

HI-DESERT PLAZA

±2,000 SF - ±8,400 SF FOR LEASE

12220-12236 Hesperia Rd, Victorville, CA 92395



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PROPERTY OVERVIEW



HI-DESERT PLAZA HIGHLIGHTS

- **Prime Retail Corridor:** Located at the signalized intersection of Bear Valley Road and Hesperia Road, the site benefits from a combined traffic count of approximately $\pm 66,574$ cars per day.
- **2nd Generation Spaces for Lease:** $\pm 8,400$ SF available for lease, built out as a market with a restaurant component including a hood, grease interceptor, three compartment sinks, meat counter, walk in freezers, walk in refrigerators, and restroom facilities. There is also a $\pm 2,000$ SF space available for lease with six private offices, a reception area, a conference room, and a restroom.
- **Prominent Hesperia Rd. Restaurant Pad Opportunity:** $\pm 6,000$ SF freestanding building built-out as a restaurant, with exceptional frontage on Hesperia Road, is available for lease. The restaurant features a large amount of existing restaurant infrastructure, including an underground grease interceptor, two hoods, multiple walk-in, sinks, and more.
- **Established Co-Tenancy:** The center features a strong mix of national and regional retailers including Grocery Outlet, Goodwill, Aaron's, Leslie's Pool Supply, DD's Discounts, and Dollar Tree, supporting consistent foot traffic.
- **Strong Visibility:** The center benefits from strong visibility with three pylon signs in total, two along Bear Valley Road and one along Hesperia Road.
- **Strategic high-traffic location:** High-traffic institutional corridor between Victor Valley College and Desert Valley Hospital, benefiting from strong daytime population generated by students, staff, patients, and medical personnel, which supports consistent traffic and sustained demand for nearby retail and service uses, and located near Spring Valley Lake, the "Jewel of the High Desert."

SITE PLAN



RESTAURANT PAD WITH GREAT FRONTAGE TO HESPERIA ROAD



±6,000 SF RESTAURANT FOR LEASE (12174 HESPERIA RD. VICTORVILLE, CA)



[Click here for video tour](#)

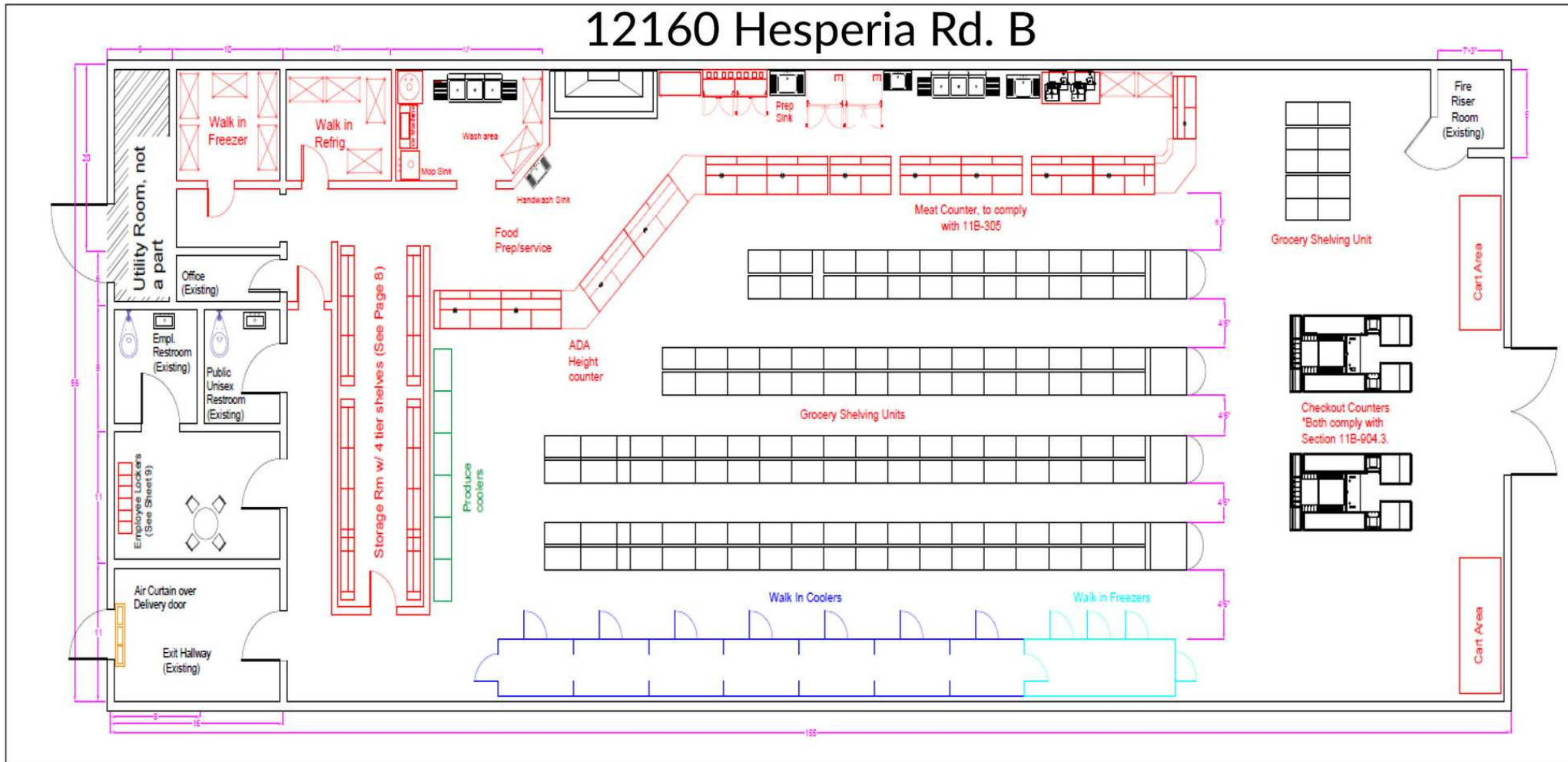
±6,000 SF RESTAURANT FOR LEASE (12174 HESPERIA RD. VICTORVILLE, CA)



