

RETAIL PADS AND SHOP SPACE COMING SOON NOW LEASING!



NEC I-15 & MAIN STREET, HESPERIA, CA



Retail • Grocery - Anchor • Drive -Thru
Service Retail • Medical

CBRE

Property Highlights



Opportunity to locate within the last high profile retail / mixed use projects in the High Desert



Pad locations on Main Street Available with great visibility to Main Street



Regional site location with retail, hospitality, medical and multi family surrounding the 6 acre project



Strategically located to service a large, underserved trade area



Great exposure with I-15 freeway frontage, visibility and convenient access



Within 10 Min drive time to Silverwood Community. A master planned residential community with 15,000 residential dwellings in progress



Demographics



2023 Drive Distance Demographics

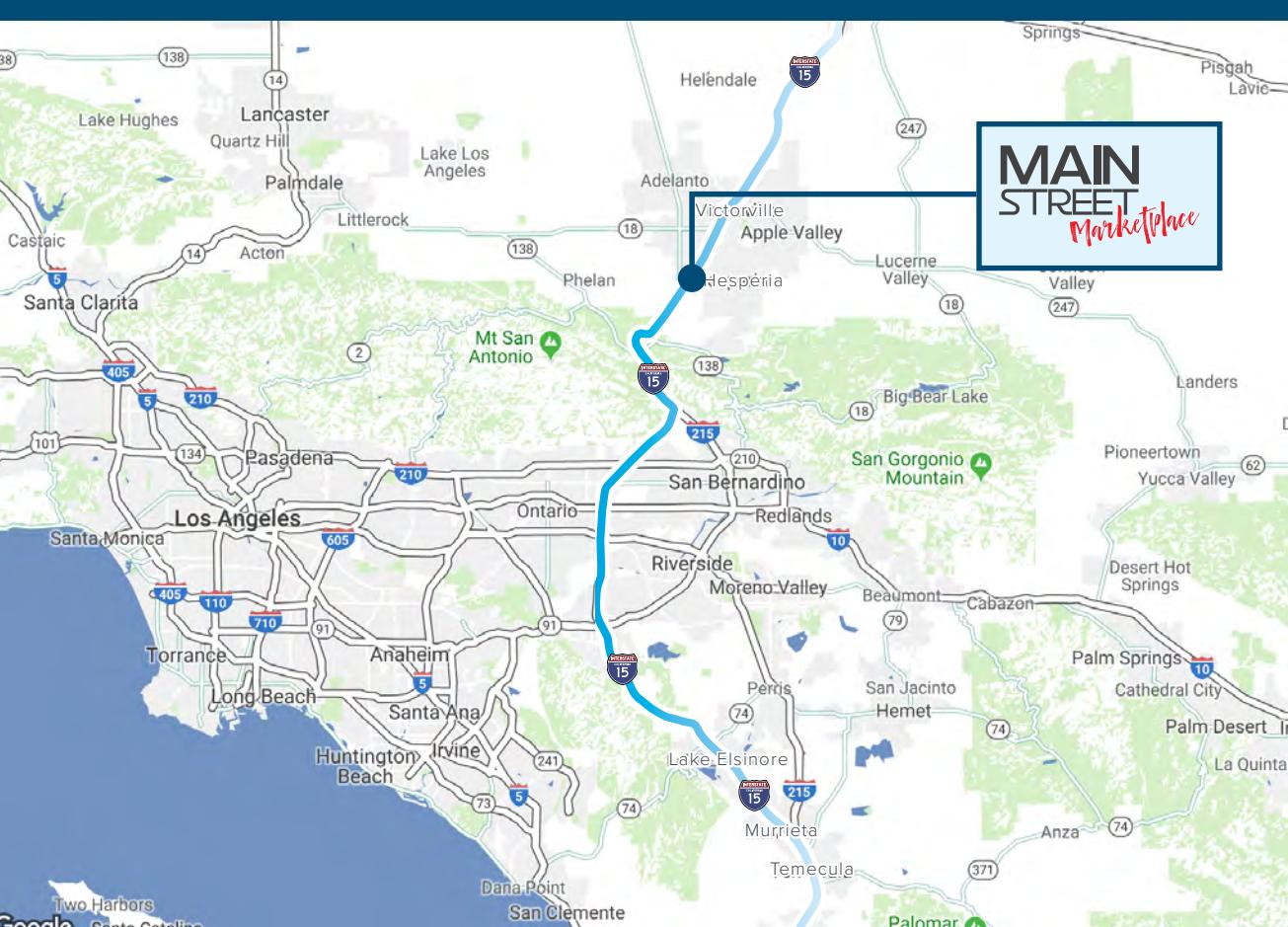
	5-MINUTES DRIVE	10-MINUTES DRIVE	15-MINUTES DRIVE
POPULATION	18,542	130,437	261,681
AVG HH SIZE	3.63	3.43	3.43
AVG HH INCOME	\$97,980	\$86,929	\$89,924
DAYTIME POPULATION	17,750	125,434	234,476



