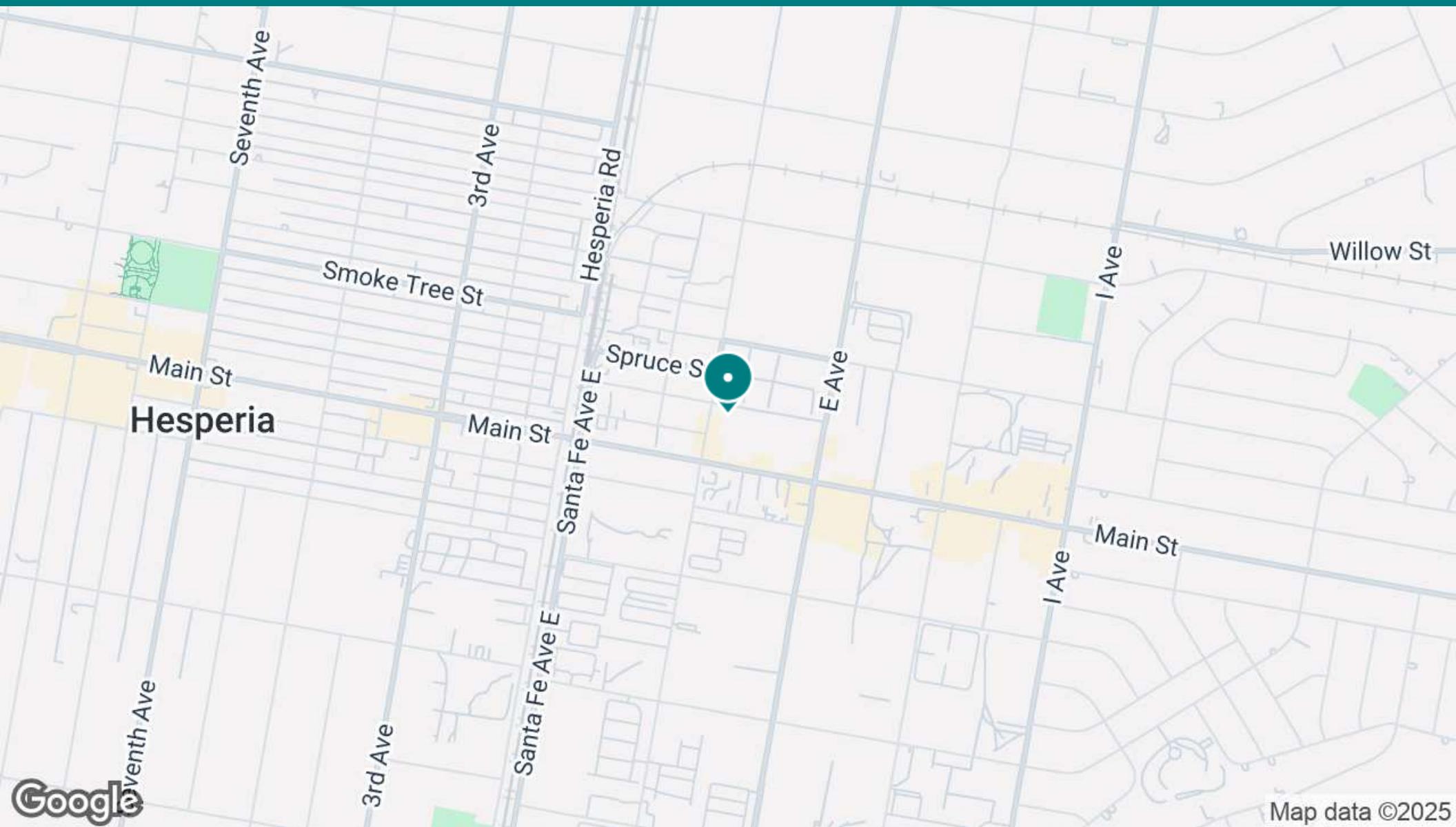
BROCHURE | PAGE 7

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Maxar Technologies**DAVE O'CONNELL**
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LOCATION MAP

