

# Retail Development Opportunity

Next to Major Industrial Corridor



**US COLD STORAGE**  
Approx 79 Acres  
1M SF Industrial/Office Space  
**APPROVED** / Pending Development

**KISS INDUSTRIAL**  
Approx 29.61 Acres  
655K SF Industrial/Office Space  
Expected to break ground Jun 2025

**HESPERIA COMMERCE CENTER II**  
Approx 195 Acres  
Amazon Building Forthcoming  
2.5M SF Industrial Building  
Under Construction - to be completed mid 2026

**SUBJECT SITE**  
+/- 4.06 AC Commercial Land



+/- 27.4K VPD

Traffic Signal Forthcoming

Phelan Road +/- 16K VPD

MICHAEL COLE  
562-882-2389  
MLCOLE@me.com  
CA DRE #00498254

LINDSAY WEATHERFORD  
562-301-0828  
lindsay@colerealtyinc.com  
CA DRE #01983993



COLE REALTY ADVISORS

# Project Overview

Surrounded by several large industrial projects, including a 2.5M SF Amazon Warehouse (in various stages of entitlements & development), this neighborhood retail site is positioned to complement the future employment growth in the area. The adjacent 2.37 AC corner site is being approved for a gas station, car wash and C-Store. Sewer and water is available to the site. Additionally, Caliente Road will be fully improved to run north and south on the west edge of the property line, including a future traffic light at the southwest corner of the 4.06 acre parcel.

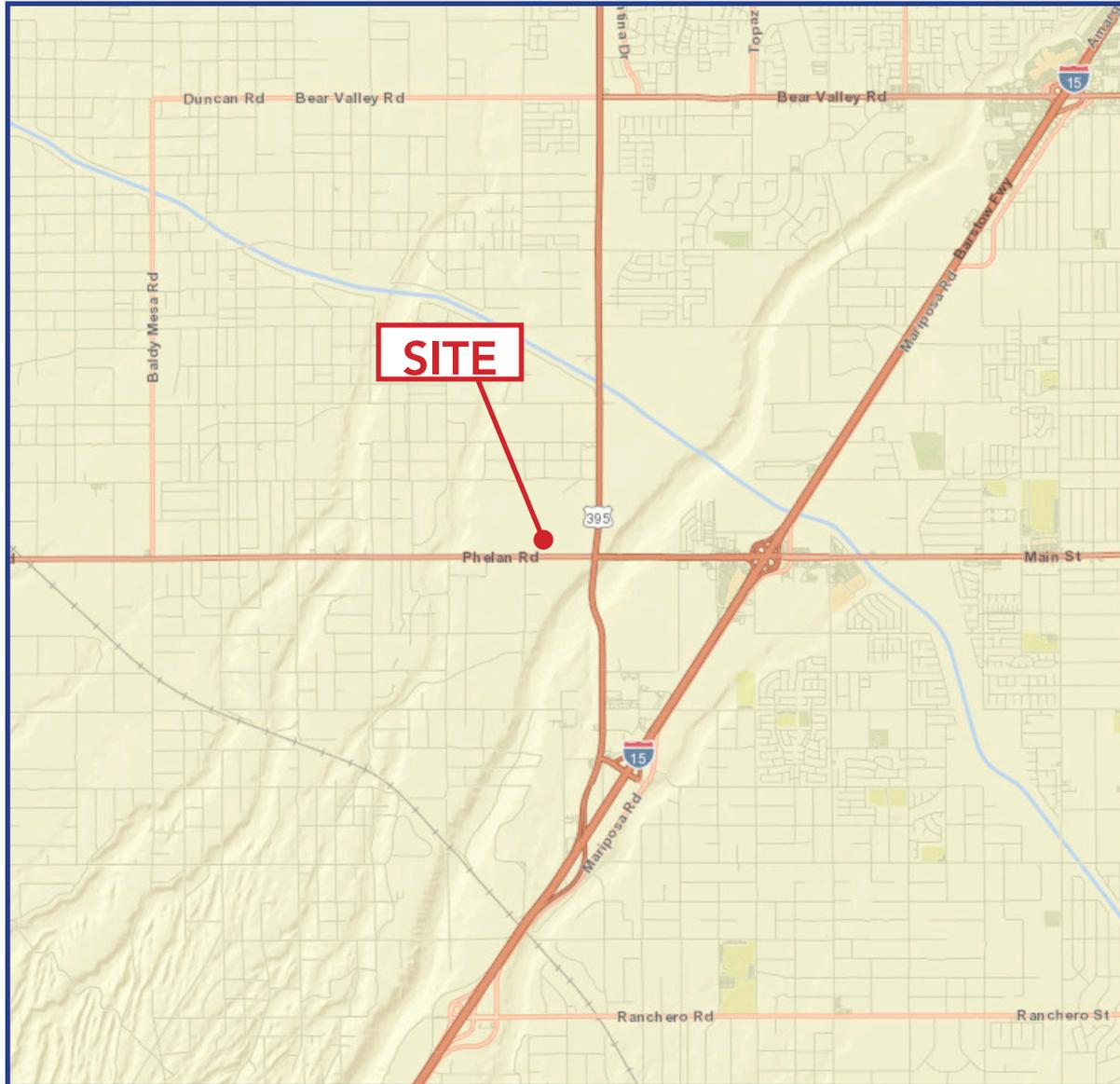
<b>APN:</b>	3064-401-09
<b>PROPERTY SIZE:</b>	Approx 4.06 AC
<b>ENTITLEMENTS:</b>	None
<b>IMPROVEMENTS:</b>	Offsite street improvements and traffic signal in progress
<b>ZONING:</b>	Neighborhood Commercial (NC) Many uses are possible under current zoning - check with City of Hesperia to verify intended use

