



# HIGH DESERT GATEWAY I & WEST

Hesperia, California



**LEWIS  
RETAIL CENTERS**



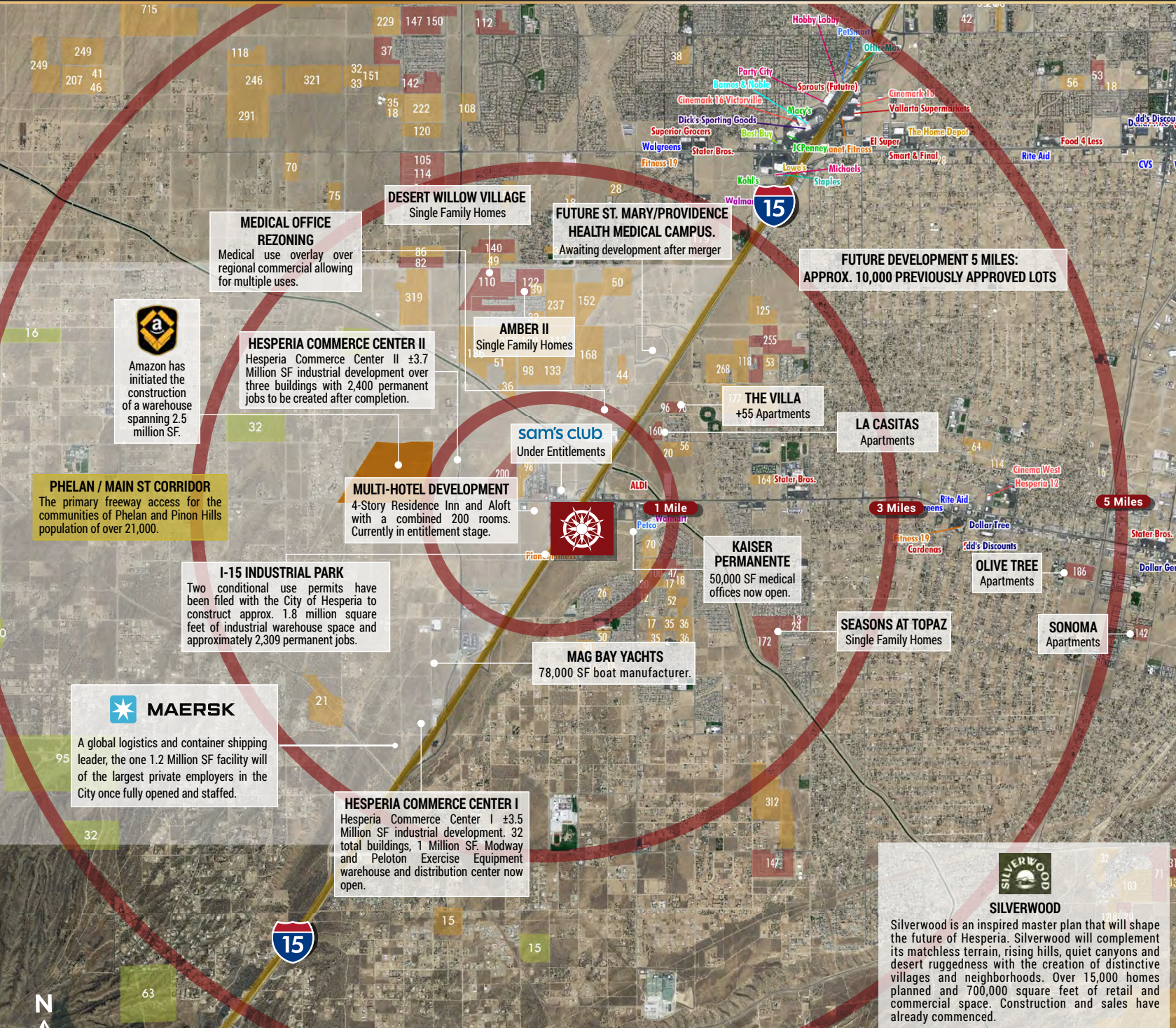
# HIGH DESERT GATEWAY I & WEST



- ±428,245 SF Regional site at the prime intersection of Main street and Highway I-15.
- This Regional Center has a proven track record of success, boasting high volume sales and a lineup of credit-worthy national tenants, as well as strong local businesses.
- With more than 2,300 feet of frontage and visibility from the freeway, the High Desert Gateway is the solitary retail shopping center that enjoys excellent access to the I-15 Freeway.
- Positioned at the gateway to the High Desert Trade Area and boasting a traffic count exceeding 133,700 CPD, the location of this property serves both the existing trade area and future growth.
- With a population exceeding 21,000 people, the Phelan community relies solely on Main Street as the thoroughfare for commuting to and from the I-15 Freeway.
- At present, there are more than 550 hotel rooms in the area, and there are plans for further hotel development in the near future.



