



HIGH DESERT GATEWAY I & WEST

Hesperia, California



**LEWIS
RETAIL CENTERS**

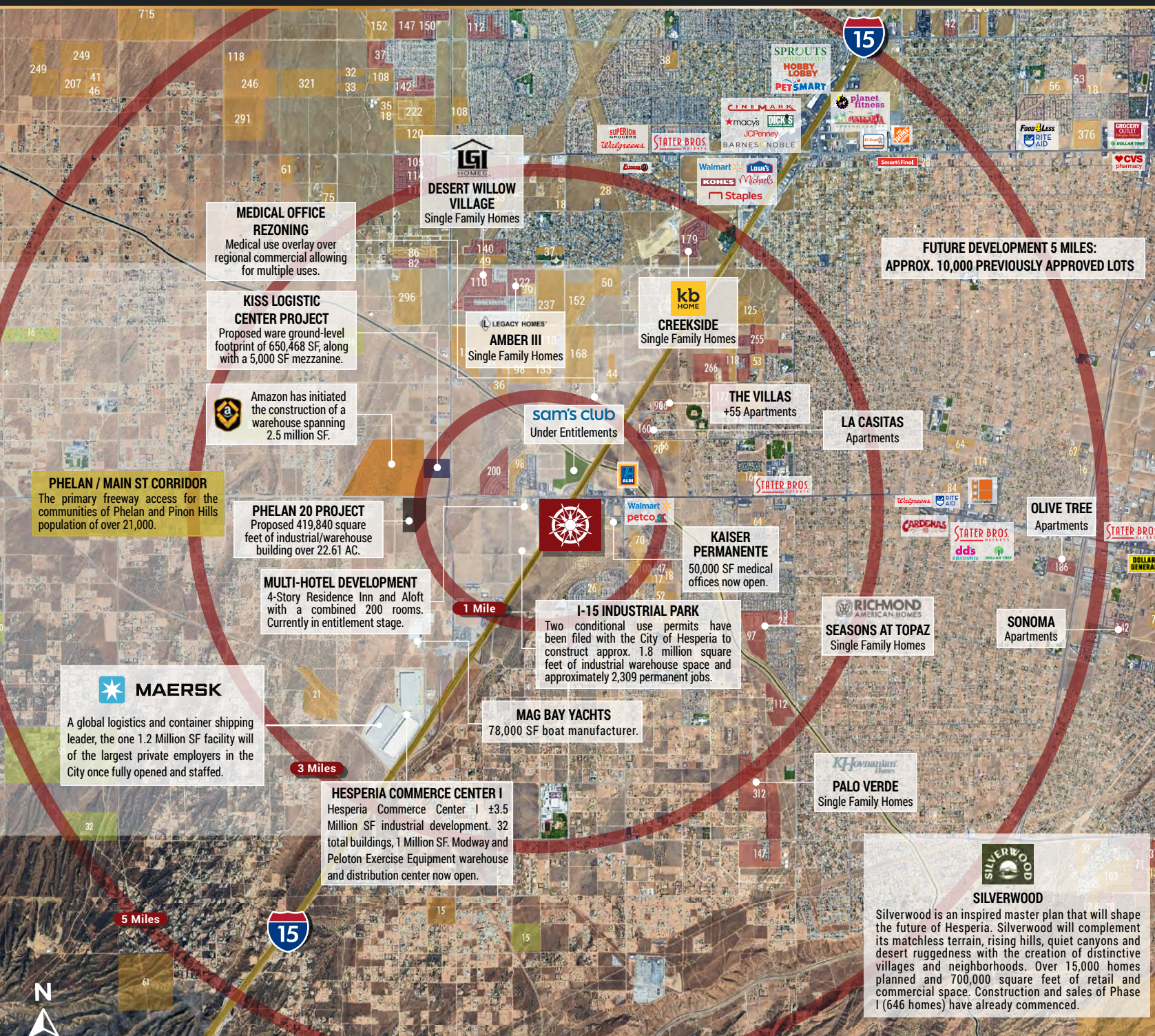
HIGH DESERT GATEWAY I & WEST



- ±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.



