



Prime Retail Space Available for Lease

16808 Main St., Suite F · Hesperia, CA 92345

±3,000 SF

SIZE

\$1.50 + NNN

ASKING RATE

Endcap Space

TYPE

Retail / Service

USE

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P.O. Box 2710, Victorville, CA 92393 | DRE LIC #01057618 | Agent DRE LIC #00773589

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Property Features

● **±3,000 SF Endcap Space**

The last available space of its size remaining in the center — a rare opportunity at a high-visibility endcap location.

● **Build-Out**

One restroom, storage room, front office space and large open floor area

● **New Crunch Fitness Neighbor**

Recently opened Crunch Fitness drives consistent, high-volume daily traffic directly to this center.

● **Strong Co-Tenancy**

Anchored by Stater Bros. Joined by Sizzler, KFC, US Bank, Little Caesars, Subway, Wingstop, and Jamba Juice.

● **Prime I-15 Corridor Location**

Major east–west arterial with direct I-15 access. Located between two signalized intersections with high daily counts.

ASKING RATE: \$1.50 PSF + NNN

Demographics & Market Overview

±59,076

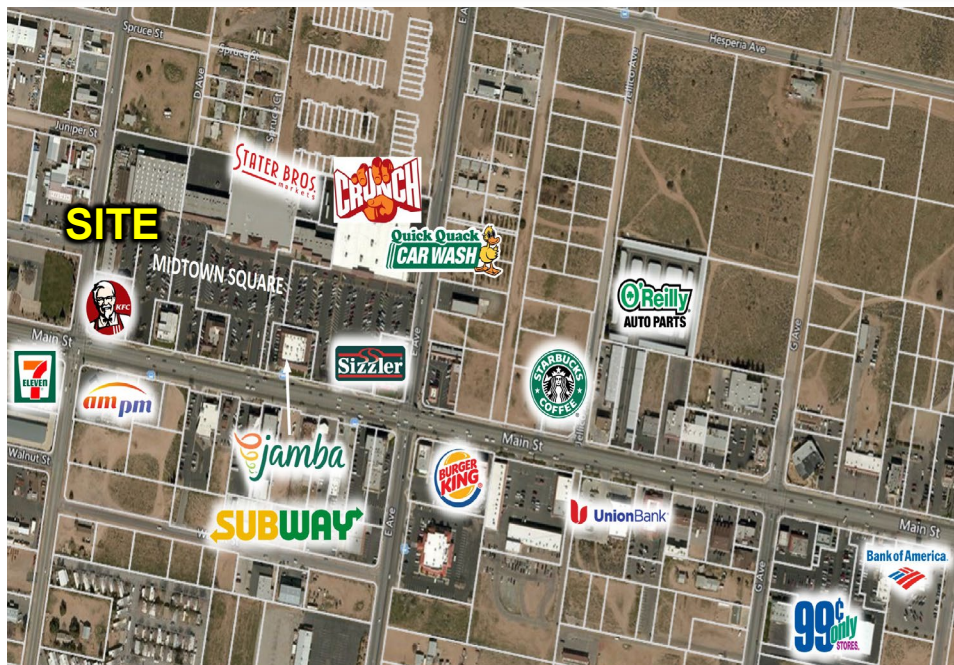
Households
within 3-mile radius

\$86,310

Avg. HH Income
3-mile radius

85 mi

to Los Angeles
via I-15 corridor



Why Hesperia?

- I-15 corridor — prime visibility & easy access for customers and employees
- Rapidly growing population with consistent inflow of families and professionals
- Cost-effective leasing vs. larger Southern California markets
- Dominant neighborhood center with established daily traffic drivers
- Proximity to LA (85 mi) and Las Vegas (190 mi) — a regional hub

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MIDTOWN SQUARE · 16808 Main St., Suite F · Hesperia, CA

Suite F — Space Detail & Contact

Lease Details

Address	16808 Main St., Suite F, Hesperia, CA
Space Size	±3,000 Square Feet
Space Type	Endcap — Former Hair Salon
Asking Rate	\$1.50 PSF + NNN
Availability	Immediate — Last Space of Its Size
Build-Out	Space is being delivered in shell condition
Parking	Ample shared center parking
Neighbors	Crunch Fitness, Stater Bros., Subway, Wingstop, Jamba Juice, KFC, US Bank, Little Caesars, Sizzler



SCHEDULE A TOUR TODAY

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