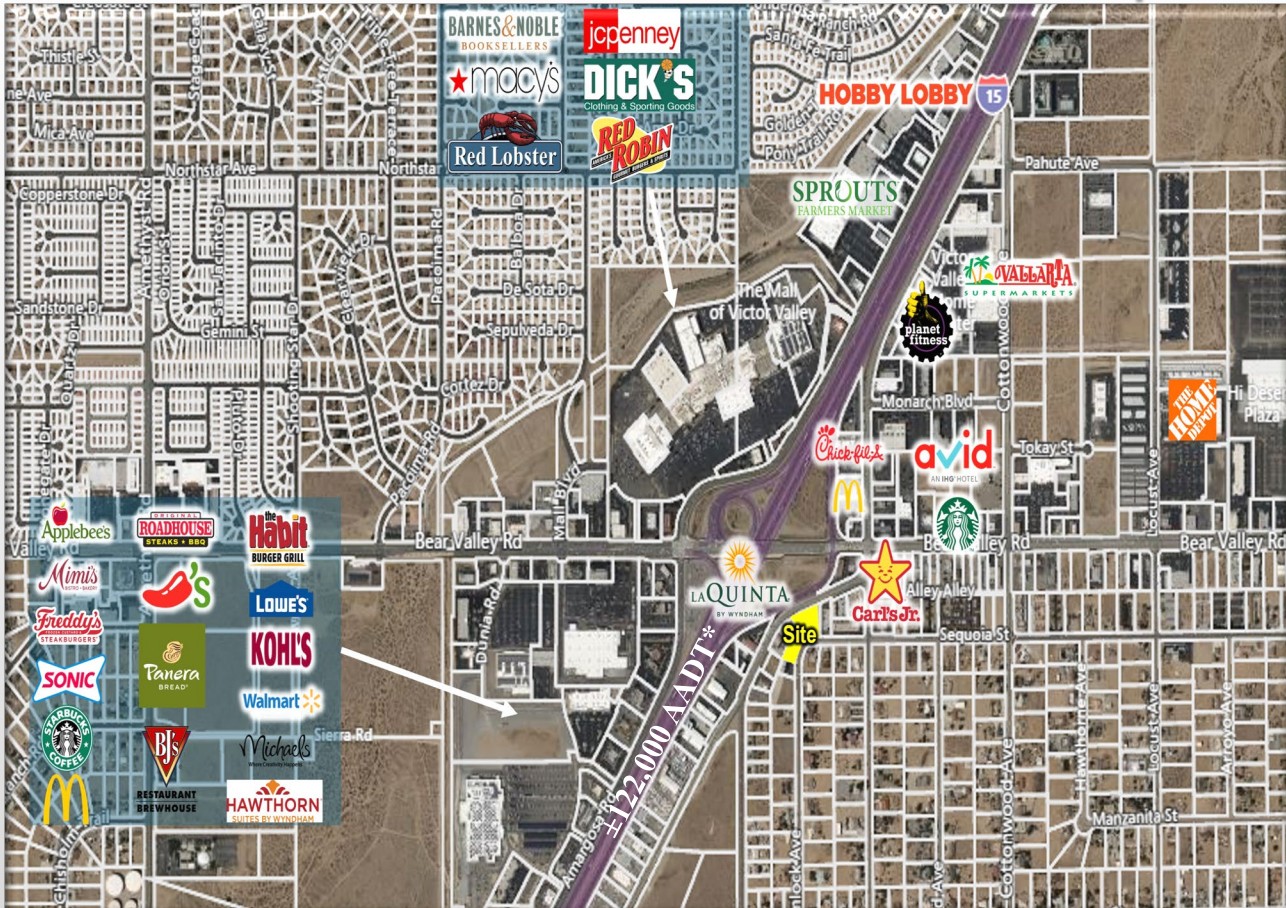


# Prime Commercial Development Opportunity For Sale in Hesperia, CA

## ±1.48 Acres Mariposa Rd., Hesperia, CA 92345



### Property Features

- APN: 0406-012-19
- Lot Acreage: ±1.48 acres
- Zoning: C2
- Positioned at the strategic intersection of Mariposa Road and Interstate 15
- This ±1.48-acre parcel offers unparalleled visibility and accessibility
- Utilities: Water, Electricity, Sewer, & Telephone
- C2 zoning permits a wide range of commercial uses, including retail, automotive, hospitality, and more.
- Close to Victor Valley Mall and major retail outlets, enhancing consumer draw.
- Area is populated with hotels, restaurants, and retail establishments, indicating a thriving commercial environment.
- Hesperia is experiencing significant growth, with increasing demand for commercial spaces driven by population growth and economic development.