HOUSING AND DEVELOPMENT MAP



27,113

2025 TOTAL DAYTIME
WORKER POPULATION
5-MILES



118,477

2025 TOTAL
POPULATION
5-MILES



\$104,903

2025 AVERAGE
HOUSEHOLD INCOME
5-MILES



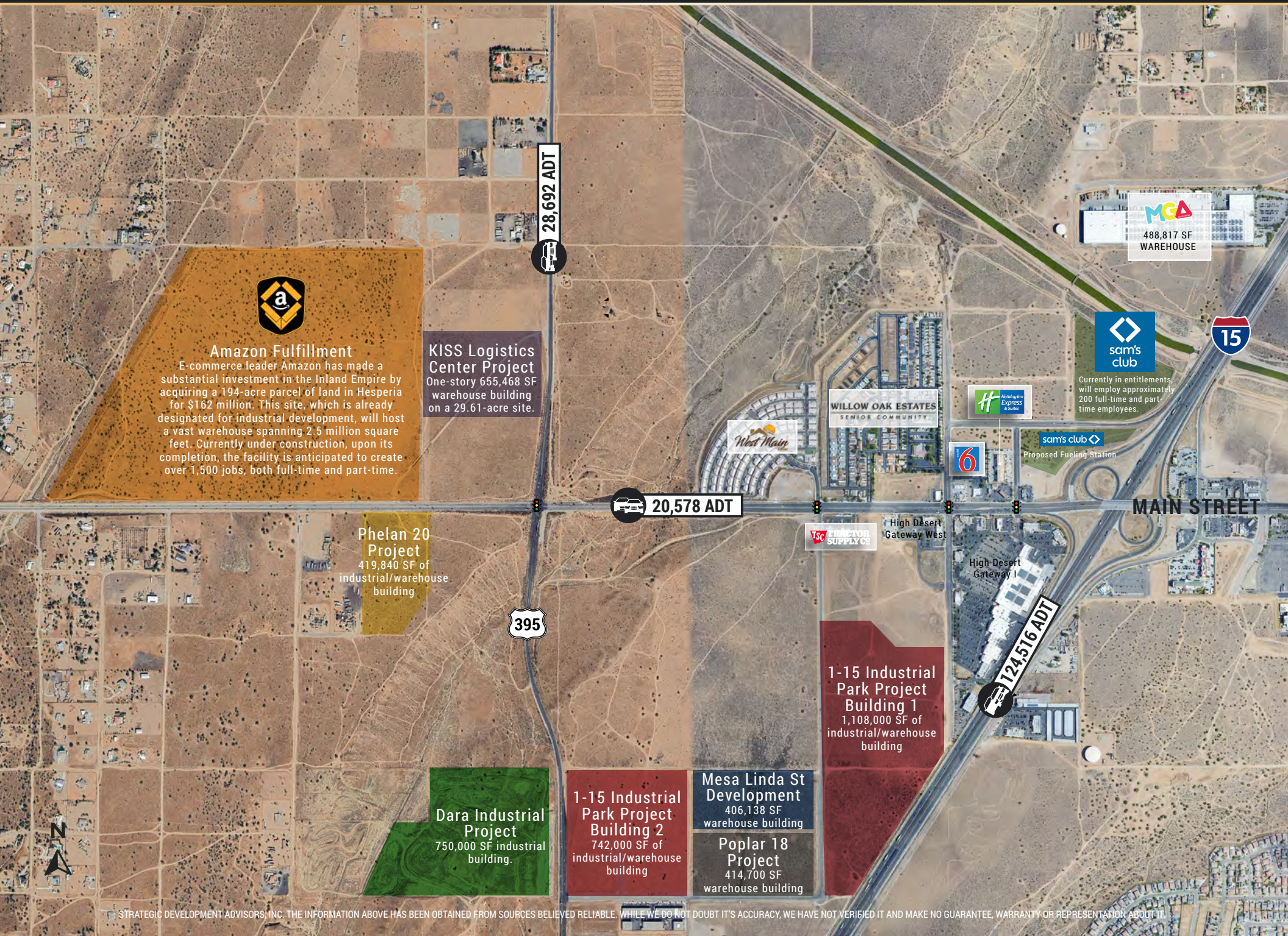
AREA HOUSING DEVELOPMENT

**PROPOSED/
IN APPLICATION**

 APPROVED

 UNDER DEVELOPMENT

AERIAL OVERVIEW



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
MyKids
AMERICAN
URGENT CARE
HIGH DESERT SMILES

golden
corral

22,500 SF 22,500 SF

GLOBAL
CREDIT UNION
Nail Salon

Domino's
Signature
Barbering
STARBUCKS

3,000 SF

Shell
BEYOND

15



124,516 ADT

MAIN STREET

20,578 ADT



AERIAL OVERVIEW

EXISTING BUSINESSES AND SERVICES:

- HIGH DESERT SMILES
- AMERIDIAN URGENT CARE
- MyKids
- verizon
- golden corral
- CHASE
- Former Boys
- Domino's
- Signature Barbering
- MEXICO Joe's
- STARBUCKS
- Bath & Body Works
- GNC
- AT&T
- carter's
- Target
- 124,516 ADT
- ROSS
- Marshalls
- ULTA
- JOANN
- FAMOUS Footwear
- planet fitness
- CHOICE MEDICAL GROUP
- ONE REALTY ONE GROUP
- LESLIE'S
- sleep number
- crumbl cookies
- SALLY BEAUTY
- AMERICA'S BEST CONTACTS & EYEGLASSES
- EYEBROW R US
- Threading Salon
- UBREAKIFIX
- Olive Garden
- Nailery
- GLOBAL CREDIT UNION
- Shell
- BEYOND