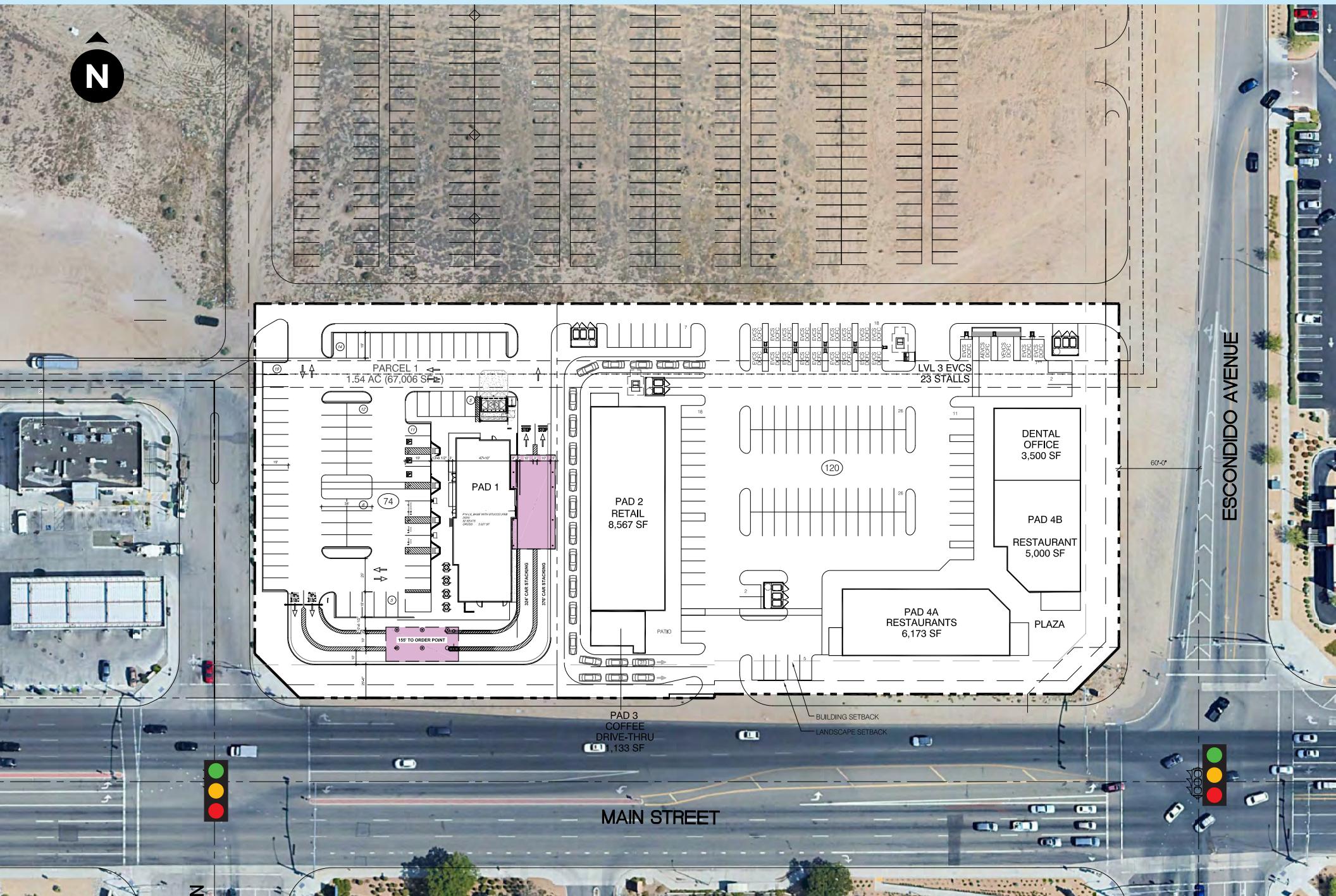
Traffic Counts

I-15 @ MAIN ST
129,000 ADT

MAIN ST @ ESCONDIDO AVE 38,128 ADT



Conceptual / Sample Site Plan



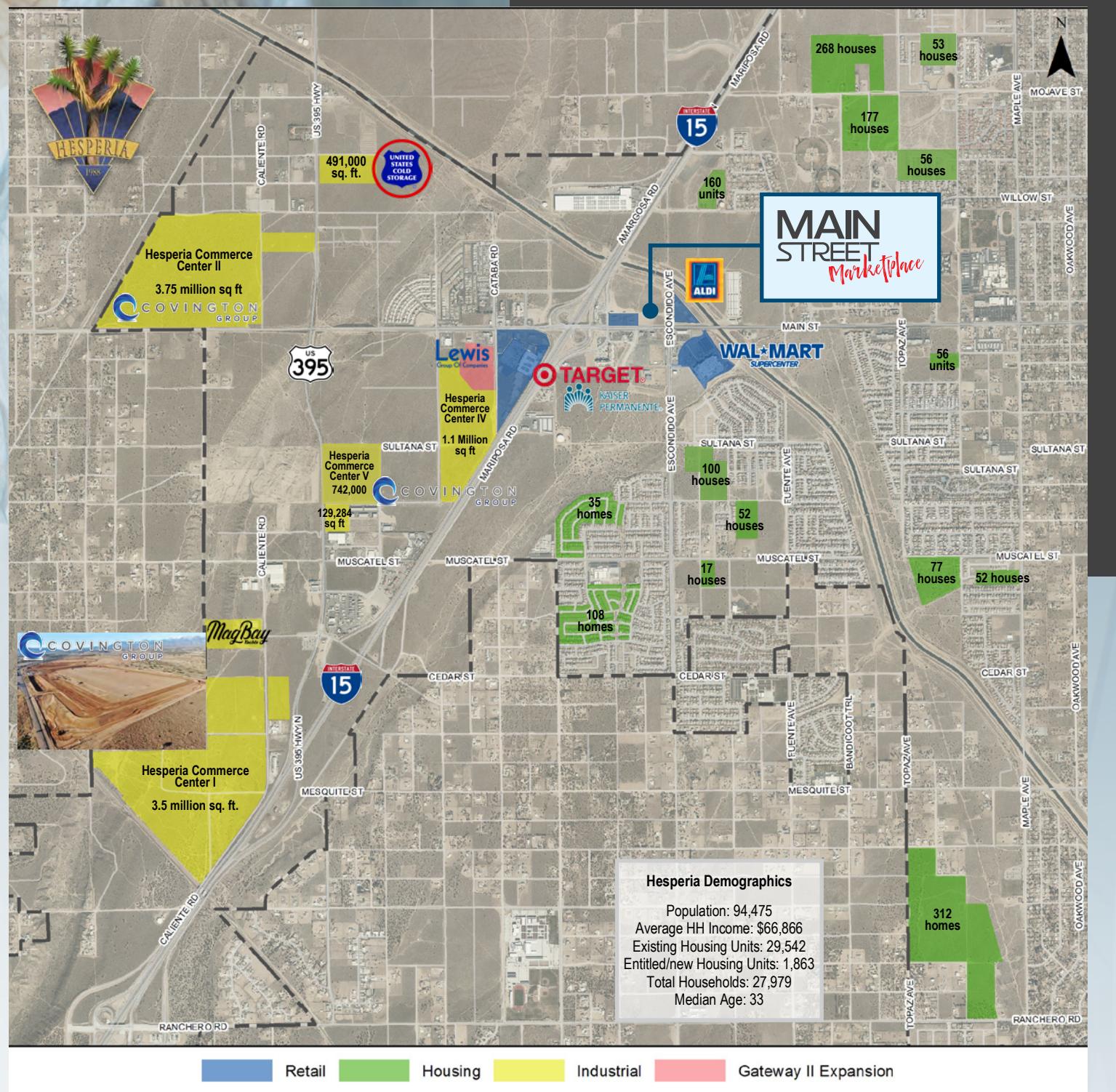
Explore Hesperia

Hesperia Offers Prime Locations, Cost Efficient Land & a Pro-Business Attitude Strengthening the Mojave River Valley

- 20-mile Radius Population 571,778