±8,400 SF INTERIOR PHOTOS (12160 HESPERIA RD. B)

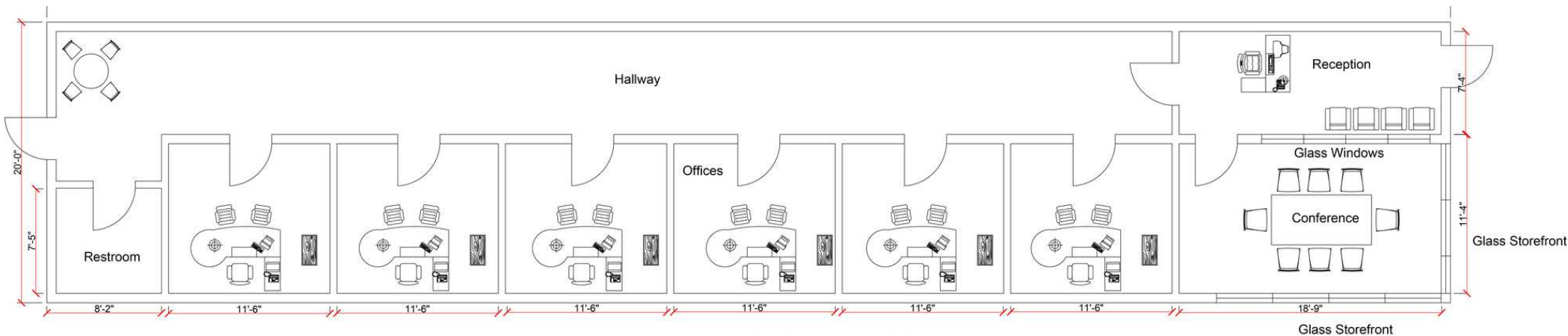


±8,400 SF FLOOR PLAN (12160 HESPERIA RD B)



Floor plan is for illustrative purposes only and may not be accurate.
Tenants must independently verify all information and shall not rely on this plan.