# PROJECTED AREA GROWTH



**26,283**  
2024 TOTAL DAYTIME  
WORKER POPULATION  
5-MILES



**117,269**  
2024 TOTAL  
POPULATION  
5-MILES



**\$99,438**  
2024 AVERAGE  
HOUSEHOLD INCOME  
5-MILES



## AREA HOUSING DEVELOPMENT

- PROPOSED/  
IN APPLICATION
- APPROVED
- UNDER  
DEVELOPMENT



**SILVERWOOD**  
Silverwood is an inspired master plan that will shape the future of Hesperia. Silverwood will complement its matchless terrain, rising hills, quiet canyons and desert ruggedness with the creation of distinctive villages and neighborhoods. Over 15,000 homes planned and 700,000 square feet of retail and commercial space. Construction and sales have already commenced.





# AERIAL OVERVIEW

FUTURE WAREHOUSE  
(NOT A PART)

HIGH DESERT GATEWAY  
PHASE III



ONE REALTY GROUP  
CHOICE MEDICAL GROUP  
LESLIE'S

6,625 SF

planet fitness

6,300 SF

FAMOUS Footwear

JOANN

ULTA

Marshalls

ROSS  
DRESS FOR LESS

UBREAKIFIX  
AMERICA'S BEST CONTACTS & EYEGLASSES

SALLY BEAUTY  
crumbl cookies  
sleep number

FIVE GUYS  
BURGERS and FRIES

menchie's

Oasis SUSHI

carter's  
AT&T  
GNC  
Bath & Body Works

WaBa

Royal Pan

5  
JUICE IT UP!

Farmer Boys

CHASE

verizon  
mykid  
AMERICAN URGENT CARE  
HIGH DESERT SMILES

golden corral

22,500 SF

22,500 SF

7,865 SF

GLOBAL CREDIT UNION  
Nail

Domino's

Signature Barbers

STARBUCKS

3,000 SF

Shell  
BEYOND



133,702 ADT

32,031 ADT





# AERIAL OVERVIEW



HIGH DESERT SMILES  
 MERIDIAN URGENT CARE  
 MyKids  
 verizon

Bath & Body Works  
 GNC  
 AT&T  
 carter's

target

ROSS  
 SHOP AS YOU GO

Marshalls

ULTA

JOANN

FAMOUS  
 FOOTWEAR

LESLIE'S  
 CHOICE  
 MEDICAL GROUP  
 ONE REALTY ONE GROUP

planet  
 fitness



133,702 ADT

golden  
 corral

6,300 SF

6,625 SF

CHASE

JUICE IT UP?  
 5  
 Royal Pan  
 WaBa

FIVE GUYS  
 BURGERS and FRIES  
 menchie's  
 Oasis SUSHI

sleep number  
 crumbl  
 cookies  
 SALLY  
 BEAUTY

CATABA ROAD

FUTURE  
 WAREHOUSE  
 (NOT A PART)

32,031 ADT

AMERICA'S BEST  
 CONTACTS & EYGLASSES  
 EYEBROW R US  
 Threading Salon  
 UBREAKIFIX

HIGH DESERT GATEWAY  
 PHASE III

Nail Pro  
 EUROPEAN  
 SPA  
 CENTER  
 GLOBAL  
 CREDIT UNION

7,865 SF

22,500 SF

22,500 SF

Adjacent Property

Domino's  
 Signature Barbers  
 MEXICO Libre  
 STARBUCKS

MAIN STREET

Shell  
 BEYOND

Future  
 aloft  
 HOTELS  
 100 Rooms

Future  
 Residence  
 Inn  
 Marriott  
 100 Rooms

TSC TRACTOR  
 SUPPLY CO

(NOT A PART)



