

MAIN STREET PLAZA

FORMER 99 CENTS ONLY - ±24,400 SF SPACE FOR LEASE

17255 Main St, Hesperia, CA 92345



PAUL SU

Senior VP, Retail Leasing & Sales
O: 909.230.4500 | C: 626.417.4539
paul.su@progressiverep.com
DRE #01949696

PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

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PROPERTY OVERVIEW



HIGHLIGHTS

- **±24,400 SF Former 99 Cents Only Store:** Spacious anchor space with existing loading dock—ideal for grocers and discount retailers.
- **Prime Signalized Corner Location:** Strategically positioned at the intersection of Main Street and G Avenue, with exposure to over ±32,380 vehicles per day.
- **Prominent Monument Signage:** Two large monument signs with available panels offer excellent visibility and branding opportunities for future tenants.
- **Flexible Expansion Options:** Adjacent ±11,000 SF junior anchor space available, with potential to combine for a total of ±35,400 SF.
- **Superior Retail Performance:** According to Placer.ai, average foot traffic to grocery stores along Main Street (Hesperia) outperforms comparable locations on Bear Valley Road (Victorville).
- **Population Growth:** The Silverwood development is a significant master-planned community underway in Hesperia, California, situated near Oak Hills and Silverwood Lake. Encompassing over 9,000 acres, the project is approved for more than 15,000 new homes, positioning it as one of the largest residential developments in Southern California. Previously known as Tapestry and Rancho Los Flores, the development is spearheaded by DMB Development, a firm recognized for its large-scale community projects in the Western U.S.