Asking Price: \$770,000

\*Source: Caltrans 2021 ADTs

LIC # 01057618

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a commercial real estate company

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[jbrady@thebradco.com](mailto:jbrady@thebradco.com)

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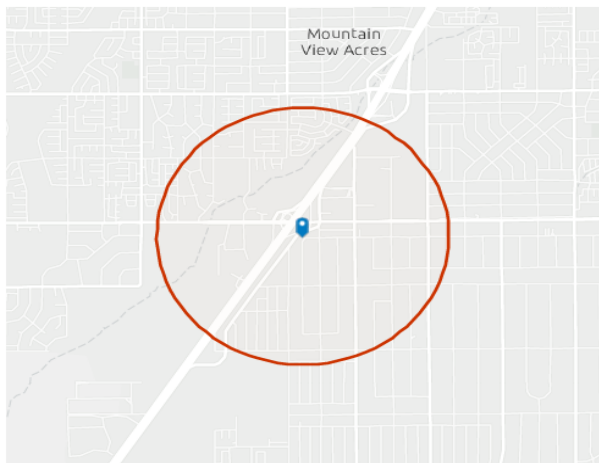
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# Prime Commercial Development Opportunity For Sale in Hesperia, CA

## ±1.48 Acres Mariposa Rd., Hesperia, CA 92345



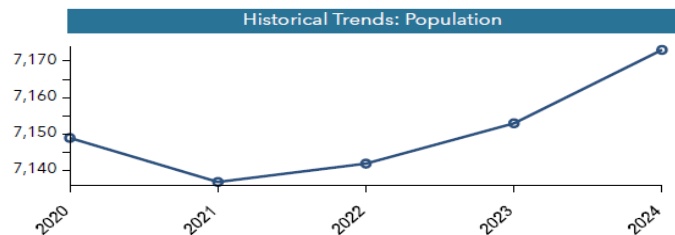
### Population Trends and Key Indicators

14550-14612 Sequoia St  
Ring of 1 mile

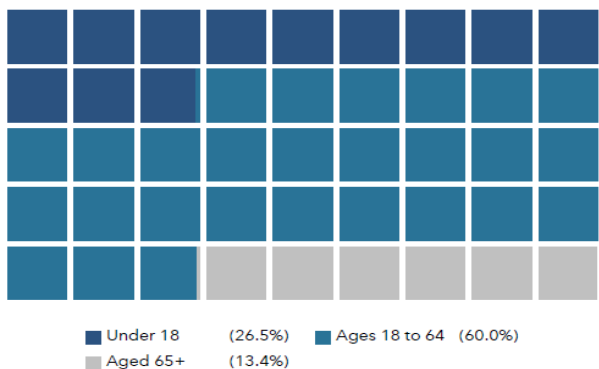
|            |            |                    |            |                         |                   |              |                       |                 |
|------------|------------|--------------------|------------|-------------------------|-------------------|--------------|-----------------------|-----------------|
| 7,173      | 2,041      | 3.51               | 34.5       | \$78,687                | \$398,875         | 73           | 79                    | 86              |
| Population | Households | Avg Size Household | Median Age | Median Household Income | Median Home Value | Wealth Index | Housing Affordability | Diversity Index |