# SITE PLAN

AVAILABLE  
NOT CONSTRUCTED

HIGH DESERT SMILES  
DENTISTRY

**MERIDIAN**  
URGENT CARE  
& OCCUPATIONAL HEALTH

MyKid's  
DENTIST & ORTHODONTICS

**verizon**

32,031 ADT



133,702 ADT

**target**

**ROSS**  
DRESS FOR LESS

**Marshalls**

**ULTA**

**JOANN**

**LESLIE'S**  
**CHOICE**  
MEDICAL GROUP  
ONE REALTYONEGROUP

**CHASE**

Bath&BodyWorks  
**GNC**  
GENERAL NUTRITION CENTERS  
**AT&T**  
**carter's**

**FIVE GUYS**  
BURGERS and FRIES

**menchie's**

**oasis SUSHI**

sleep number

**crumbl**  
cookies

**SALLY BEAUTY**

**AMERICA'S BEST**  
CONTACTS & EYEGLASSES

**Eyebrow R Us**

**UBREAKIFIX**

**FAMOUS**  
footwear

SHOPS 8  
6,577 SF

**Planet Fitness**

PAD D  
6,625 SF

**JUICE IT UP!**

5  
STAR RANKS  
IN A YEAR

Royal Pan

**WaBa Grill**

CATABA ROAD



**Nail Pro**

**Vegeta Burg**

GLOBAL CREDIT UNION

SHOPS 3  
7,865 SF

MAIN STREET

**Domino's**  
Signature Barbers

**MEXICO**

**STARBUCKS**

PAD A  
3,000 SF

MAJOR B  
22,500 SF

MAJOR A  
22,500 SF





# DEMOGRAPHIC PROFILE

## POPULATION

|                                    | 3-MILE RADIUS | 5-MILE RADIUS | 10-MILE RADIUS |
|------------------------------------|---------------|---------------|----------------|
| 2029 TOTAL POPULATION              | 36,629        | 119,398       | 323,024        |
| 2024 TOTAL POPULATION              | 35,575        | 117,269       | 319,076        |
| 2024 TOTAL DAYTIME POPULATION      | 29,437        | 96,339        | 273,921        |
| 2024 DAYTIME POPULATION: WORKERS   | 8,946         | 26,283        | 79,295         |
| 2024 DAYTIME POPULATION: RESIDENTS | 20,491        | 70,056        | 194,626        |
| 2024 MEDIAN AGE                    | 33.8          | 34.3          | 34.5           |

## INCOME

|                               |           |          |          |
|-------------------------------|-----------|----------|----------|
| 2024 MEDIAN HOUSEHOLD INCOME  | \$88,346  | \$78,849 | \$74,056 |
| 2024 AVERAGE HOUSEHOLD INCOME | \$106,523 | \$99,438 | \$94,973 |

## HOUSEHOLDS

|                             |        |        |        |
|-----------------------------|--------|--------|--------|
| 2029 TOTAL HOUSEHOLDS       | 10,379 | 34,115 | 94,491 |
| 2024 TOTAL HOUSEHOLDS       | 9,952  | 33,096 | 92,204 |
| 2024 AVERAGE HOUSEHOLD SIZE | 3.57   | 3.54   | 3.38   |

## HOUSING

|                         |           |           |           |
|-------------------------|-----------|-----------|-----------|
| 2024 HOUSING UNITS      | 10,580    | 34,880    | 97,663    |
| OWNER OCCUPIED          | 7,030     | 22,589    | 61,259    |
| RENTER OCCUPIED         | 2,922     | 10,507    | 30,945    |
| 2024 AVERAGE HOME VALUE | \$527,440 | \$510,024 | \$476,053 |

## RACE AND ETHNICITY

|                               |        |        |        |
|-------------------------------|--------|--------|--------|
| WHITE                         | 34.16% | 33.31% | 34.52% |
| BLACK/AFRICAN AMERICAN        | 7.18%  | 8.77%  | 11.46% |
| ASIAN                         | 4.56%  | 3.78%  | 3.83%  |
| AMERICAN INDIAN/ALASKA NATIVE | 2.11%  | 2.01%  | 2.01%  |
| PACIFIC ISLANDER              | 0.24%  | 0.30%  | 0.43%  |
| TWO OR MORE RACES             | 16.91% | 16.91% | 16.08% |
| OTHER RACE                    | 34.83% | 34.93% | 31.66% |
| HISPANIC POPULATION           | 61.51% | 61.03% | 56.97% |

Source: ESRI, US Census



Hesperia is a city in San Bernardino County, California, United States. It is located 35 miles (56 km) north of downtown San Bernardino in Victor Valley and surrounded by the Mojave Desert. Because of its relatively high elevation and the unique and moderate weather patterns of the region, Hesperia is part of what is locally called the High Desert. The name "Hesperia" means "western land". The 2020 census report estimates that the city has a population of 95,750.

