

Discover Midtown Square – A Thriving Retail Hub!

16922 Main St., Suite K Hesperia, CA 92345

Property Features

- Suite K ±875 Sq. Ft Available
- Offers an open floor plan with a single restroom
- Suite K is located in between Subway & Jamba Juice
- Current Midtown Center tenants include Stater Bros., Sizzler, KFC, US Bank, Little Caesars, Subway, Wingstop
- Crunch Fitness & Fit Body Boot Camp coming soon to the center
- Major East –West Corridor to and from I-15
- Located between two signalized corners
- Dominant Neighborhood Shopping Center with lots of foot traffic
- Surrounded by nearly ±59,757 households within a 3-mile radius with an average household income of \$77,175
- Schedule a tour today
- Last small unit Available within the center



Asking Rate: 1.65 PSF + NNN

LIC # 01057618

The
BRADCO
Companies
a commercial real estate company

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Hesperia, CA

Hesperia, California, is a growing city in San Bernardino County located in the High Desert region. Known for its business-friendly environment, strategic location, and rapidly expanding population, Hesperia presents an excellent opportunity for leasing retail space. Here are key factors to consider:

Location and Accessibility:

- **Interstate 15 Corridor:** Hesperia lies along the busy I-15 corridor, which serves as a vital link between Southern California and Las Vegas. This prime location ensures high visibility and easy access for clients, customers, and employees.
- **Proximity to Major Hubs:** It's approximately 85 miles northeast of Los Angeles and 190 miles southwest of Las Vegas, making it a convenient midway point for businesses with regional interests.

Growing Population and Workforce:

- **Rapid Growth:** Hesperia has seen consistent population growth, driven by affordable housing and an influx of families and professionals. This expanding community provides a diverse labor pool for businesses.
- **Economic Development:** The city is committed to attracting new businesses, offering incentives and support to foster economic growth.

Affordability:

- **Lower Costs:** Leasing retail space in Hesperia is generally more affordable than in larger metropolitan areas like Los Angeles or San Bernardino. Businesses can benefit from reduced operational costs while still maintaining proximity to major markets.
- **Affordable Living:** The cost of living in Hesperia is lower than in many parts of California, making it easier to attract and retain employees.

Why Lease Retail Space in Hesperia?

- Cost-effective leasing compared to larger metropolitan areas.
- High visibility along a major transportation route.
- Access to a growing population and skilled workforce.
- Proximity to Southern California and Nevada markets.

Leasing retail space in Hesperia provides an opportunity to be part of a flourishing community with long-term growth potential. Whether you're looking to attract local families, commuters, or travelers, Hesperia's strategic location and vibrant market make it an excellent choice for your business.

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