TRAFFIC VOLUMES:

- 20,578 ADT
- 124,516 ADT

ADJACENT PROPERTY:

- Future Warehouse (NOT A PART)
- Future Aloft HOTELS 100 Rooms
- Future Residence Inn Marriott 100 Rooms
- TRACTOR SUPPLY CO. (NOT A PART)

BUILDING SIZES:

- 6,300 SF
- 6,625 SF
- 22,500 SF
- 3,000 SF

STREET NAMES:

- CATABA ROAD
- MAIN STREET

PHASE III DEVELOPMENT:

HIGH DESERT GATEWAY PHASE III

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AERIAL OVERVIEW

124,516 ADT

20,578 ADT

15

CATABA ROAD

MAIN STREET

HIGH DESERT GATEWAY PHASE III

Adjacent Property

FUTURE WAREHOUSE (NOT A PART)

6,300 SF

6,625 SF

22,500 SF

22,500 SF

3,000 SF

100 Rooms

100 Rooms

Target

Ross

Marshalls

Ulta

Joann

Famous Footwear

Choice Medical Group

Planet Fitness

Bath & Body Works

GNC

AT&T

Carter's

Verizon

Golden Corral

Chase

Juice It Up?

Five Guys

Menchie's

Oasis Sushi

Sleep Number

Crumbl Cookies

Sally Beauty

America's Best Contacts & Eyeglasses

Eyebrow R Us

UBreakiFix

Olive Garden

Nail Bar

Global Credit Union

Domino's

Signature Barbering

Mexico Joe's

Starbucks

Shell

Beyond

Future Aloft Hotels

Future Residence Inn Marriott

Tractor Supply Co.

(NOT A PART)

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- MAIN STREET

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HIGH DESERT GATEWAY PHASE III

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- 3,000 SF

STREET NAMES:

- CATABA ROAD
- MAIN STREET

PHASE III DEVELOPMENT:

HIGH DESERT GATEWAY PHASE III

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AERIAL OVERVIEW

High Desert Gateway Phase III

124,516 ADT

20,578 ADT

6,300 SF

6,625 SF

22,500 SF

22,500 SF

3,000 SF

Future Warehouse (NOT A PART)

High Desert Gateway Phase III

Adjacent Property

Future Aloft Hotels 100 Rooms

Future Residence Inn Marriott 100 Rooms

TSC Tractor Supply Co (NOT A PART)

Logos: Target, Ross, Marshalls, Ulta, Joann, Famous Footwear, Choice Medical Group, Planet Fitness, Bath & Body Works, GNC, AT&T, Carter's, Verizon, Golden Corral, Chase, Juice It Up, Five Guys, Menchie's, Oasis Sushi, Sleep Number, Crumbl Cookies, Sally Beauty, America's Best Contacts & Eyeglasses, Eyebrow R Us, Ulbrafix, Olive Garden, Nail Bar, Global Credit Union, Shell, Beyond, Domino's, Signature Barbering, Mexico Joe's, Starbucks.

Streets: Catana Road, Main Street, Highway 15.

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AERIAL OVERVIEW

HIGH DESERT GATEWAY PHASE III

Adjacent Property

FUTURE WAREHOUSE (NOT A PART)

Future Aloft Hotels (100 Rooms)

Future Residence Inn Marriott (100 Rooms)

Tractor Supply Co. (NOT A PART)

Logos and Businesses: Target, Ross, Marshalls, Ulta, Joann, Famous Footwear, Choice Medical Group, Planet Fitness, Bath & Body Works, GNC, AT&T, Carter's, Verizon, Golden Corral, Chase, Juice It Up, Five Guys, Menchie's, Oasis Sushi, Sleep Number, Crumbl Cookies, Sally Beauty, America's Best Contacts & Eyeglasses, Eyebrow R Us, Ulbrafix, Olive Garden, Nail Bar, Global Credit Union, Domino's, Signature Barbering, Mexico Joe's, Starbucks, Shell, Beyond, Future Aloft Hotels (100 Rooms), Future Residence Inn Marriott (100 Rooms), Tractor Supply Co. (NOT A PART).

Highway 15

Catana Road

Main Street

Traffic Counts: 124,516 ADT, 20,578 ADT

Area Measurements: 6,300 SF, 6,625 SF, 22,500 SF, 3,000 SF

Other Labels: HIGH DESERT SMILES, MERIDIAN URGENT CARE, MyKids, LESLIE'S, CHOICE MEDICAL GROUP, ONE REALTY ONE GROUP, planet fitness, ULTA, JOANN, FAMOUS FOOTWEAR, Ross, Marshalls, ULTA, JOANN, FAMOUS FOOTWEAR, CHOICE MEDICAL GROUP, ONE REALTY ONE GROUP, planet fitness, Bath & Body Works, GNC, AT&T, Carter's, Verizon, Golden Corral, Chase, Juice It Up, Five Guys, Menchie's, Oasis Sushi, Sleep Number, Crumbl Cookies, Sally Beauty, America's Best Contacts & Eyeglasses, Eyebrow R Us, Ulbrafix, Olive Garden, Nail Bar, Global Credit Union, Domino's, Signature Barbering, Mexico Joe's, Starbucks, Shell, Beyond, Future Aloft Hotels (100 Rooms), Future Residence Inn Marriott (100 Rooms), Tractor Supply Co. (NOT A PART).