## PROPERTY HIGHLIGHTS:

- Adjacent to Hesperia Commerce Center II, which is already graded, bringing approximately 3.75M SF of warehouse/industrial buildings to the immediate area, to be opened in mid-2026
- Corner parcel on (future) signalized intersection in the middle of the Hesperia Industrial corridor
- Parcel size ideal for neighborhood commercial center
- Near Highway 395 (approximately 27.4K VPD)
- Over 650 ft of frontage on Phelan Road
- Nearby industrial projects conditioned to improve Caliente Road and intersection, including traffic light
- Low competition in close proximity - minimal retail on Hwy 395 within 2 miles
- Adjacent 2.37 AC parcel pending approval for development
- Water & sewer utilities are forthcoming as conditioned from the surrounding industrial developments



# Location and Demographics



## Demographics 5-Mile Radius

2022 Population	93,928
2022 Households	26,426
Average Household Size	3.6
Average HH Vehicles	2
Median Age	33.3
Bachelors Degree+	13%
Consumer Spending	\$986.1
Average HH Income	\$86,909
Median HH Income	\$74,360
Median Home Value	\$284,534
Median Year Built	1996
Owner Occupied	20,683
Renter Occupied	6,761

**MICHAEL COLE**  
562-882-2389  
MLCOLE@me.com  
CA DRE #00498254

**LINDSAY WEATHERFORD**  
562-301-0828  
lindsay@colerealtyinc.com  
CA DRE #01983993



**COLE REALTY ADVISORS**

# Nearby Retail



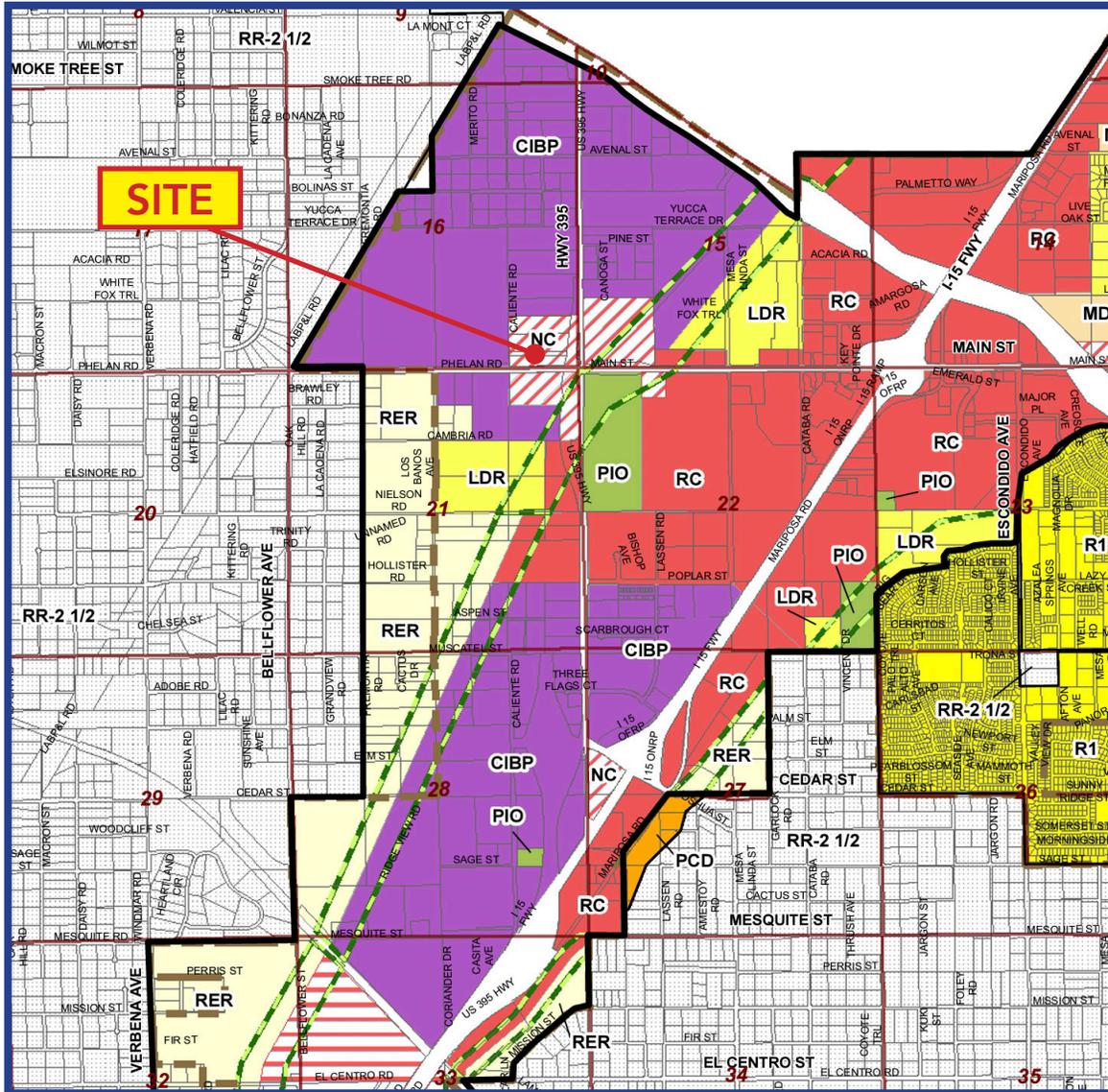
**MICHAEL COLE**  
 562-882-2389  
 MLCOLE@me.com  
 CA DRE #00498254

