



HESPERIA BUSINESS CENTER

9329-9331 MARIPOSA RD, HESPERIA, CA 92344

TENANT IMPROVEMENTS AVAILABLE

NEW SUITES MOVE-IN READY

PROPERTY HIGHLIGHTS

Hesperia Business Park is a distinguished multi-tenant professional office and medical center nestled within a serene campus-like environment. Renowned for its "best-in-class" common-area upgrades and recently renovated spec office suites, this meticulously maintained property offers exceptional exposure, making it the prime destination for businesses to thrive in the Victor Valley.

- Brand new spec suites include interior improvements such as new carpet and paint, inviting birchwood doors with elegant glass sidelights, modern coffee bar with a sink, private suite entrances/exits, individually controlled HVAC, striking floor-to-ceiling glass-walled conference rooms, and modern 2'x2' ceiling grid adorned with energy-efficient LED light fixtures
- Move-in-ready suites offering flexible layouts and the convenience of first-floor opportunities
- Professional and highly responsive property management and leasing team on-site
- Abundant parking to accommodate a variety of medical and office uses.
- Newly resurfaced parking lot with ADA upgrades in 2023
- Benefit from easy access to the freeway, and a well-lit parking lot for peace of mind
- Expansive building-top signage available, offering prime exposure to the I-15 Freeway with daily traffic counts exceeding 233,000 cars per day.
- Benefit from the proximity of the new Kaiser Permanente Hesperia Hospital, with a sizable property size of 54,168 square feet, located between Main and Escondido Streets
- Major retailers such as Target, Walmart, ALDI, Walgreens, Marshalls, and Starbucks are all within a 3-minute drive. Additionally, a variety of dining options, including Chipotle, Texas Roadhouse, In-N-Out Burger, Jersey Mike's, WaBa Grill, and Crumbl Cookies, are located less than a mile away
- Adjacent to the building stands SJVC, further enhancing the convenience and accessibility of this exceptional business location
- Enjoy the prestige of being part of a Class A Office Park



LOCATION SUMMARY

Conveniently situated on the southeast corner prior to Exit 143, which leads to the I-15 Freeway and Main Street when traveling northbound. Hesperia Business Center offers unparalleled visibility along with accessibility via major roadways including Mariposa Road and the I-15 Freeway. This prime location places businesses in the midst of a thriving commercial hub, with a wealth of nearby amenities, educational institutions like SJVC, and exposure with over 233,000 daily traffic counts on I-15 Freeway. Convenient hotel accommodations, including Best Western, Courtyard by Marriott, and Holiday Inn Express, are all within a mile. Moreover, the proximity of Kaiser Permanente enhances healthcare accessibility, making Hesperia Business Center the ideal choice for those seeking a dynamic and well-connected business environment.



PROPERTY INFORMATION

ADDRESS

9329-9331 Mariposa Rd
Hesperia, CA 92344

TOTAL SF

±40,000 SF

PROPERTY TYPE

Multi-Tenant Office
& Medical Building

YEAR BUILT

Built 2005
Renovated 2023-2024

ZONING

Regional
Commercial

CONSTRUCTION

Reinforced/Concrete tilt

LAND AREA

3.30 AC

BUILDINGS

Two

PARKING

4.77/1,000

ELEVATORS

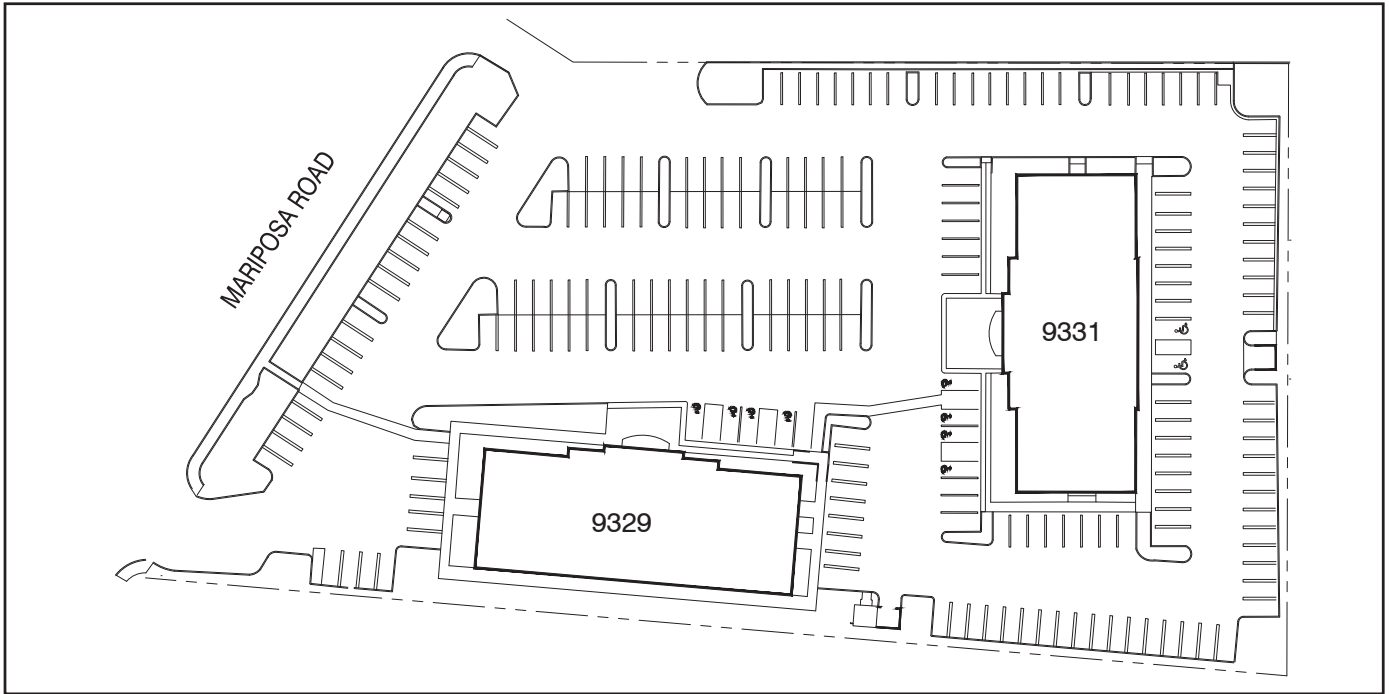
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AREA OVERVIEW

Hesperia is a dynamic and rapidly growing city situated in the heart of California's High Desert region. Nestled within San Bernardino County, it serves as a vital West Coast distribution center, handling 60% of all goods moving in and out of Southern California. With a population exceeding 100,000, it boasts consistent growth and presents compelling opportunities for businesses, especially in healthcare and professional sectors. Affordable housing continues to drive population growth. Hesperia's economy is on the upswing, driven by a diverse range of industries including logistics, healthcare, retail, and manufacturing. Moreover, Hesperia is considered business friendly, due to its supportive regulatory environment, accessible resources, low taxes, and engaged local government.



SITE PLAN



ON-SITE LEASING OFFICE

12380 Hesperia Road, Suite 4
Victorville, CA
760.780.4140 Main

CORPORATE OFFICE

12447 Lewis Street, Suite 203
Garden Grove, CA 92840
562.435.2100 Main

www.TheAbbeyCo.com



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