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AERIAL OVERVIEW

HIGH DESERT GATEWAY PHASE III

Adjacent Property

Future Warehouse (NOT A PART)

Future Aloft Hotels 100 Rooms

Future Residence Inn Marriott 100 Rooms

Tractor Supply Co (NOT A PART)

Target 124,516 ADT

Ross

Marshalls

Ulta

JOANN

FAMOUS Footwear

planet fitness

CHOICE MEDICAL GROUP

LESLIE'S

ONE REALTY GROUP

Bath & Body Works

GNC

AT&T

carter's

verizon

golden corral

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JUICE IT UP?

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Royal Pan

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Olive Garden

Nail Bar

GLOBAL CREDIT UNION

Domino's

Signature Barbering

MEXICO Joe's

STARBUCKS

Shell

BEYOND

TSC

TRACTOR SUPPLY CO

20,578 ADT

6,300 SF

6,625 SF

22,500 SF

3,000 SF

CATANA ROAD

MAIN STREET

15

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SITE PLAN



20,578 ADT



MAIN STREET



AVAILABLE
NOT CONSTRUCTED



124,516 ADT



CATABA ROAD

DEMOGRAPHIC PROFILE

POPULATION

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
2030 TOTAL POPULATION	37,696	121,471	324,012
2025 TOTAL POPULATION	36,167	118,477	319,220
2025 TOTAL DAYTIME POPULATION	29,415	96,855	272,940
2025 DAYTIME POPULATION: WORKERS	8,985	27,113	81,010
2025 DAYTIME POPULATION: RESIDENTS	20,430	69,742	191,930
2025 MEDIAN AGE	33.8	34.3	34.5

INCOME

2025 MEDIAN HOUSEHOLD INCOME	\$90,685	\$83,335	\$78,020
2025 AVERAGE HOUSEHOLD INCOME	\$109,822	\$104,903	\$98,671

HOUSEHOLDS

2030 TOTAL HOUSEHOLDS	10,899	35,258	96,039
2025 TOTAL HOUSEHOLDS	10,279	33,890	93,425
2025 AVERAGE HOUSEHOLD SIZE	3.51	3.49	3.34

HOUSING

2025 HOUSING UNITS	10,937	35,614	98,720
OWNER OCCUPIED	7,329	22,261	62,269
RENTER OCCUPIED	2,950	10,629	31,156
2025 AVERAGE HOME VALUE	\$526,334	\$513,507	\$482,761

RACE AND ETHNICITY

WHITE	33.70%	32.72%	33.99%
BLACK/AFRICAN AMERICAN	7.12%	8.79%	11.40%
ASIAN	4.56%	3.81%	3.87%
AMERICAN INDIAN/ALASKA NATIVE	2.08%	1.97%	1.98%
PACIFIC ISLANDER	0.24%	0.30%	0.43%
TWO OR MORE RACES	17.00%	16.98%	16.16%
OTHER RACE	35.31%	35.43%	32.18%
HISPANIC POPULATION	62.16%	61.68%	57.68%

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 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 2025.

