

LAND FOR SALE INDUSTRIAL LAND OPPORTUNITY

C Avenue and Mauna Loa Street, Hesperia, CA 92345



ECONOMIC DATA

SALE PRICE: \$450,000

PROPERTY INFORMATION

COUNTY: San Bernardino

MARKET: Inland Empire

SUBMARKET: High Desert

PROPERTY OVERVIEW

±5.24 acres of vacant land zoned General Industrial (I-G), located at the corner of C Avenue and Mauna Loa Street in the City of Hesperia. Positioned within the city's established industrial district—bounded by Santa Fe Avenue East and I Avenue—this parcel benefits from paved access along C Avenue and a portion of Mauna Loa Street.

The General Industrial zoning supports a full range of heavy industrial uses, including manufacturing, fabrication, assembly, warehousing, distribution, and outdoor storage—making it well-suited for an owner/user or investor looking to capitalize on the region's strong industrial momentum. The site is also located near the G Avenue Rail Spur, offering potential future rail connectivity for logistics and distribution-focused operations.

The surrounding industrial market is experiencing low vacancy rates and increased demand, driven by regional growth and proximity to major transportation corridors, including I-15 and US-395. Planned infrastructure improvements under the Hesperia General Plan Update and the proposed High Desert Corridor further enhance the site's long-term potential.

Seller may consider offering financing with a minimum 40% down, providing a flexible opportunity for qualified buyers to acquire a strategically located parcel in one of Hesperia's most active industrial hubs. Buyers to independently verify all utilities, zoning, and permitted uses.

Donald P. Brown
dbrown@lee-associates.com
D 760.684.4203

Joseph Hisquierdo
jhisquierdo@lee-associates.com
D 760.684.8206

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

LAND FOR SALE INDUSTRIAL LAND OPPORTUNITY

C Avenue and Mauna Loa Street, Hesperia, CA 92345

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



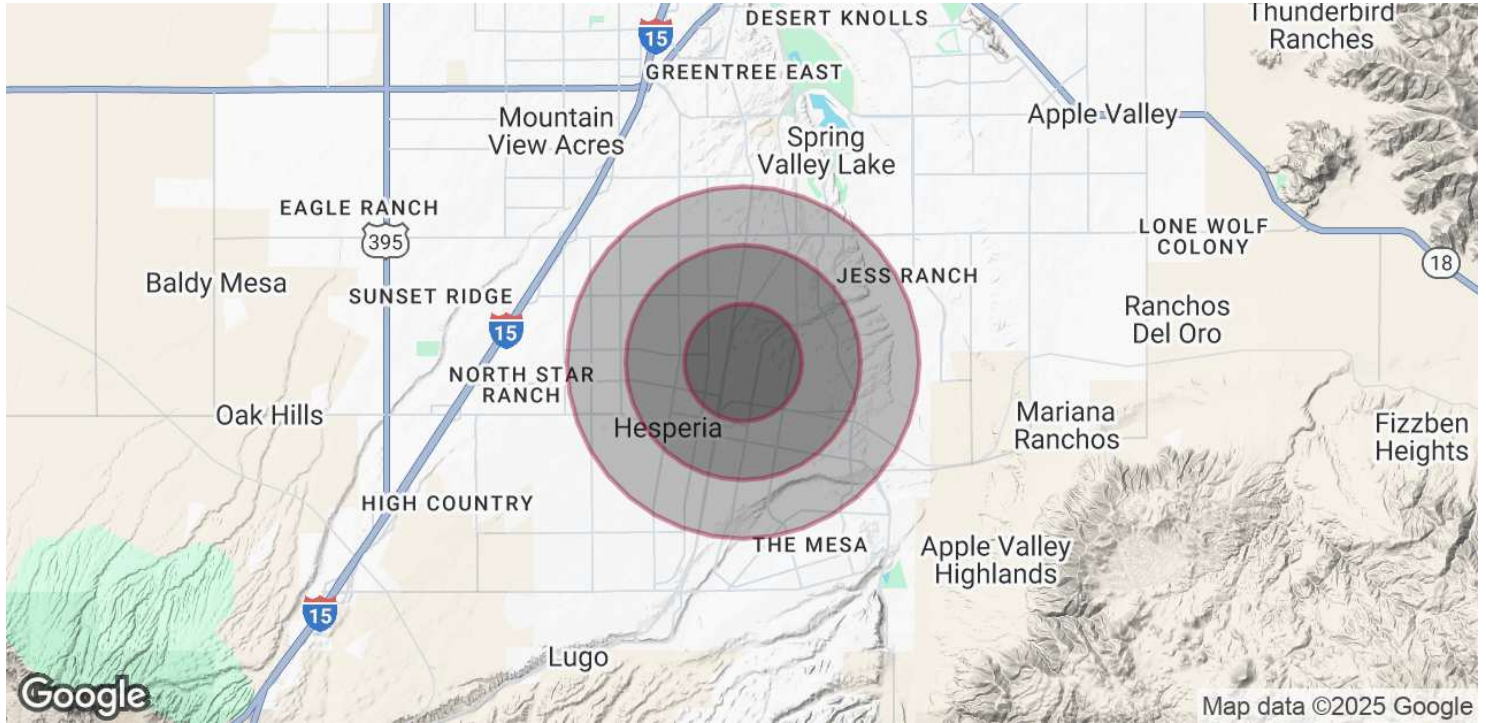
Donald P. Brown
dbrown@lee-associates.com
D 760.684.4203

Joseph Hisquierdo
jhisquierdo@lee-associates.com
D 760.684.8206

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

LAND FOR SALE INDUSTRIAL LAND OPPORTUNITY

C Avenue and Mauna Loa Street, Hesperia, CA 92345



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	6,957	25,106	63,017
Average Age	29.8	30.8	32.4
Average Age (Male)	28.0	30.1	32.3
Average Age (Female)	31.6	32.1	33.3

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,954	7,354	19,106
# of Persons per HH	3.6	3.4	3.3
Average HH Income	\$48,962	\$54,581	\$58,636
Average House Value	\$242,098	\$225,934	\$223,448

* Demographic data derived from 2020 ACS - US Census

Donald P. Brown
dbrown@lee-associates.com
D 760.684.4203

Joseph Hisquierdo
jhisquierdo@lee-associates.com
D 760.684.8206

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.