#### MORTGAGE INDICATORS

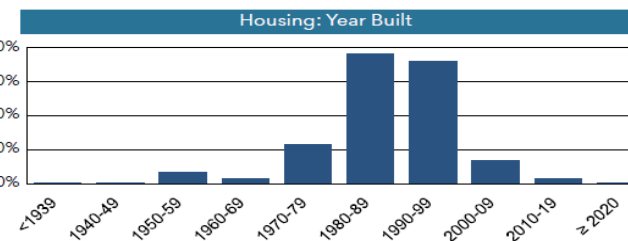
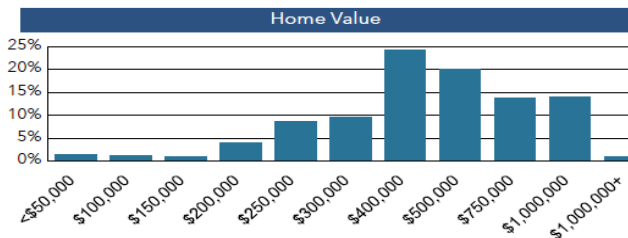
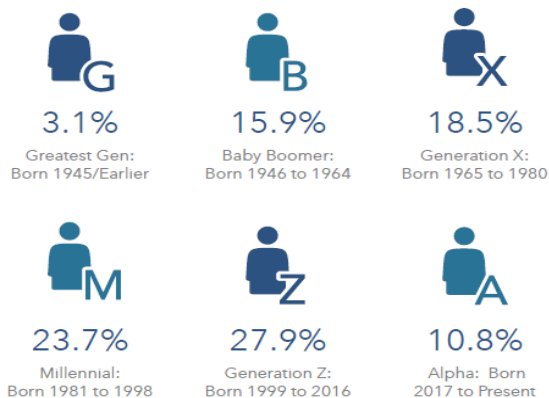
|                                |                                |
|--------------------------------|--------------------------------|
|                                |                                |
| \$12,510                       | 31.7%                          |
| Avg Spent on Mortgage & Basics | Percent of Income for Mortgage |



#### POPULATION BY AGE



#### POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022). © 2025 Esri



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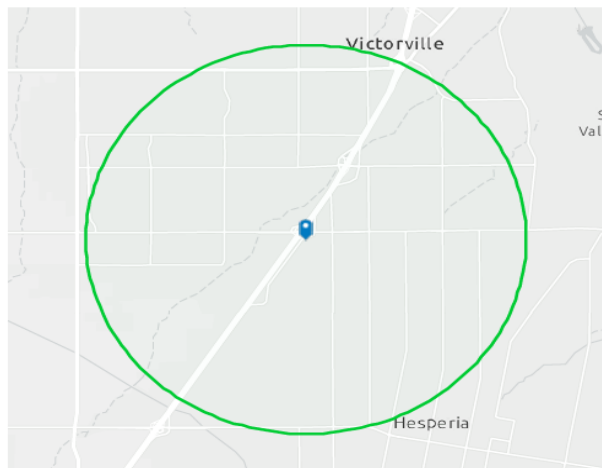
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## ±1.48 Acres Mariposa Rd., Hesperia, CA 92345

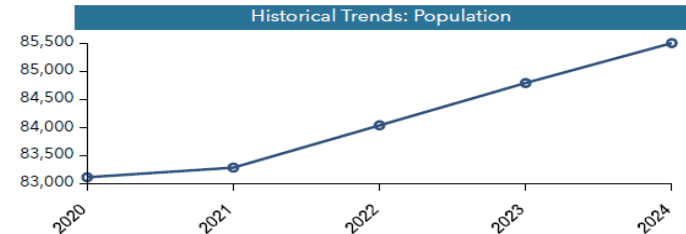


## Population Trends and Key Indicators

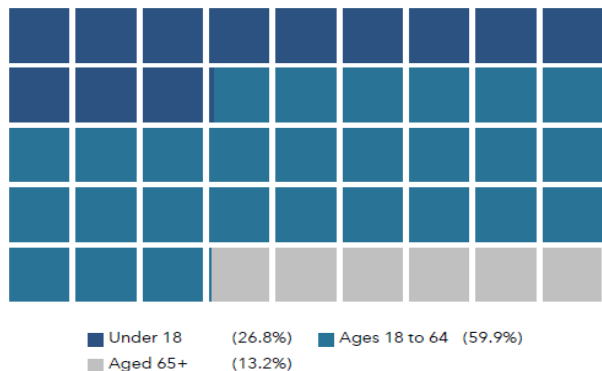
14550-14612 Sequoia St  
Ring of 3 miles

|                             |                             |                                   |                           |                                            |                                       |                           |                                    |                              |
|-----------------------------|-----------------------------|-----------------------------------|---------------------------|--------------------------------------------|---------------------------------------|---------------------------|------------------------------------|------------------------------|
| <b>85,498</b><br>Population | <b>24,715</b><br>Households | <b>3.45</b><br>Avg Size Household | <b>33.8</b><br>Median Age | <b>\$69,354</b><br>Median Household Income | <b>\$370,495</b><br>Median Home Value | <b>63</b><br>Wealth Index | <b>75</b><br>Housing Affordability | <b>87</b><br>Diversity Index |
|-----------------------------|-----------------------------|-----------------------------------|---------------------------|--------------------------------------------|---------------------------------------|---------------------------|------------------------------------|------------------------------|