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



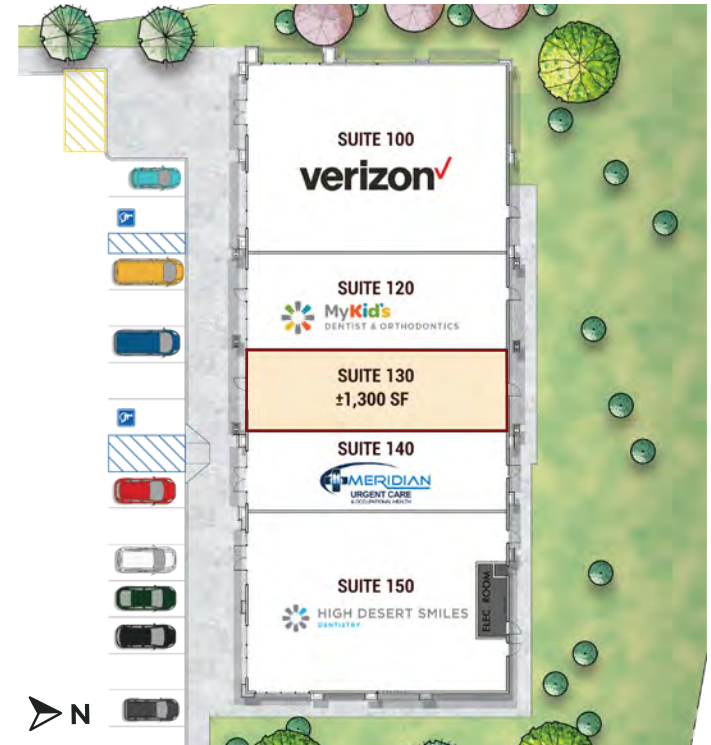
MEDICAL



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



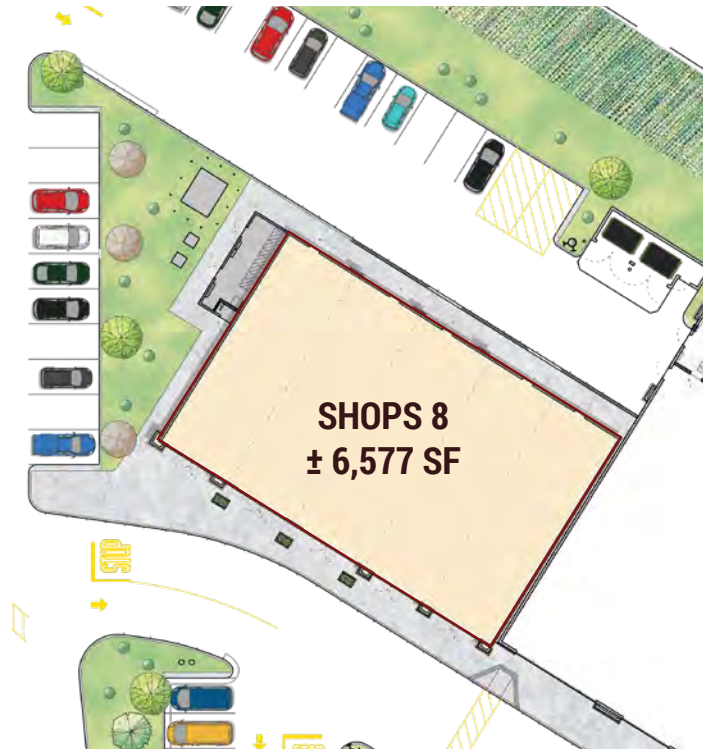
PHYSICAL THERAPY



SPORTING GOODS



SHOE STORE



HIGH DESERT GATEWAY I - PAD D

±6,625
SQ FT



RETAIL



DINING