The town site was laid out in 1891 by railroad company land developers of the Santa Fe Railroad, which was completed that year. Hesperia was named for Hesperus, the Greek god of the West. The railroad land developers published pamphlets distributed across the country with boosterism of Hesperia, California, as a potential metropolis, to become "the Omaha of the West". Hesperia grew relatively slowly until the completion of US Routes 66, 91, and 395 in the 1940s, followed by Interstate 15 in the late 1960s.

The main wave of newcomers, though, arrived at Hesperia in the 1980s. Suburban growth transformed the small town of 5,000 people in 1970 to a moderate-sized city with a population over 60,000 by 2000, and an estimated population over 100,000 as of July 2024.

Hesperia has its own man made lake (Hesperia Lake Park) on the southeastern edge of the town. This lake is where various town activities are held, including the annual Hesperia Day activities. Camping and fishing are permitted here, as well as day camp and various junior leagues for sports.



# HIGH DESERT GATEWAY I - SHOPS I

±1,300  
SQ FT

SUITE 130



CREDIT UNION



OPTOMETRIST



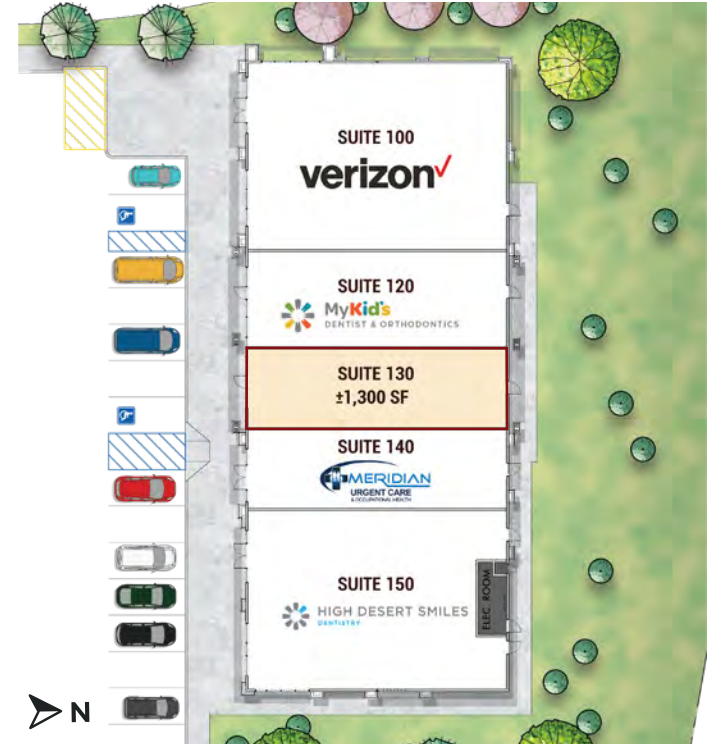
MEDICAL