SITE PLAN

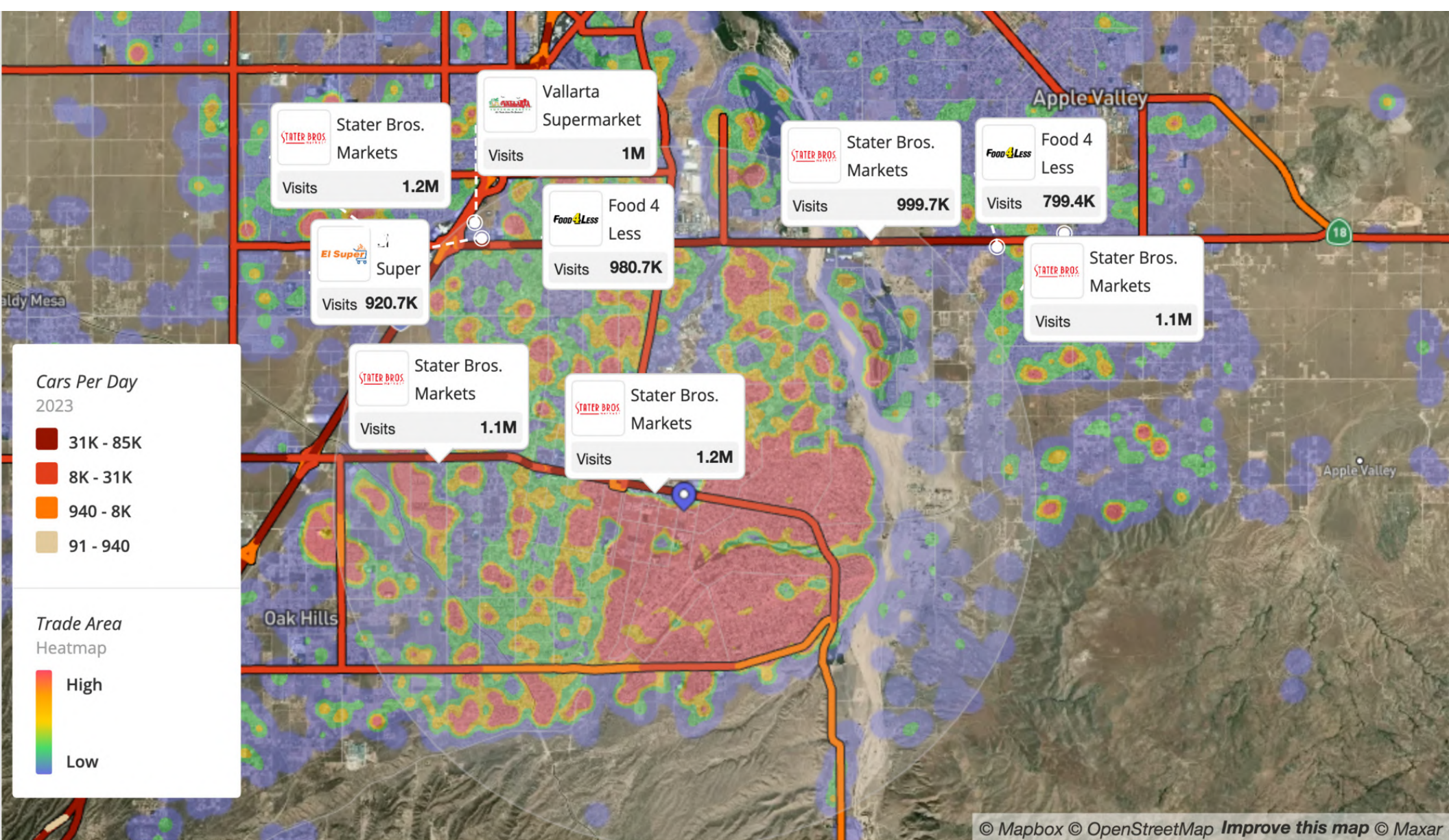


RETAILER MAP

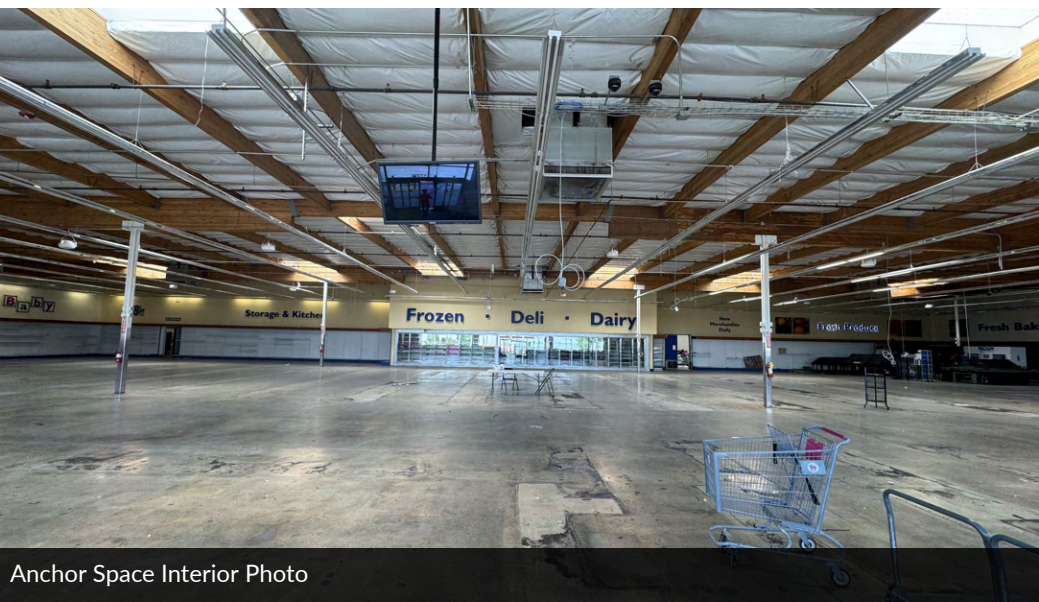


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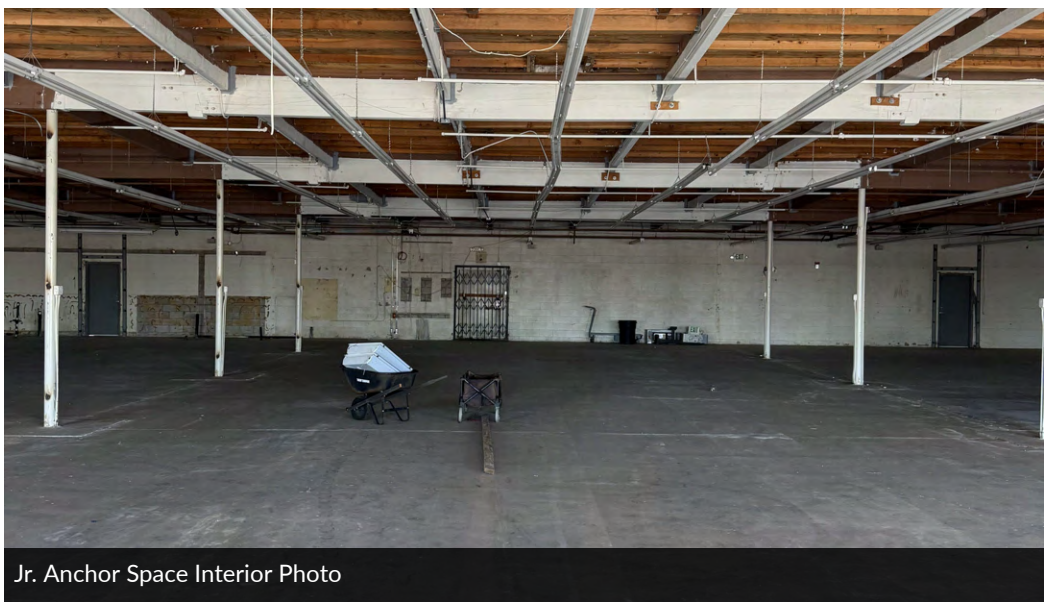
GROCERY STORES' ANNUAL VISITOR COUNT



ADDITIONAL PHOTOS



Anchor Space Interior Photo



Jr. Anchor Space Interior Photo



Monument Sign



Monument Sign

LOCATION MAPS



DEMOGRAPHICS

	1 mi	2 mi	3 mi
POPULATION			
2025 Total Population	7,432	29,730	55,819
2025 Median Age	34.3	33.5	34.1
2025 Total Households	2,564	9,219	17,012
2025 Average Household Size	2.9	3.2	3.3
INCOME			
2025 Average Household Income	\$58,661	\$78,877	\$86,264
2025 Median Household Income	\$47,457	\$64,144	\$72,153
2025 Per Capita Income	\$20,300	\$24,503	\$26,318
BUSINESS SUMMARY			
2025 Total Businesses	380	853	1,522
2025 Total Employees	5,633	22,631	42,761