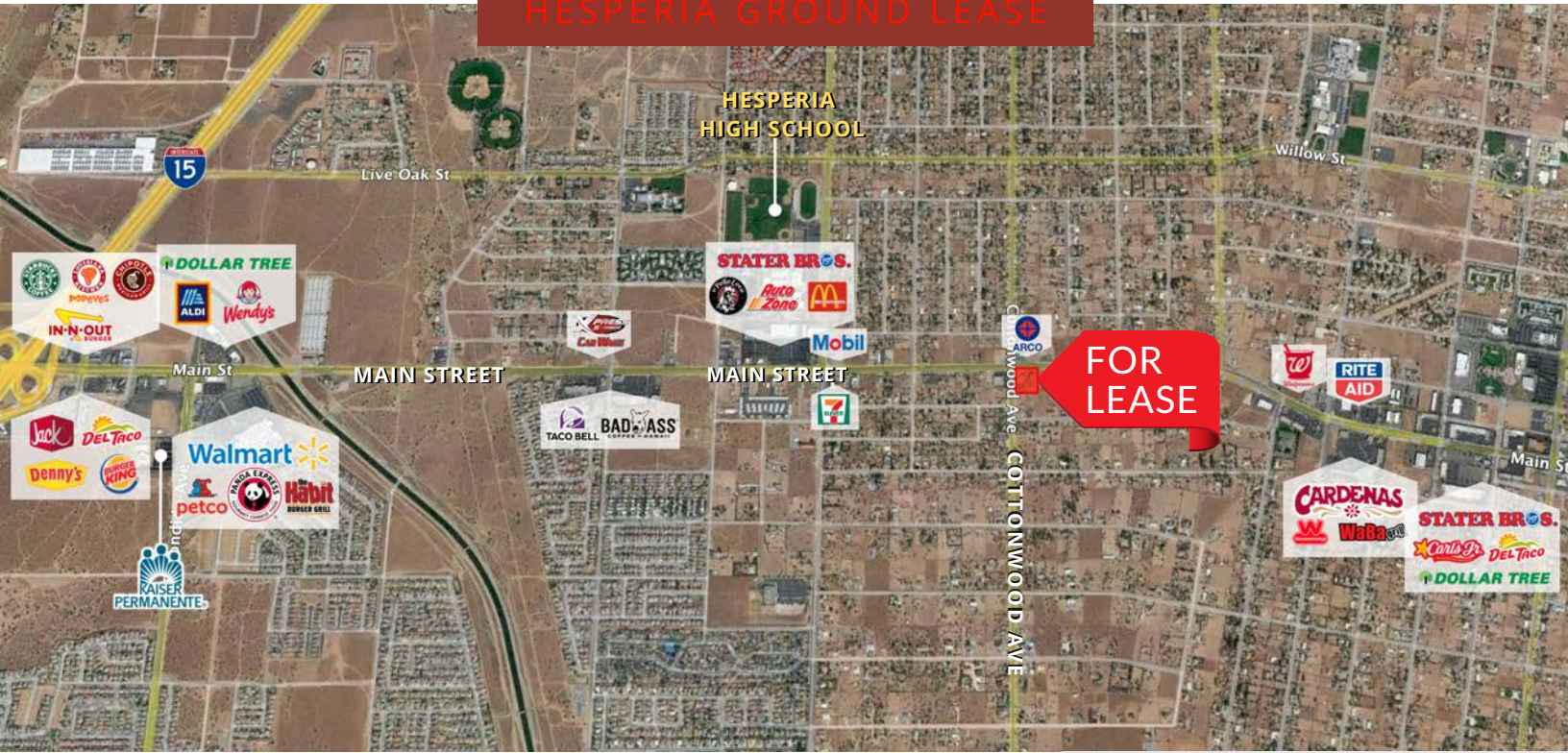


DRIVE THRU HESPERIA GROUND LEASE



MAIN STREET & COTTONWOOD AVE.

Rare drive-thru ground lease opportunity on an ideal Hesperia corner. Situated on Main Street, a direct thoroughfare to I-15 Freeway, makes this an ideal development site. Strong daytime population including a large high school nearby.

LOCATION

SEC Main Street & Cottonwood Ave.
14911-14933 Main St.
 Hesperia, CA 92345

AVAILABLE

Parcel Size | 2.0 Acres (87,382 Sq ft)
 Drive-Thru Ground Lease

BY THE NUMBERS

POPULATION

1 mi | 7,838
 2 mi | 31,245
 3 mi | 56,598

HOUSEHOLD INCOME

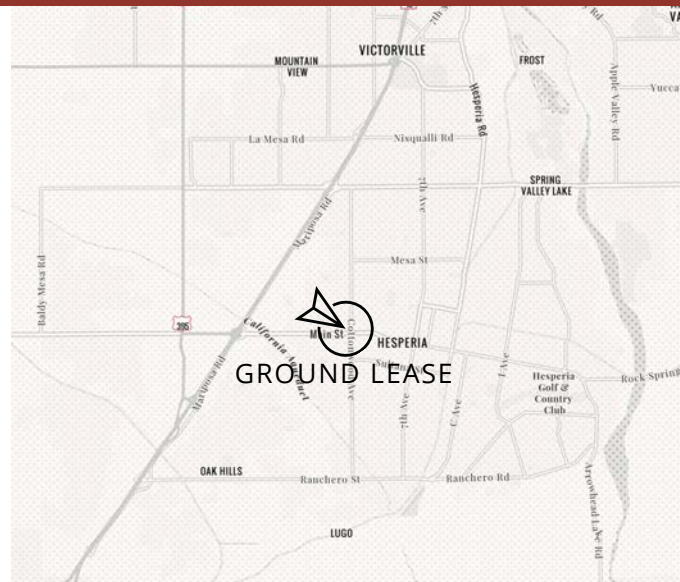
1 mi | \$70,242
 2 mi | \$70,622
 3 mi | \$69,755

DAYTIME POPULATION

1 mi | 7,112
 2 mi | 27,174
 3 mi | 52,102

HESPERIA, CA

The growing city of Hesperia is located in the Mojave Desert 15 miles north of San Bernardino, near Victorville and Apple Valley. The hard corner site sits on Main St., approximately two miles from I-15 Freeway, one of the busiest interstates in the region.



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