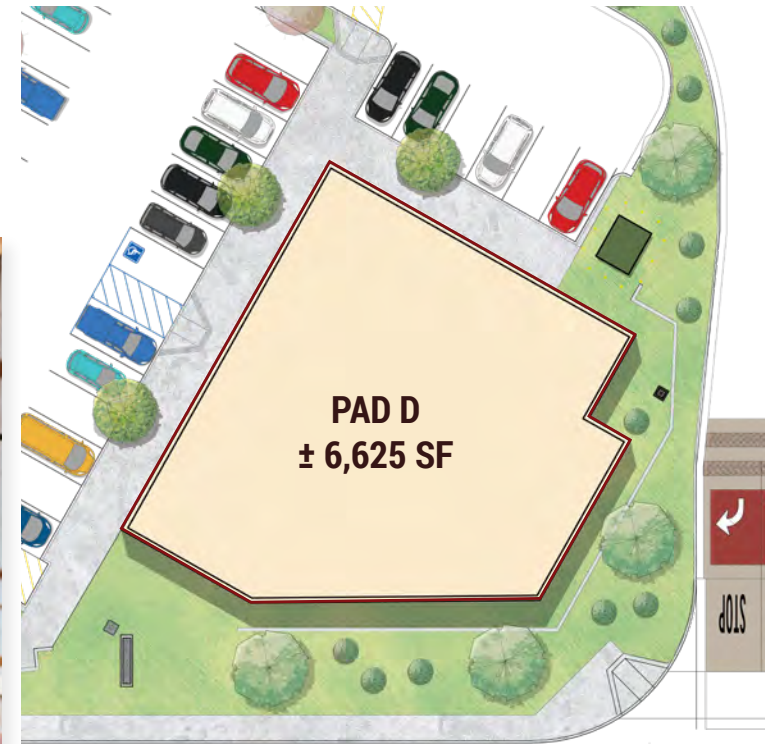
OFFICE SPACE



FURNITURE



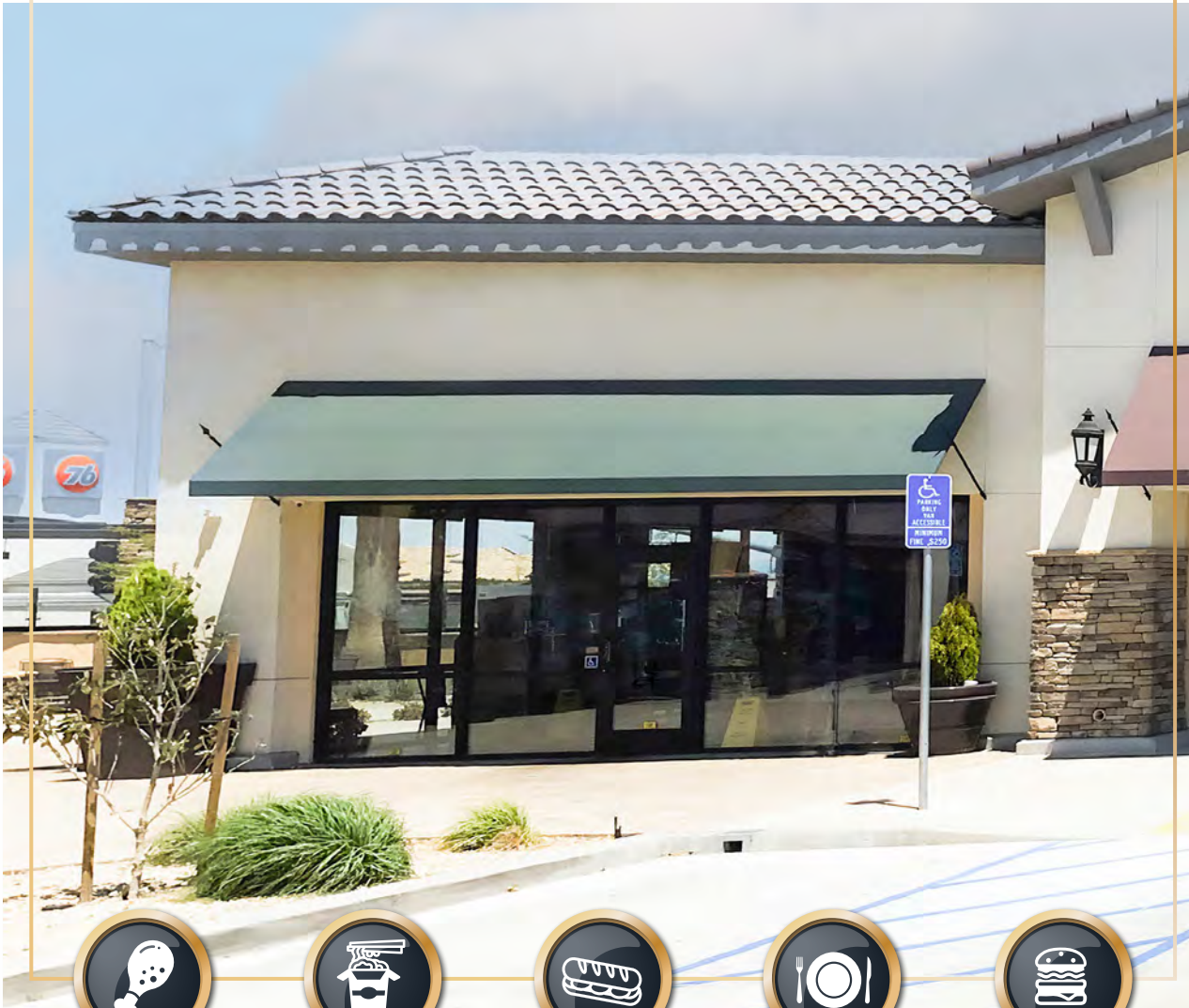
SPORTING GOODS



HIGH DESERT WEST - SHOPS 1

±1,800
SQ FT

SUITE 100



CHICKEN

CHINESE FOOD

SANDWICHES

DINING

BURGER

HIGH DESERT WEST - PAD A

±3,000
SQ FT

DRIVE THRU



BURGER



DINING



