



COMMERCIAL LAND FOR SALE

±2.58 Acres Live Oak St.
Hesperia, CA



Site Attributes

- APN 0405-072-66
- Zoned RC - Regional Commercial
- ±2.58 Acres (±112,594 sf)
- Visible from I-15 freeway
- ±426 feet of frontage on Live Oak St.
- Water and sewer lines to site; buyer to verify
- ±540 ft. from Live Oak St. (Secondary Arterial) and Mariposa Rd. (Major Arterial) intersection
- ±0.6 mi from Main St. (Major Arterial) and I-15 interchange
- Adjacent to Frontier Homes' Las Casitas Apartments
- Asking \$843,000.00

AREA OVERVIEW

Live Oak Street | Hesperia, CA



DESERT WILLOW
RV RESORT

MGA
ENTERTAINMENT

SITE

6

H
Holiday Inn Express

76

MAIN ST

INTERSTATE
15

IN-N-OUT BURGERS, Denny's, Chevron, Popeye's, Arby's, Starbucks, Mobil, Jack in the Box, CHIPOTLE MEXICAN BOWL, BURGER KING, SPRING HILL SUITES, Marriott, Shell

TSC TRACTOR SUPPLY CO.

HIGH DESERT GATEWAY

TEXAS
OUTBACK

Walmart, petco, ALDI, KAISER PERMANENTE, Wendy's, Cane's, IHOP, DOLLAR TREE, PANDA EXPRESS CHINESE KITCHEN, The Habit BURGER GRILL, Wing-Stop, DEL TACO, Mister CAR WASH, Jersey Mike's SUBS, O'Reilly AUTO PARTS