- Moves 250k vehicles through the City daily
- \$2.5 Billion in Trade Potential
- Active Industrial Entitlements exceeding 12 million square feet
- Regional Workforce of 115,000+

Silverwood is a new lifestyle community planned in Hesperia having broke ground on Phase 1, at more than 9, 000 acres in size and entitled for more than 15, 000 homes. Silverwood will be one of the largest new communities developed in Southern California. Hesperia's labor force & future consumer base is positioned for persistent progress.

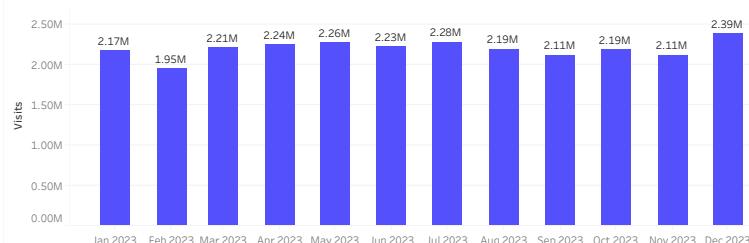




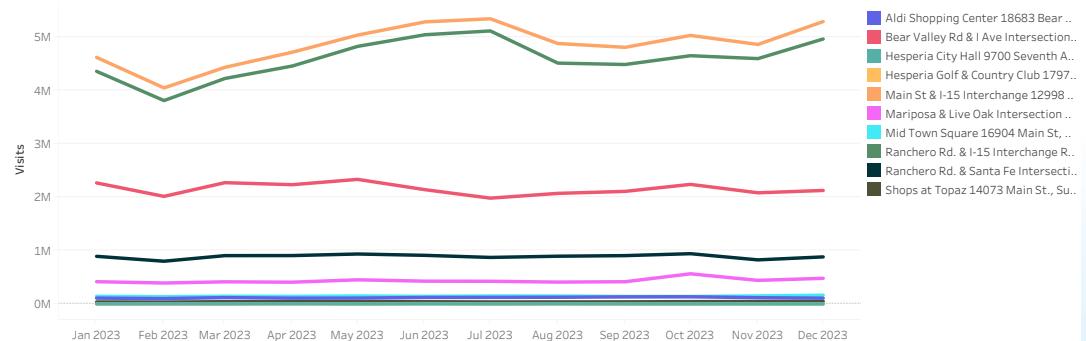
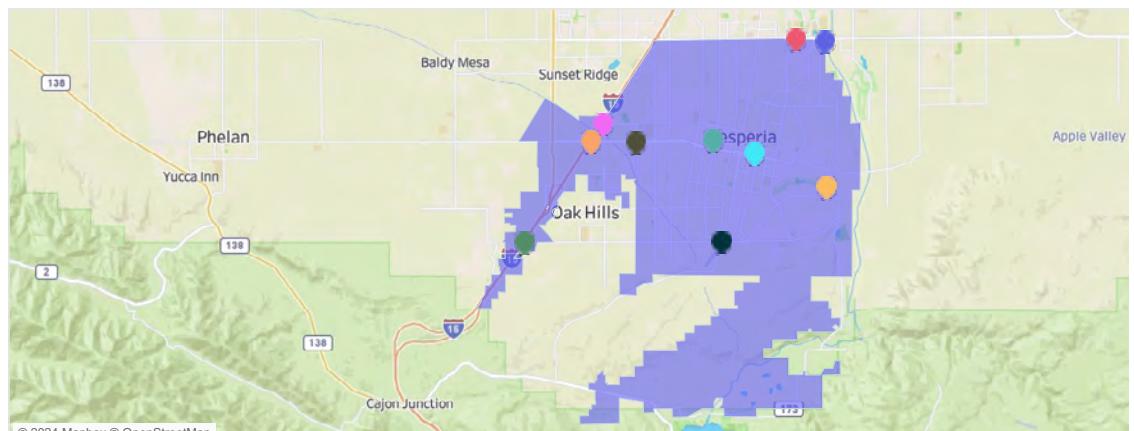
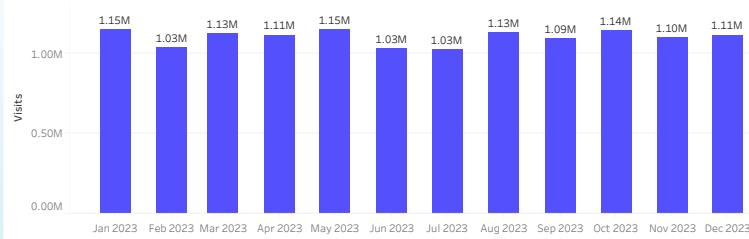
Civic Report - Dec 2023