±2,000 SF INTERIOR PHOTOS & FLOOR PLAN (12188 HESPERIA RD)



12188 Hesperia Rd

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TRAFFIC COUNTS MAP



LOCATED WITHIN HIGH-TRAFFICKED INTERSECTION



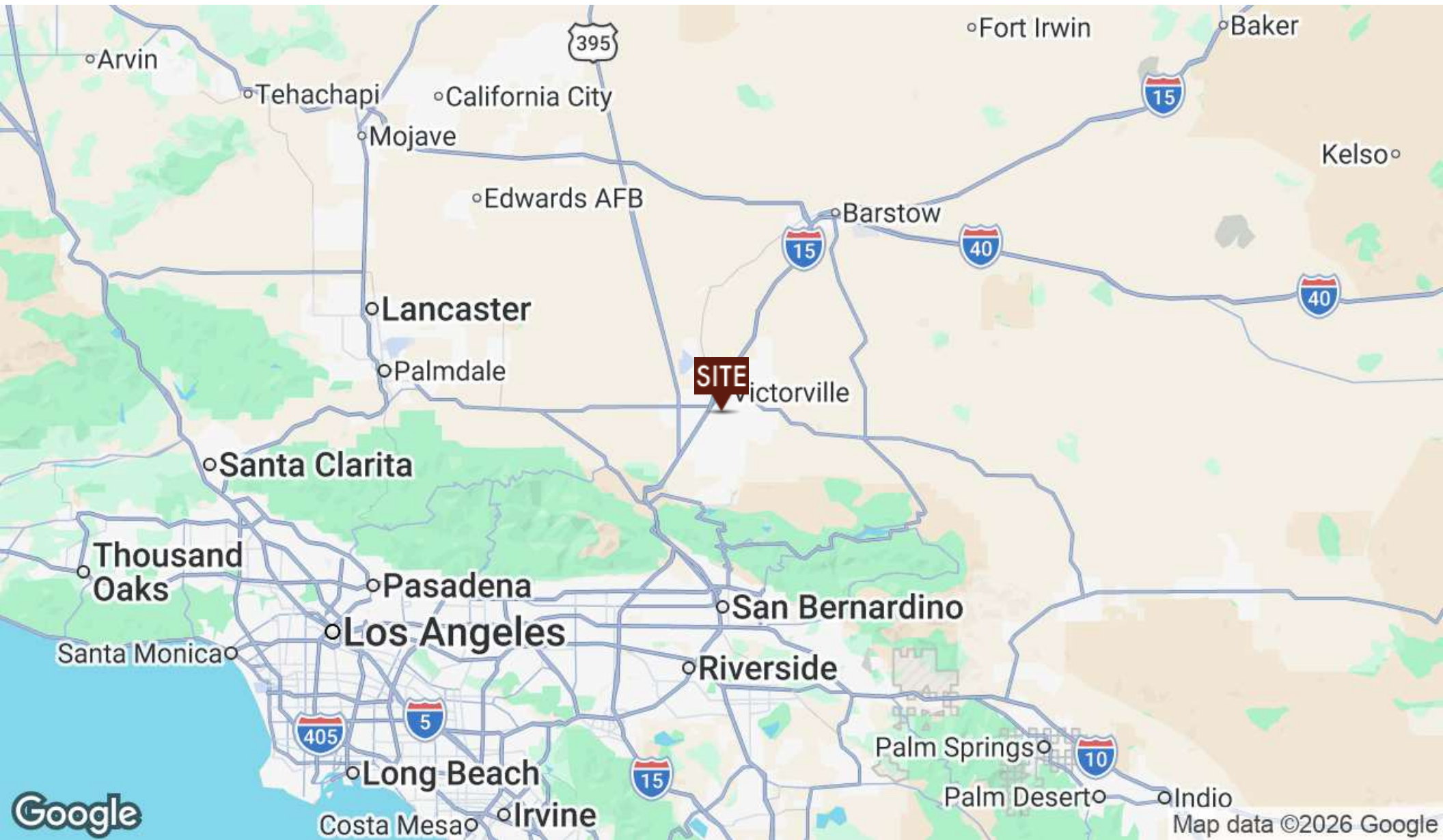
RETAILER & TRAFFIC GENERATOR MAP



ADDITIONAL PHOTOS

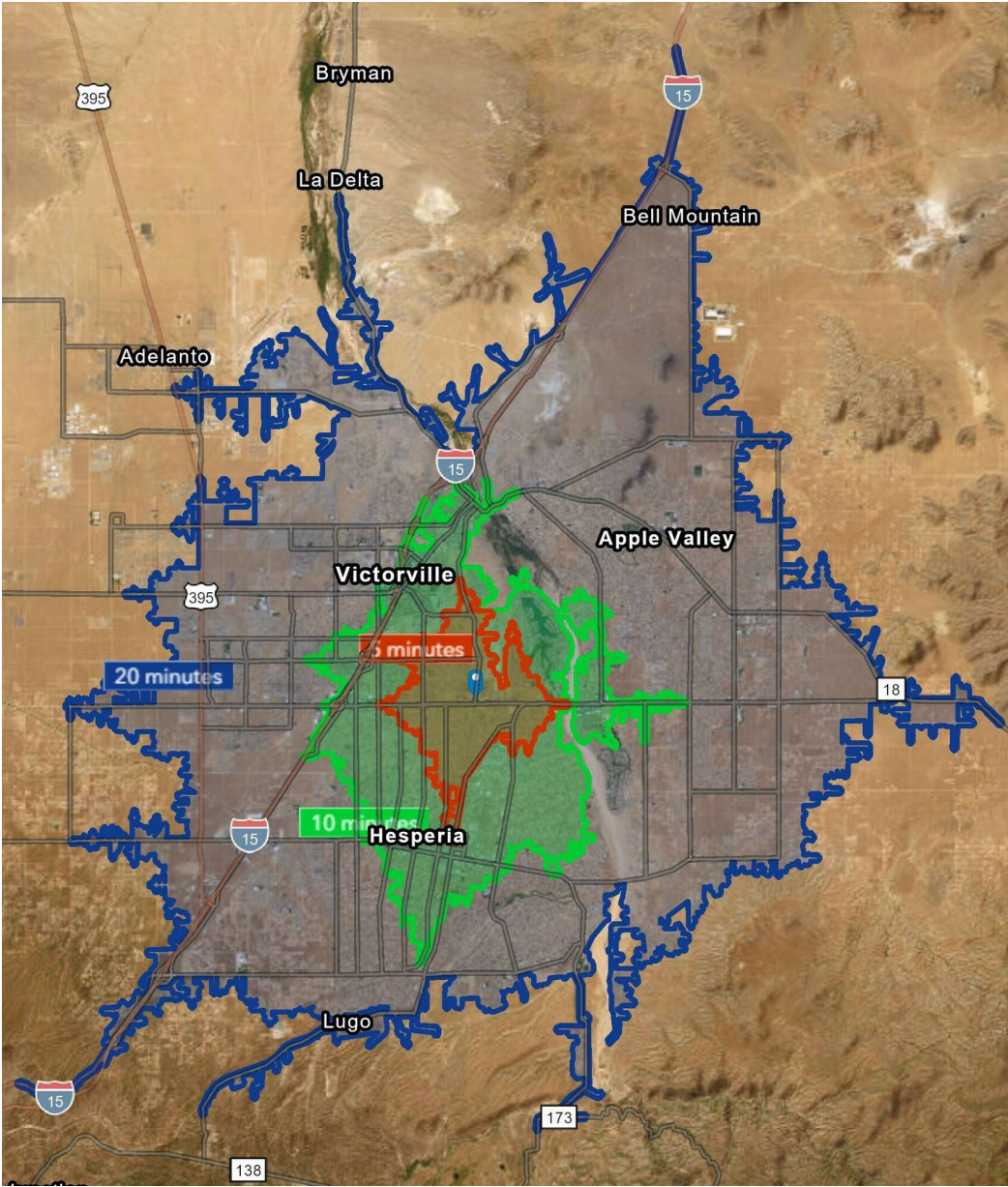


LOCATION MAP



DEMOGRAPHICS

	5 min	10 min	20 min
POPULATION			
2025 Total Population	29,251	90,827	324,174
2025 Median Age	32.8	33.6	33.9
2025 Total Households	9,077	28,429	96,590
2025 Average Household Size	3.2	3.2	3.3
INCOME			
2025 Average Household Income	\$80,793	\$80,722	\$103,407
2025 Median Household Income	\$65,053	\$65,678	\$81,062
2025 Per Capita Income	\$25,124	\$25,374	\$30,868
BUSINESS SUMMARY			
2025 Total Businesses	1,121	4,341	8,252
2025 Total Employees	8,012	31,481	55,452





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