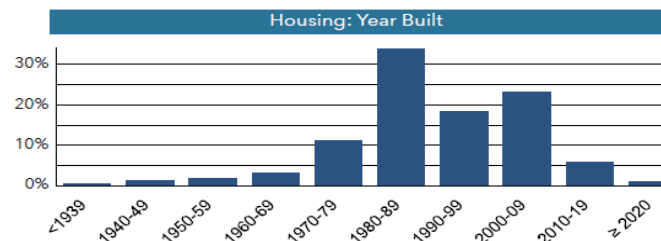
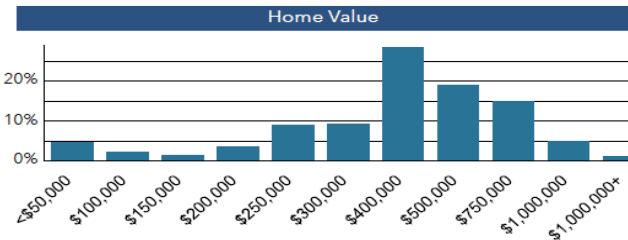
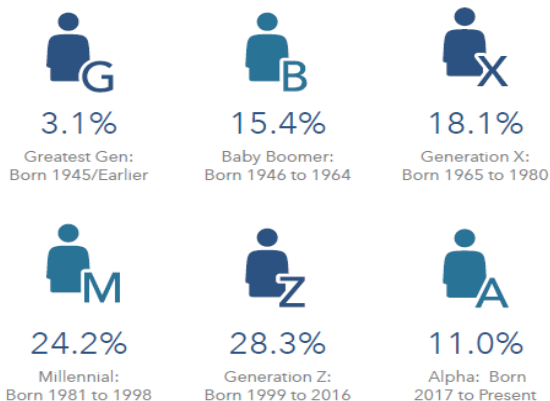
### MORTGAGE INDICATORS



### POPULATION BY AGE



### POPULATION BY GENERATION



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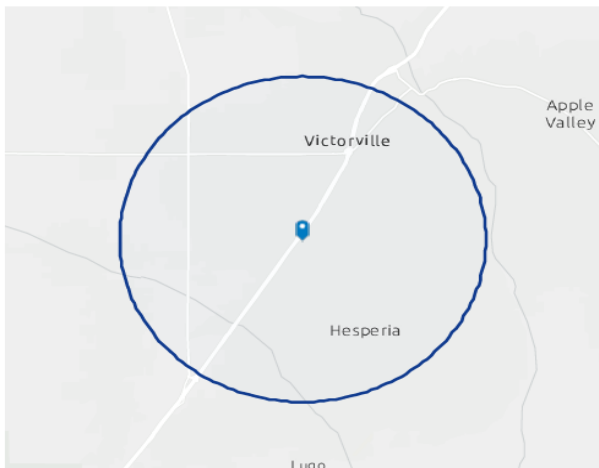
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# Prime Commercial Development Opportunity For Sale in Hesperia, CA

## ±1.48 Acres Mariposa Rd., Hesperia, CA 92345

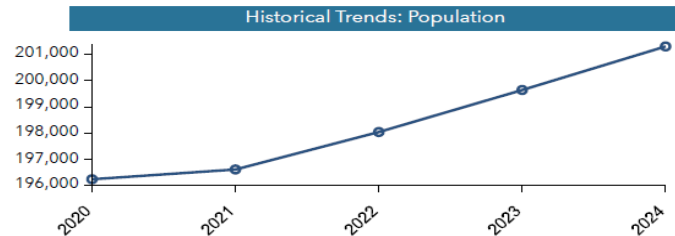
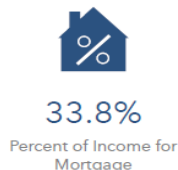


### Population Trends and Key Indicators

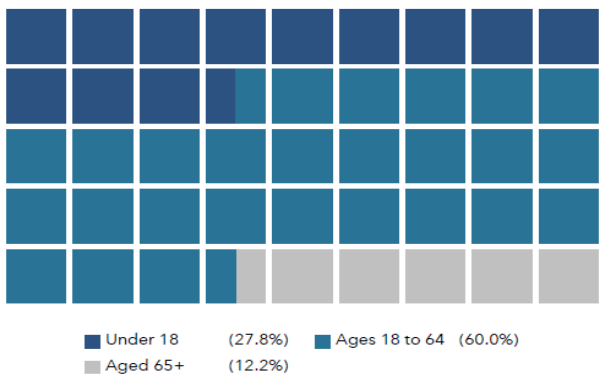
14550-14612 Sequoia St  
Ring of 5 miles

|            |            |                    |            |                         |                   |              |                       |                 |
|------------|------------|--------------------|------------|-------------------------|-------------------|--------------|-----------------------|-----------------|
| 201,308    | 57,840     | 3.47               | 33.0       | \$71,618                | \$386,920         | 70           | 74                    | 87              |
| Population | Households | Avg Size Household | Median Age | Median Household Income | Median Home Value | Wealth Index | Housing Affordability | Diversity Index |