	VISITORS	EMPLOYEES
VISITS	2.39M	1,113.3K
MOM	12.9%	1.7%
YOY	-2.6%	-7.1%
YO3Y	12.2%	43.2%

VISITORS



EMPLOYEES



Name	Address	Visits	MoM	YoY	Yo3Y
Shops at Topaz	14073 Main St., Suite 108 Suite 108, Hesperia, CA, United States	0.05M	10.29%	11.00%	45.19%
Aldi Shopping Center	18683 Bear Valley Rd, Hesperia, CA, United States	0.11M	-7.19%	32.56%	314.87%
Hesperia Golf & Country Club	17970 Bangor Ave, Hesperia, CA, United States	0.00M	-13.98%	-25.32%	10.15%
Hesperia City Hall	9700 Seventh Ave, Hesperia, CA, United States	0.00M	2.17%	-5.41%	-43.01%
Mid Town Square	16904 Main St, Hesperia, CA, United States	0.17M	8.47%	-4.77%	19.19%
Bear Valley Rd & I Ave Interse..	I Avenue, Hesperia, CA, United States	2.13M	2.11%	111.62%	14.83%
Ranchero Rd. & Santa Fe Interse..	16139 Ranchero Road, Hesperia, CA, United States	0.88M	6.76%	-8.74%	27.17%
Ranchero Rd. & I-15 Interchange	Ranchero Road, Hesperia, CA, United States	4.97M	8.00%	3.20%	23.92%
Main St & I-15 Interchange	12998 Main Street, Hesperia, CA, United States	5.29M	8.82%	4.66%	29.76%
Mariposa & Live Oak Interse..	9967 Mariposa Road, Hesperia, CA, United States	0.48M	8.79%	2.70%	33.60%