PET SUPPLY



OFFICE SPACE





# HIGH DESERT GATEWAY I - SHOPS 8

±1,277  
SQ FT

SUITE 1

±1,500  
SQ FT

SUITE 2

±1,800  
SQ FT

SUITE 3

±2,000  
SQ FT

SUITE 4



LEARNING CENTER



OFFICE SPACE



PHYSICAL THERAPY



SPORTING GOODS



SHOE STORE





# HIGH DESERT GATEWAY I - PAD D

±6,625  
SQ FT



RETAIL



DINING



OFFICE SPACE



FURNITURE



SPORTING GOODS





# HIGH DESERT WEST - SHOPS 3

±7,865  
SQ FT



DINING



CHINESE FOOD



CHICKEN



PIZZA



BURGER





# HIGH DESERT WEST - SHOPS 1

±3,800  
SQ FT

SUITE 100



CHICKEN



CHINESE FOOD



SANDWICHES



DINING



BURGER





# HIGH DESERT WEST - PAD A

±3,000  
SQ FT

DRIVE THRU



BURGER



DINING



CHINESE FOOD



BANK



CHICKEN





# HIGH DESERT WEST - MAJOR A

±22,500  
SQ FT



ARTS AND CRAFTS



SOFT GOODS



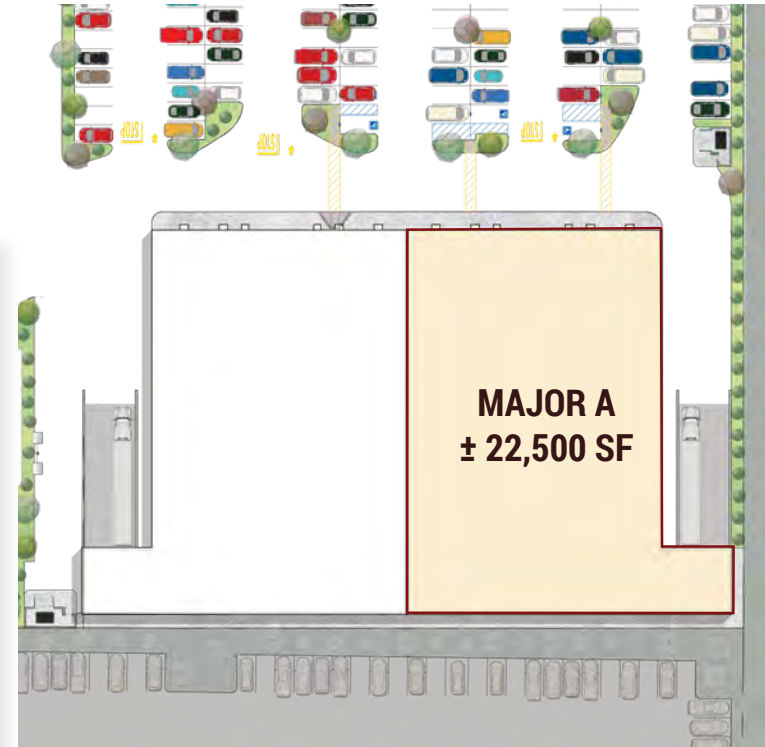
SPORTING GOODS



FURNITURE



MOVIE THEATER





# HIGH DESERT WEST - MAJOR B

±22,500  
SQ FT



ARTS AND CRAFTS



SOFT GOODS



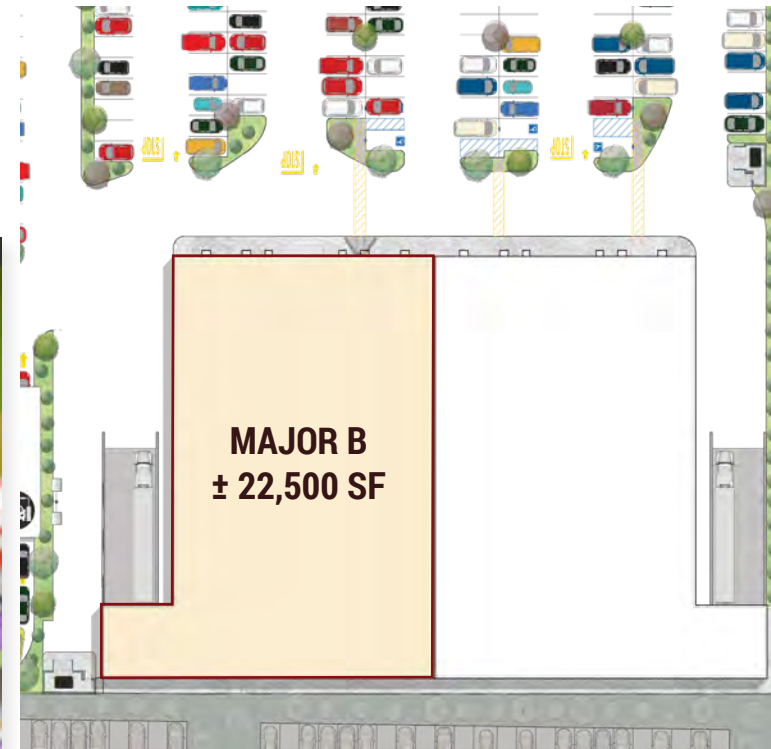
SPORTING GOODS



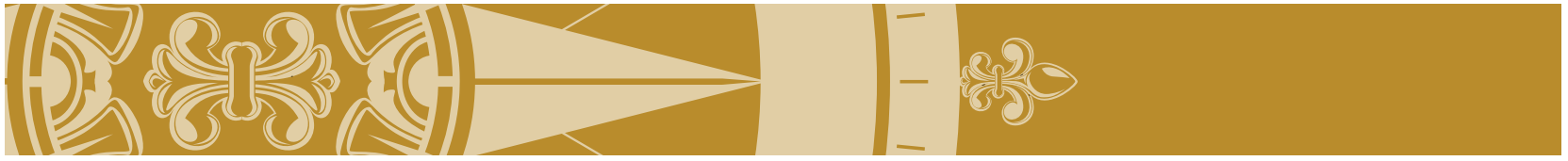
FURNITURE



DISCOUNT STORE







FOR LEASING INFORMATION



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**LEWIS  
RETAIL CENTERS**