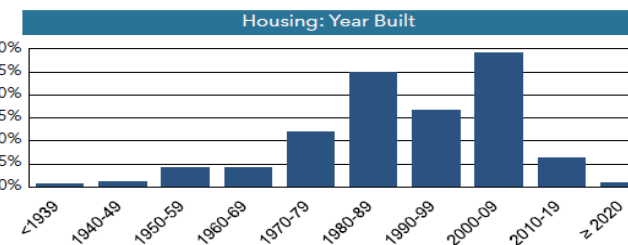
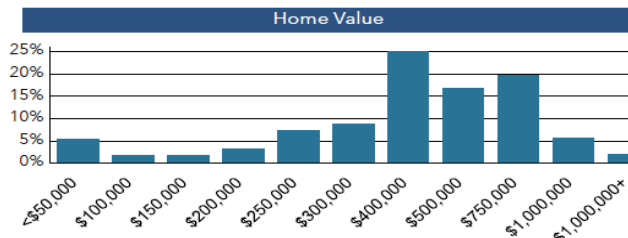
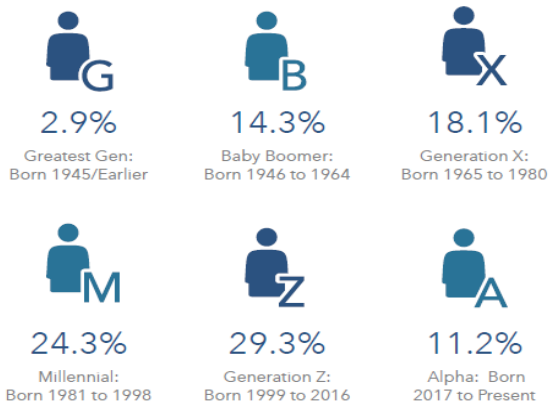
#### MORTGAGE INDICATORS



#### POPULATION BY AGE



#### POPULATION BY GENERATION



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## ±1.48 Acres Mariposa Rd., Hesperia, CA 92345

W.1/2 N.W.1/4 Sec.6, T.4N.,R.4W., S.B.B.&M.  
Ptn. Tract No. 4635, M.B. 58/62-66

City of Hesperia  
Tax Rate Area  
12081,20035,20074  
20101,20102

0406-01

THIS MAP IS FOR THE PURPOSE  
OF AD VALOREM TAXATION ONLY.