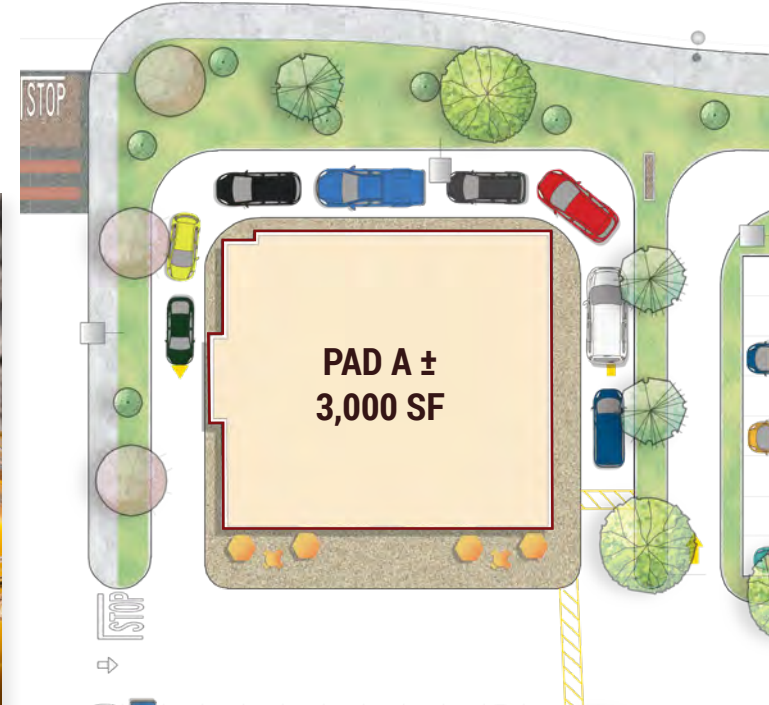
CHINESE FOOD



BANK

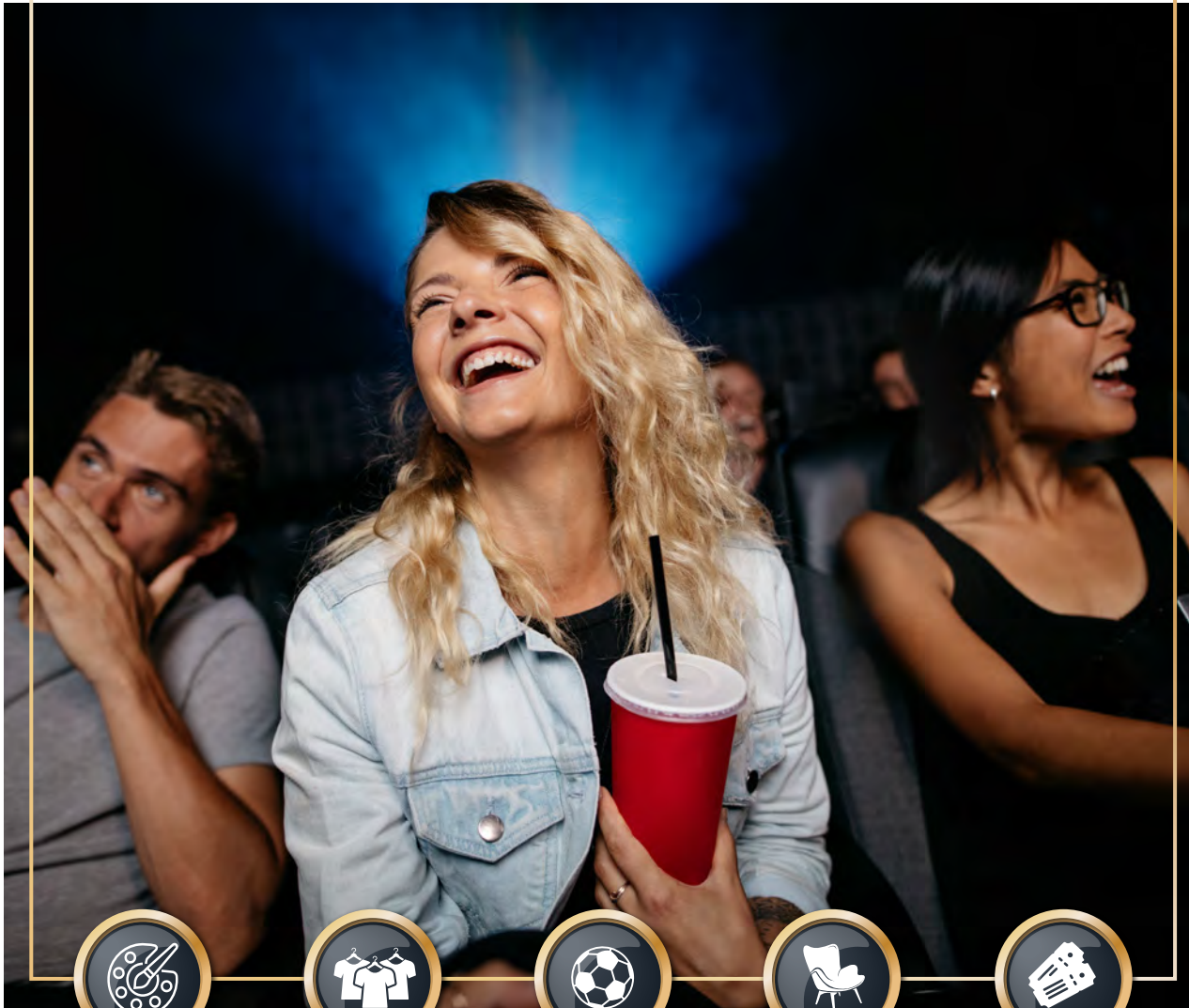


CHICKEN



HIGH DESERT WEST - MAJOR A

±22,500
SQ FT



ARTS AND CRAFTS



SOFT GOODS



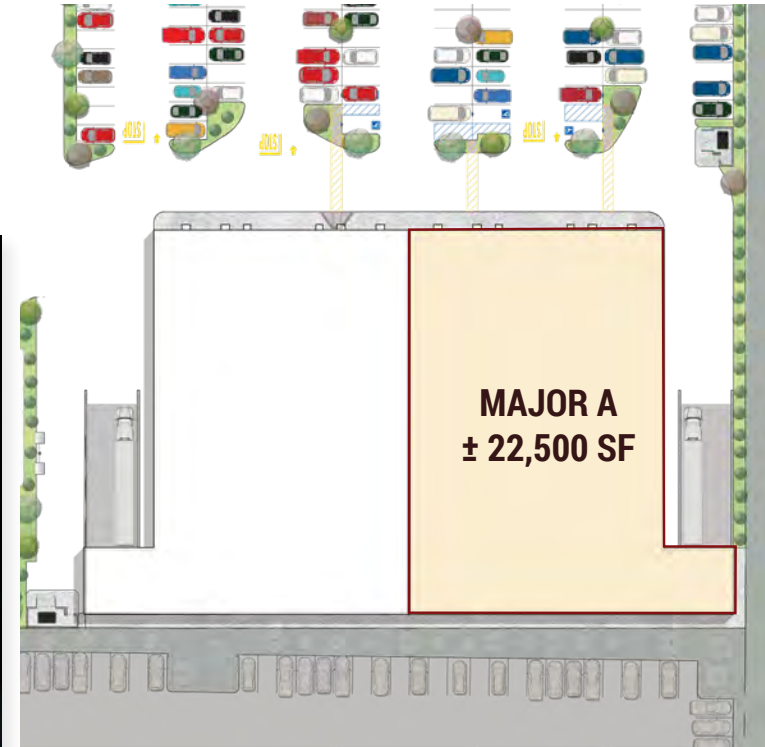
SPORTING GOODS



FURNITURE



MOVIE THEATER



HIGH DESERT WEST - MAJOR B

±22,500
SQ FT



ARTS AND CRAFTS