**LINDSAY WEATHERFORD**  
 562-301-0828  
 lindsay@colerealtyinc.com  
 CA DRE #01983993



**COLE REALTY ADVISORS**

# Hesperia Industrial Corridor



### Main St./Fwy Corridor Specific Plan

- Potential Park Location
- Wash Protection Overlay
- Auto Sales Commercial
- Com/Ind Business Park
- General Industrial
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Neighborhood Commercial
- Office Commercial
- Office Park
- Pedestrian Commercial
- Potential Hospital
- Public/Institutional Overlay
- Regional Commercial
- Rural Estate Residential
- Very Low Density Residential

**MICHAEL COLE**  
 562-882-2389  
 MLCOLE@me.com  
 CA DRE #00498254

**LINDSAY WEATHERFORD**  
 562-301-0828  
 lindsay@colerealtyinc.com  
 CA DRE #01983993



**COLE REALTY ADVISORS**

# Property Photos

---



# Adjacent Industrial Development

---



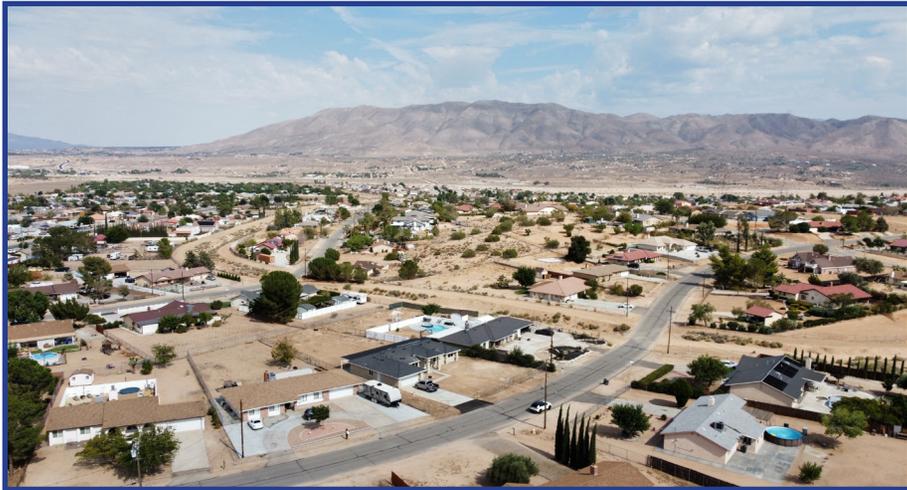
# Offer Submittal

Please submit offers to:

Mike Cole, Broker  
MLCOLE@me.com  
562-882-2389

Lindsay Weatherford  
lindsay@colerealtyinc.com  
562-301-0828

All offers will be reviewed and presented to Seller.



**MICHAEL COLE**  
562-882-2389  
MLCOLE@me.com  
CA DRE #00498254

**LINDSAY WEATHERFORD**  
562-301-0828  
lindsay@colerealtyinc.com  
CA DRE #01983993

Cole Realty Advisors, Inc. hereby advises all prospective Buyers:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Cole Realty Advisors has not verified any of this information, nor has conducted any investigations regarding these matters. Cole Realty Advisors makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity.

Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any information provided including fees and costs are not guaranteed and should be verified by Buyer.

Any projections, opinions, assumptions or estimate used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors.

By accepting this Marketing Brochure, you agree to release Cole Realty Advisors, Inc. and hold it harmless from any kind of claim, cost, expense or liability arising out of your investigation and/or purchase of this property.



**COLE REALTY ADVISORS**