

Available for lease!

11146 Hesperia Road
Hesperia, California 92345



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**AVISON
YOUNG**

Leasing Overview

Suite	RSF	Type
Suite 103	±1,000 SF	Retail
Suite 205	±1,000 SF	Retail
Suite 206	±1,000 SF	Retail

**Available spaces
are designed to
accommodate a variety
of uses!**



Location Overview

Demographics

101,836

Population

32,199

Households

42,600

Employees

\$68,971

Average household income

34%

Renter occupied

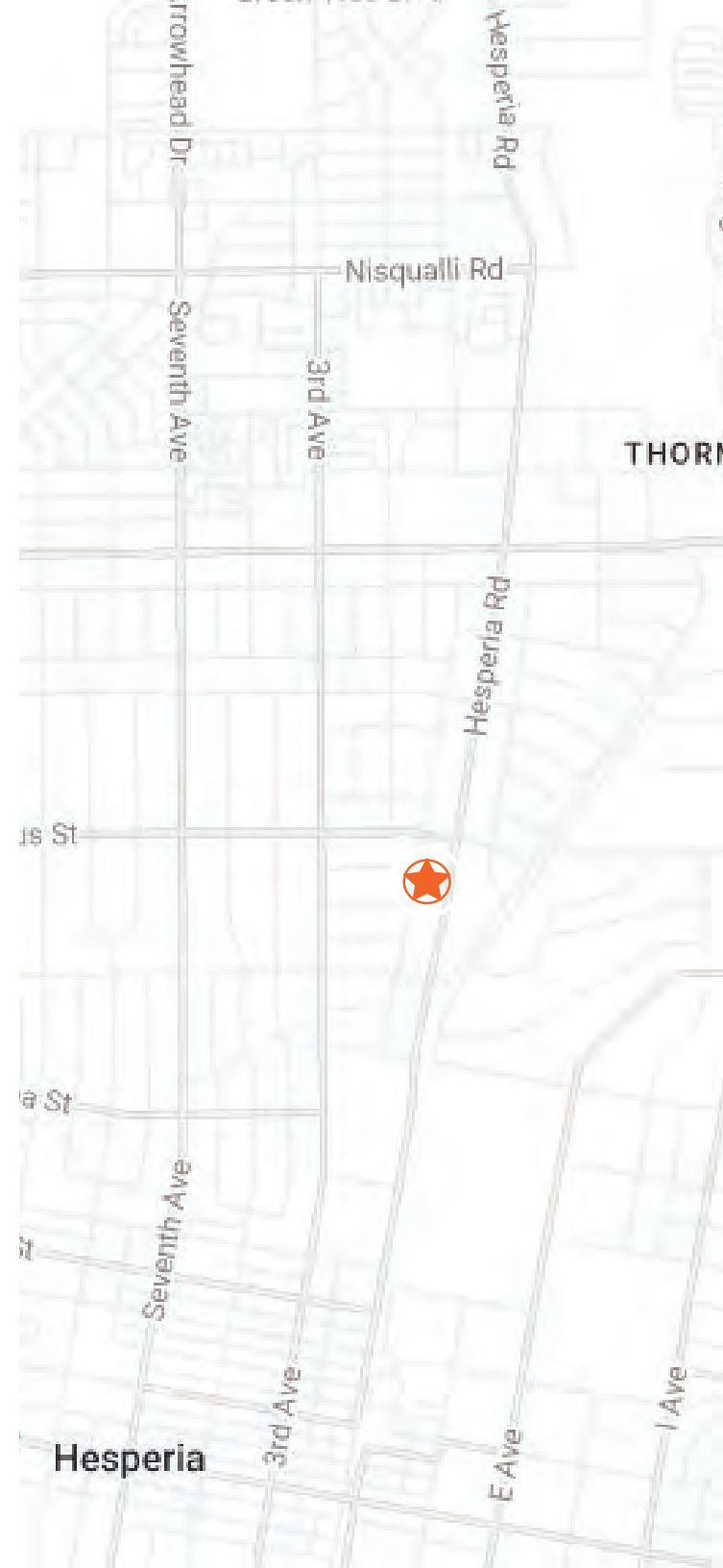
About Hesperia, California

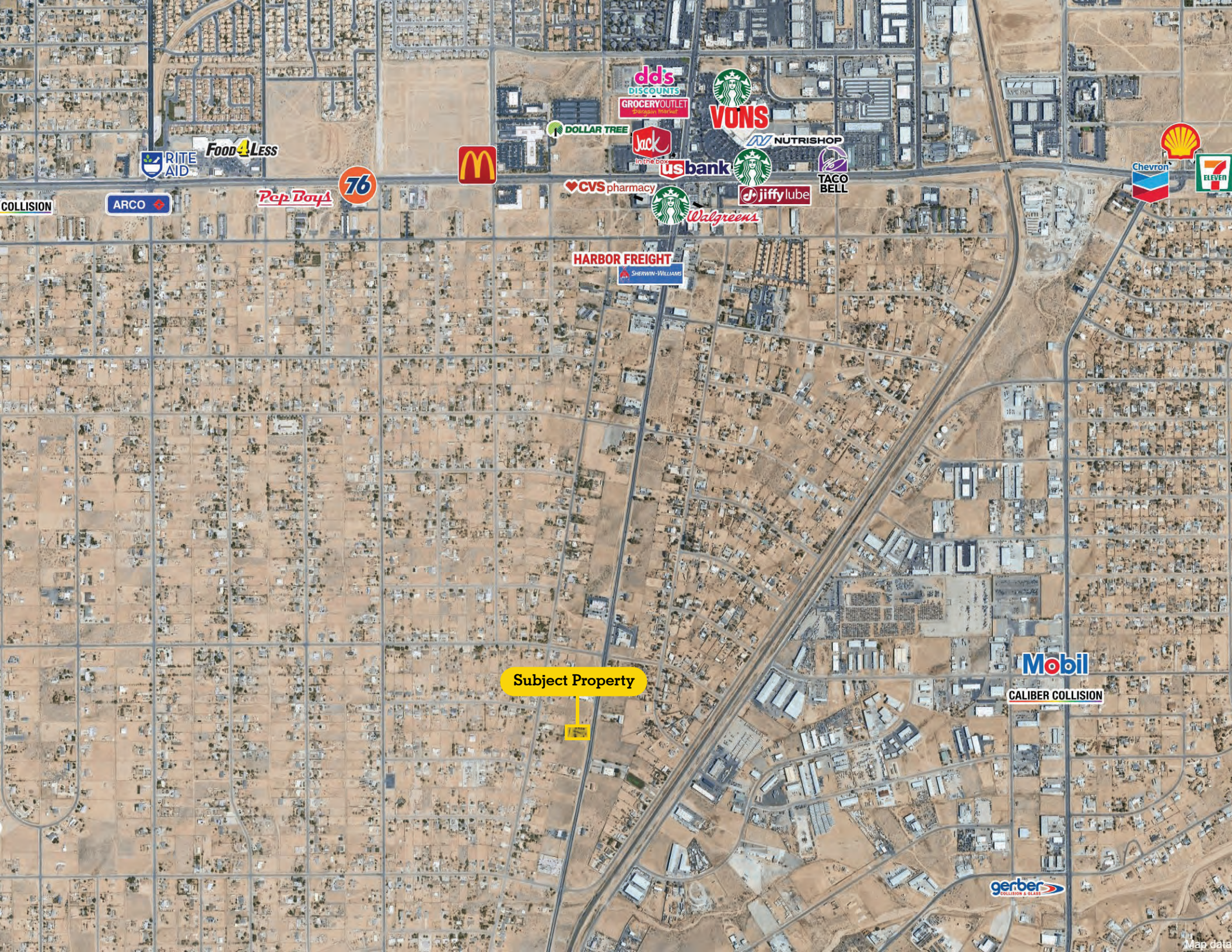
The city of Hesperia is located in the upper Mojave Desert region of San Bernardino County and tucked between both the San Bernardino and San Gabriel Mountain ranges. Hesperia is a growing community with a median age of 30.2 years, reflecting a youthful and expanding population. It is approximately 35 miles from the Inland Empire and 90 miles northeast of Los Angeles.

The local economy is primarily supported by industries such as construction, transportation, retail trade, and warehousing. Major employers in the area include the Hesperia Unified School District, Walmart, Target, Stater Bros. Markets, and the