Silverwood, CA

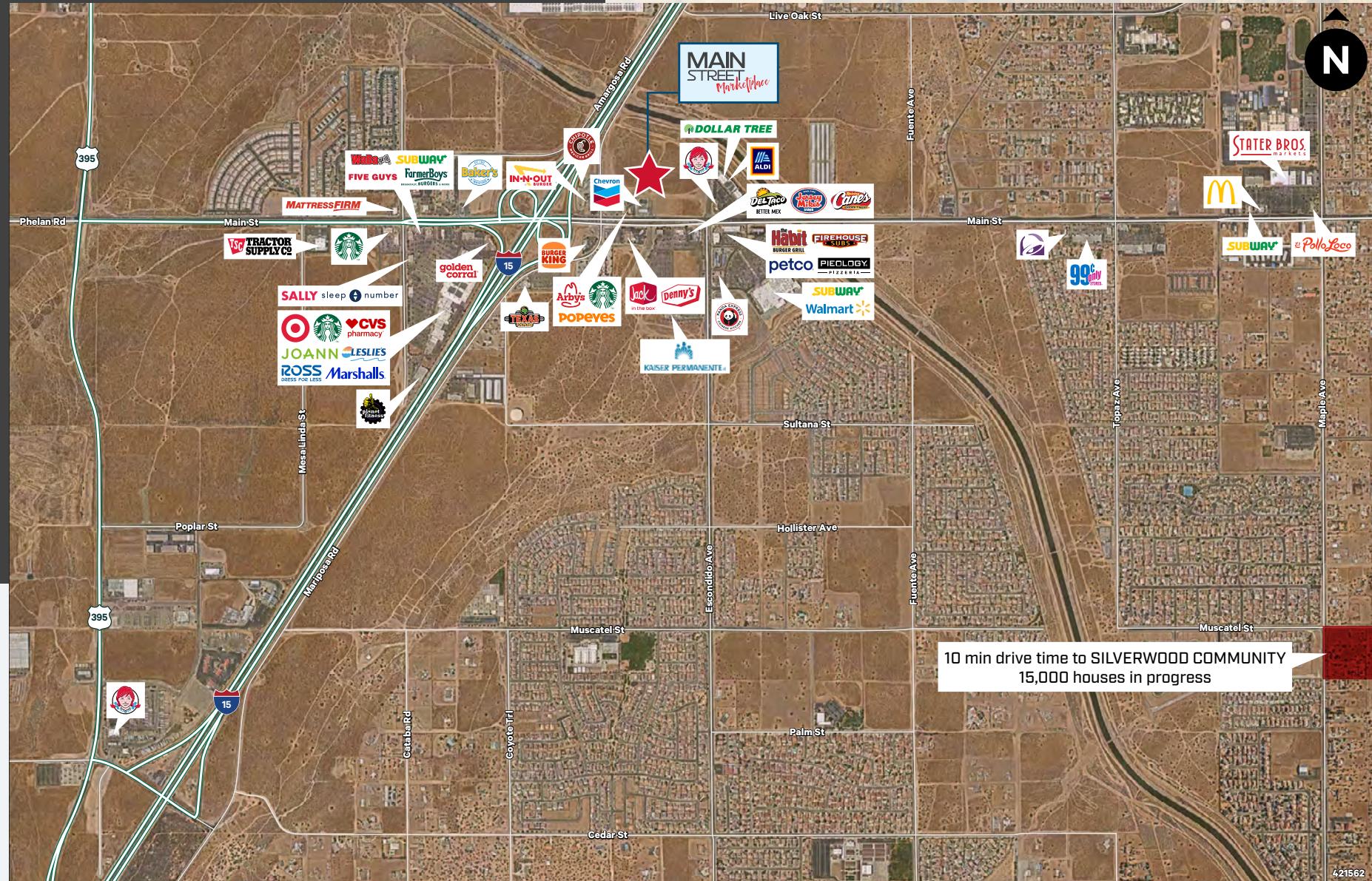
A Charming California Location

In southern California's vast Inland Empire, Silverwood is the place where you can wake up to towering mountains and rolling desert landscape, and at the end of the day, take the most beautiful drive home in the country on your daily commute.



Silverwood is ideally located in Hesperia, California, where rolling foothills and sweeping mountain views evoke the wonder of a national park. Folded into the Mojave River Valley and nestled next to the San Bernardino National Forest, the community is 19 miles from San Bernardino's major employment centers, 28 miles from Ontario, and 63 miles from Los Angeles.

Trade Area Map



10 min drive time to SILVERWOOD COMMUNITY
15,000 houses in progress





MAIN STREET Marketplace

NEC I-15 & MAIN STREET, HESPERIA, CA



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CMPM Main St Marketplace_BRO3_v19_AG 07/02/25

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