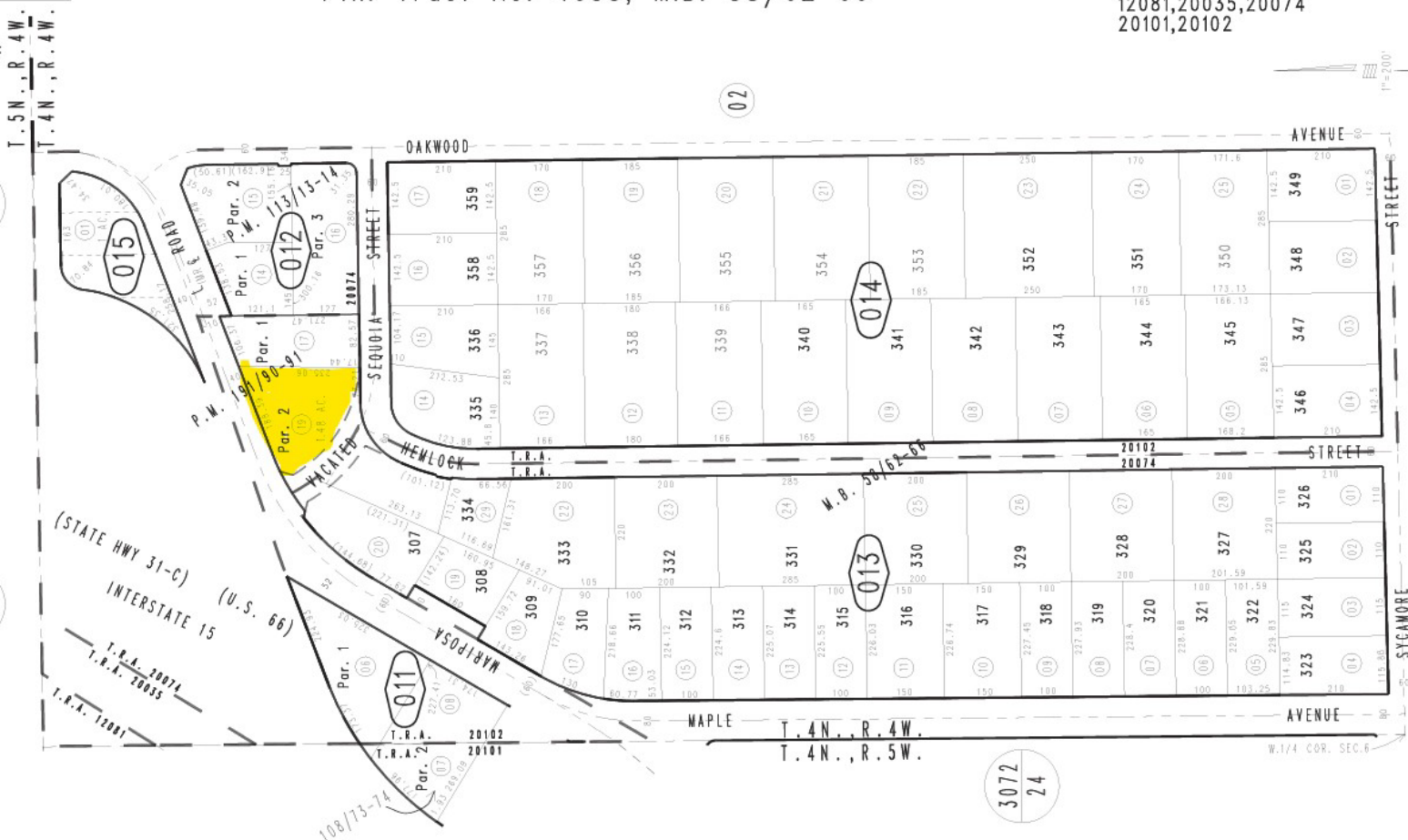
3093  
19

3093  
18

02

16

3072  
24






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## ±1.48 Acres Mariposa Rd., Hesperia, CA 92345

### About Hesperia, California

**Hesperia** is a fast-growing city located in the **Victor Valley** region of **San Bernardino County**, in Southern California's **High Desert**. With its strategic location, business-friendly environment, and increasing population, Hesperia has become an attractive location for industrial, commercial, and residential investment.

Distance to Los Angeles, CA:~83 miles northeast via I-15 (approx. 1.5-hour drive depending on traffic), Distance to Las Vegas, NV:~190 miles southwest via I-15 (approx. 3–3.5-hour drive). Nearby Cities: Victorville (adjacent), Apple Valley (10 mins), Adelanto (15 mins), Ontario (45 mins), Barstow (40 mins). Transportation Infrastructure: Direct access to Interstate 15, a major trucking and logistics route between Southern California and Las Vegas. Proximity to the Southern California Logistics Airport (SCLA) in Victorville, a global intermodal hub. Future potential with High-Speed Rail and Brightline West projects, including nearby Victor Valley stations under planning.

Hesperia's population is over 100,000 and has grown significantly over the past decade. Offers more affordable land and housing compared to coastal or urban Southern California markets.

**Hesperia** with I-15 frontage and proximity to the SCLA, Hesperia is part of the Inland Empire North, a hotbed for logistics and industrial development.

Hesperia is a gateway market — strategically positioned between the Inland Empire and Las Vegas. It combines accessibility, affordability, and pro-growth policies, making it ideal for developers, investors, and owner-users. Whether you're pursuing ground-up development, land banking, or value-add commercial investments, Hesperia offers solid fundamentals with long-term upside.

### Hesperia Demographics

|                           |         |
|---------------------------|---------|
| 2024 Population           | 100,964 |
| 2029 Projected Population | 101,365 |
| Growth 2010-2024          | 12.06%  |
| Growth 2024-2029          | 0.39%   |
| 2024 Estimated Households | 29,687  |
| 2029 Projected Households | 30,196  |

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