CIRCULATION PLAN








Live Oak Street | Hesperia, CA

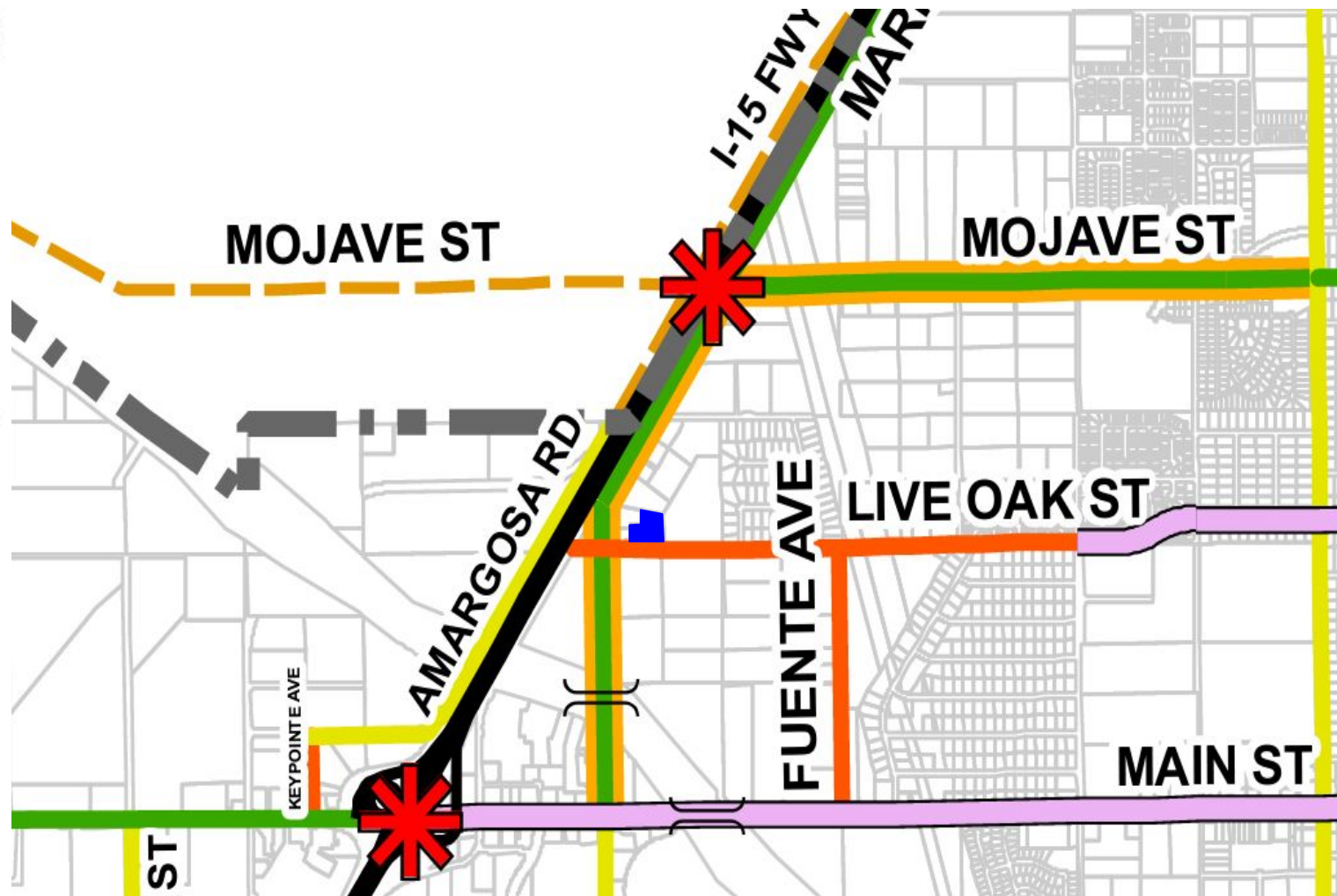
Roadway Classifications

Arterials (RoW) (Curb-Curb)

Major Arterial	(120')	(104')* (92')**
Arterial	(100')	(72')
Secondary Arterial	(80')	(50')
Industrial Collector	(70')	(46')**
Suburban Collector	(60')	(36')**
Rural Collector	(60')	(48')* (40')**
Major Arterial w/Bike Lane	(128')	(104')*

Misc.

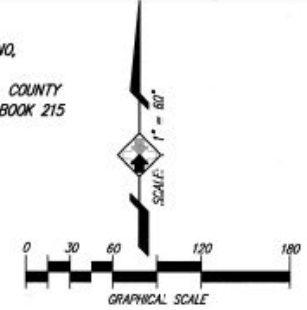
-  City Boundary
-  Sphere of Influence
-  Railroad
-  State Hwy
-  At Grade Crossing
-  Bridge/Overcrossing/Undercrossing
-  Freeway Interchange



PARCEL MAP NO. 18668

REAL PROPERTY IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
REMAINDER PARCEL OF PARCEL MAP NO. 17742 IN THE CITY OF HESPERIA, COUNTY
OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 215
OF PARCEL MAPS, PAGE(S) 82-84, RECORDS OF SAID COUNTY.

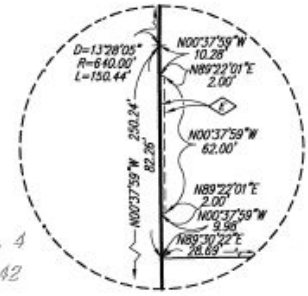
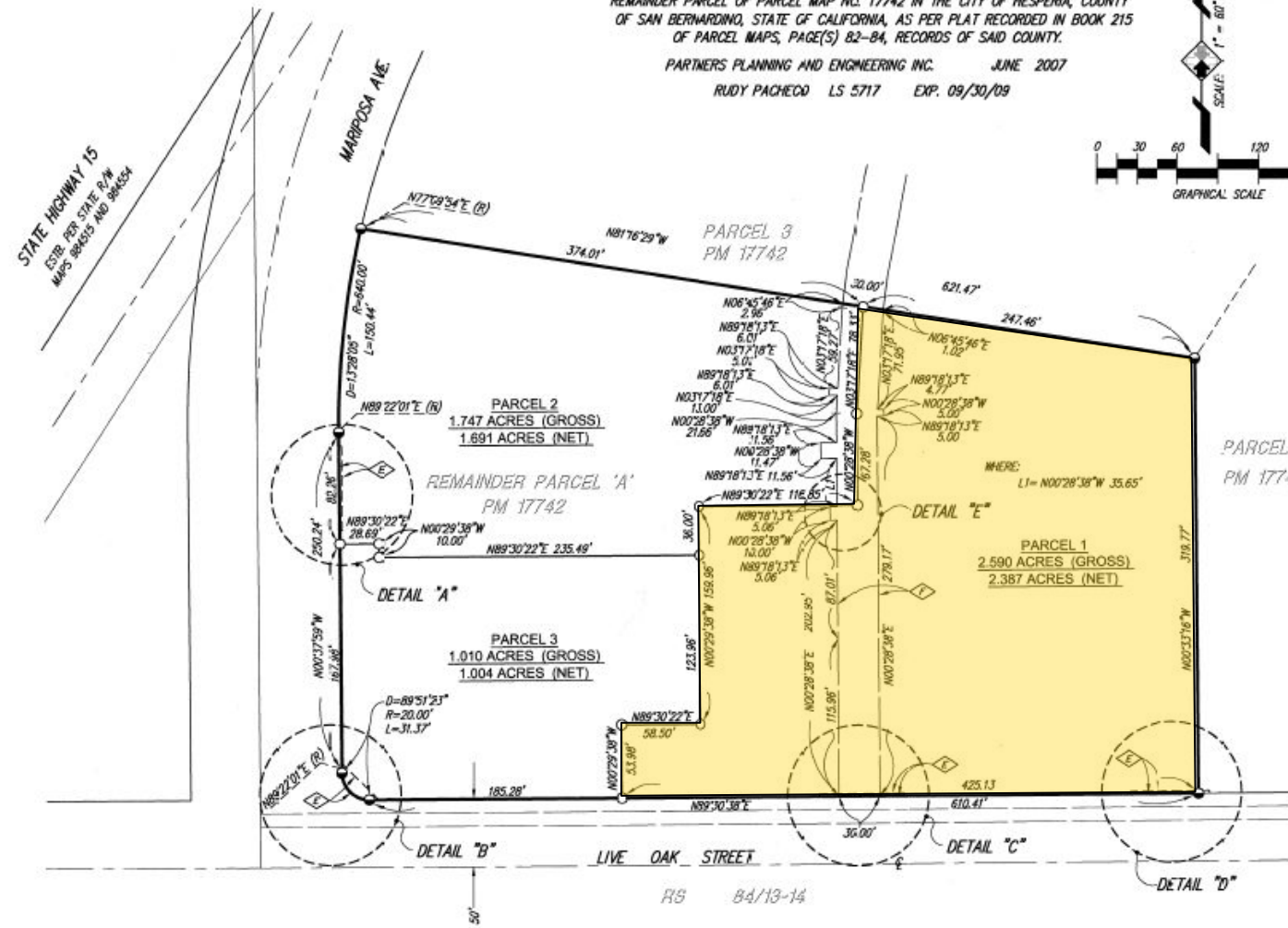
PARTNERS PLANNING AND ENGINEERING INC. JUNE 2007
RUDY PACHECO LS 5717 EXP. 09/30/09