City of Hesperia. The city benefits from its proximity to major transportation corridors, including Interstate 15 and Highway 395, providing convenient access to regional and statewide markets. Nearby points of interests include Hesperia Lake Park, Hesperia Golf & Country Club, Hesperia BMX Track and CalEarth.

<https://www.hesperiacal.gov/150/Demographics-Facts>

<https://www.rentcafe.com/average-rent-market-trends/us/ca/hesperia/>





RITE AID

Food 4 Less

COLLISION

ARCO

Pep Boys

76

McDonald's

DOLLAR TREE

CVS pharmacy

Jack in the Box

usbank

VONS

dd's DISCOUNTS GROCERY OUTLET

Starbucks

Walgreens

jiffy lube

TACO BELL

NUTRISHOP

Chevron

7 ELEVEN

HARBOR FREIGHT

SHERWIN-WILLIAMS

Subject Property

Mobil

CALIBER COLLISION

gerber COLLISION & GLASS



Suite 103

Asking Rate: \$1.00

Lease Type: Modified Gross

Term: 3 - 5 Years

Avaiable Space: 1,000 SF



Suite 205





Suite 205

Asking Rate: \$1.00

Lease Type: Modified Gross

Term: 3 - 5 Years

Avaiable Space: 1,000 SF



Suite 206

Asking Rate: \$1.00

Lease Type: Modified Gross

Term: 3 - 5 Years

Avaiable Space: 1,000 SF





We look forward to
speaking with you!

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