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BROCHURE | PAGE 8



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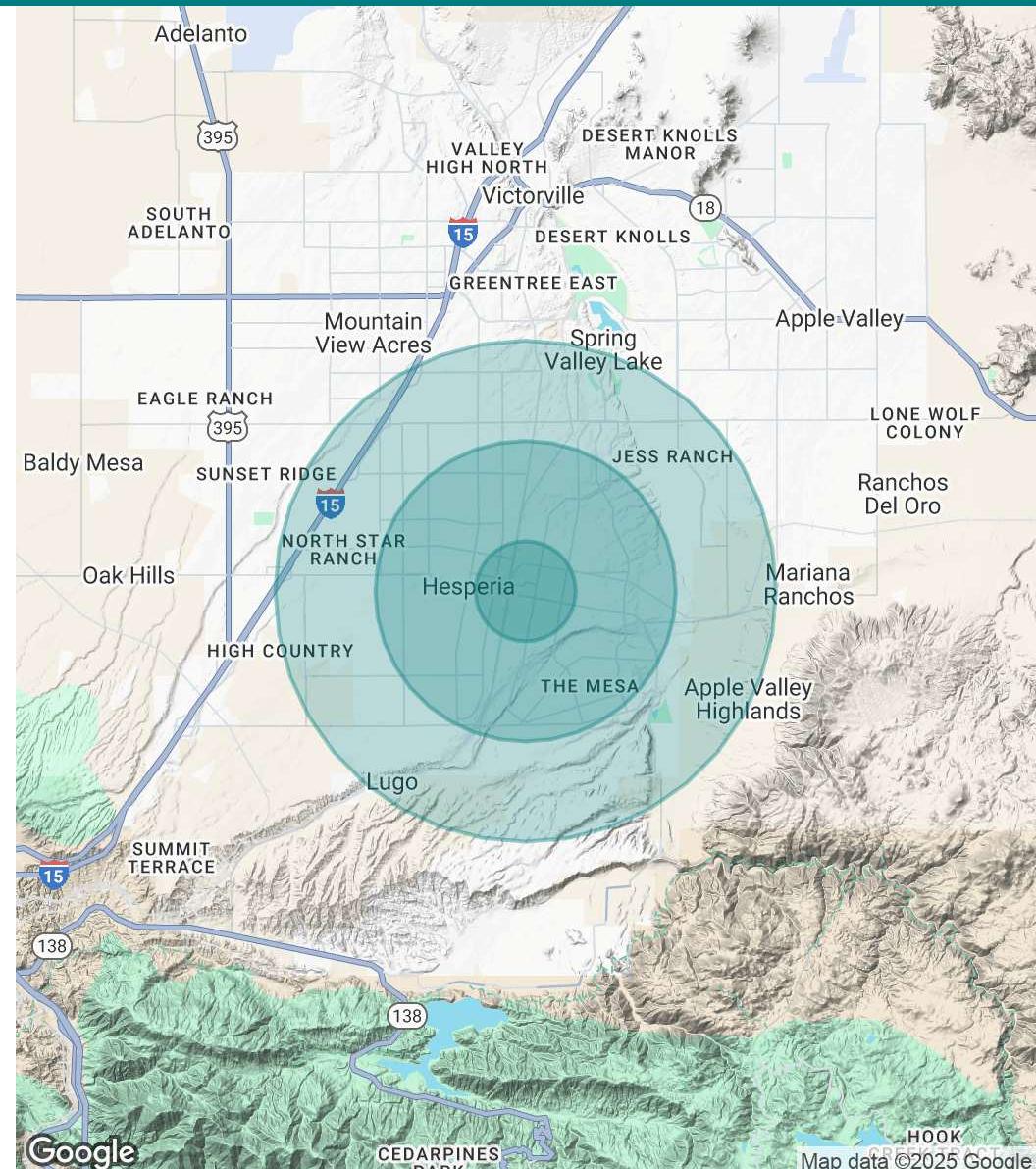
DEMOCRAPHICS MAP & REPORT

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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)



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