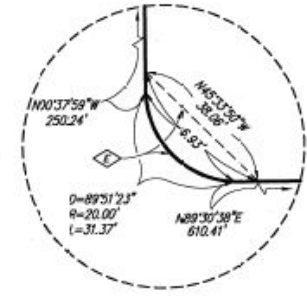
NOTE: SEE SHEET 2 FOR SURVEYOR'S NOTES AND MONUMENT NOTES.

EASEMENT NOTES:

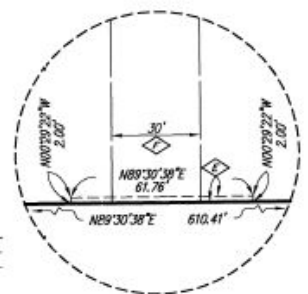
- ◊ AN OFFER OF DEDICATION FOR PUBLIC ROAD, COUNTY HIGHWAY AND PUBLIC UTILITY PURPOSES AND INCIDENTAL PURPOSES, RECORDED MARCH 20, 2007, AS INSTRUMENT NO. 2007-0173812 OF OFFICIAL RECORDS.
- ◊ AN EASEMENT FOR PIPELINES, UTILITIES, ACCESS AND INCIDENTAL PURPOSES, RECORDED MARCH 20, 2007, AS INSTRUMENT NO. 2007-0173811 OF OFFICIAL RECORDS.
- ◊ AN IRREVOCABLE ACCESS EASEMENT FOR UNRESTRICTED ACCESS AND PARKING BETWEEN ALL PARCELS ON THIS PARCEL MAP.



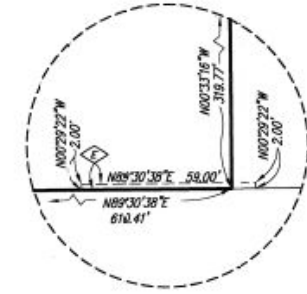
DETAIL "A"
NO SCALE



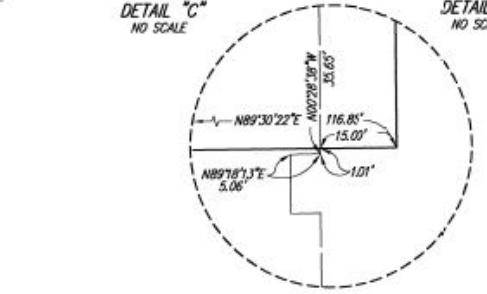
DETAIL "B"
NO SCALE



DETAIL "C"
NO SCALE



DETAIL "D"
NO SCALE



DETAIL "E"
NO SCALE

NOTE:
ALL CONDITIONS REGARDING "REMAINDER PARCEL 4" OF UNDERLYING PARCEL MAP
17742 SHALL BE MET UPON ANY DEVELOPMENT OF PARCEL MAP 18668.



12180 Ridgecrest Rd. Ste. 232
Victorville, CA 92395

760.983.2383 | www.kurschgroup.com

Aiden Schmidt
Sales Associate

aschmidt@kurschgroup.com
Direct: 760.983.2592
DRE # 02201573