SOFT GOODS



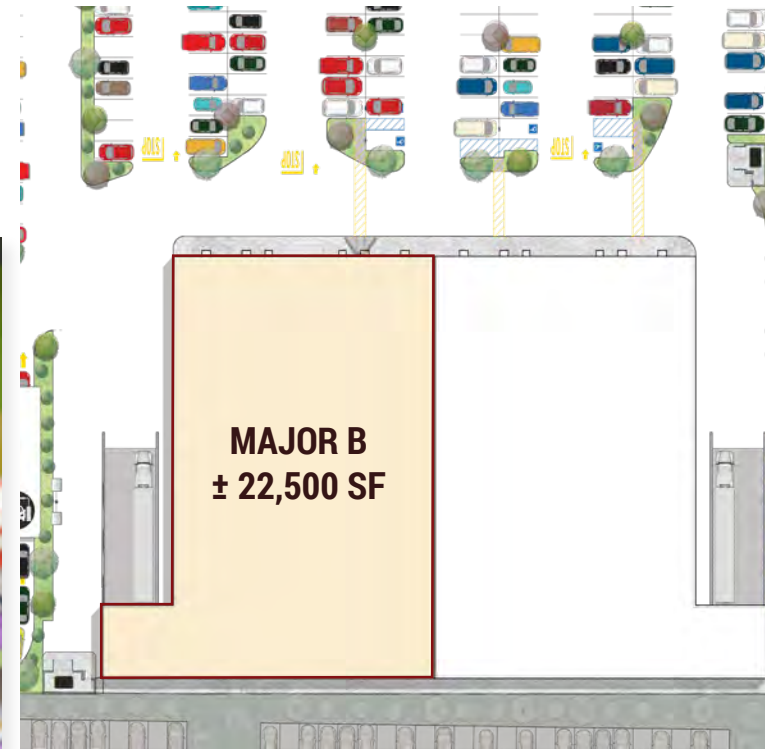
SPORTING GOODS

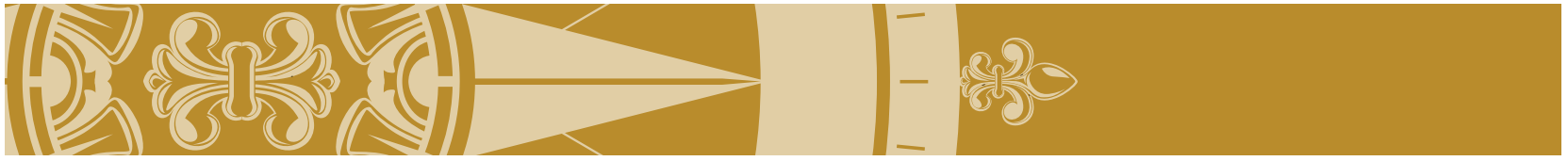


FURNITURE



DISCOUNT STORE





FOR LEASING INFORMATION



STRATEGIC
DEVELOPMENT
ADVISORS

Ielen Sarkisian

T (626) 243 - 5290

ielen.sarkisian@sdacre.com

DRE License : 01325914

**LEWIS
RETAIL CENTERS**

