

# 15634 Main St

15634 Main St, Hesperia, CA 92345

Presented by  
Bradshaw International Development LLC



**Price: \$24.00 /SF/YR**

New Construction Retail Shell Building

6,403 Sq Ft

5 Units

All suites can be used for retail, office, or medical spaces.

Suites A and E can also be restaurant spaces.

Target construction start date: October 2024.

Hesperia: A Growing Investment Opportunity

Strategically located in the Inland Empire along the 15 Freeway, Hesperia is along the main artery to Las Vegas. With ample available land and a growing population, the city is an attractive destination for businesses. Hesperia's focus on industrial and logistics development, combined with its proximity to major transportation corridors, is driving job creation and economic expansion. Additionally, the city's affordable housing options compared to other Southern California cities are attracting residents and businesses seeking lower operating costs. Major infrastructure developments, such as the Las Vegas high-speed rail line, will further enhance economic and population growth.

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LLC

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High-Visibility Location with prime foot traffic benefits from approximately 40,000 daily vehicles passing by your doorstep.

Strategically located near the heart of Hesperia, our property is steps away from City Hall, the County Office, and the Police Station

Enjoy the convenience of nearby shopping options including Stater Bros., Cardenas Market, Rite Aid, Walgreens, and a diverse array of restaurants.



**Kan Loi**

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**Bradshaw International Development LLC**

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### Listing spaces

#### 1st Floor Ste A

Space Available	1,692 SF
Rental Rate	\$24.00 /SF/YR
Contiguous Area	6,403 SF
Date Available	July 01, 2025
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Retail
Lease Term	5 - 10 Years

#### 1st Floor Ste B

Space Available	992 SF
Rental Rate	\$24.00 /SF/YR
Contiguous Area	6,403 SF
Date Available	July 01, 2025
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Retail
Lease Term	5 - 10 Years

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### Listing spaces

#### 1st Floor Ste C

Space Available	1,009 SF
Rental Rate	\$24.00 /SF/YR
Contiguous Area	6,403 SF
Date Available	July 01, 2025
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Retail
Lease Term	5 - 10 Years

#### 1st Floor Ste D

Space Available	940 SF
Rental Rate	\$24.00 /SF/YR
Contiguous Area	6,403 SF
Date Available	July 01, 2025
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Retail
Lease Term	5 - 10 Years

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### Listing spaces

#### 1st Floor Ste E

Space Available	1,770 SF
Rental Rate	\$24.00 /SF/YR
Contiguous Area	6,403 SF
Date Available	July 01, 2025
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Retail
Lease Term	5 - 10 Years

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## Location

