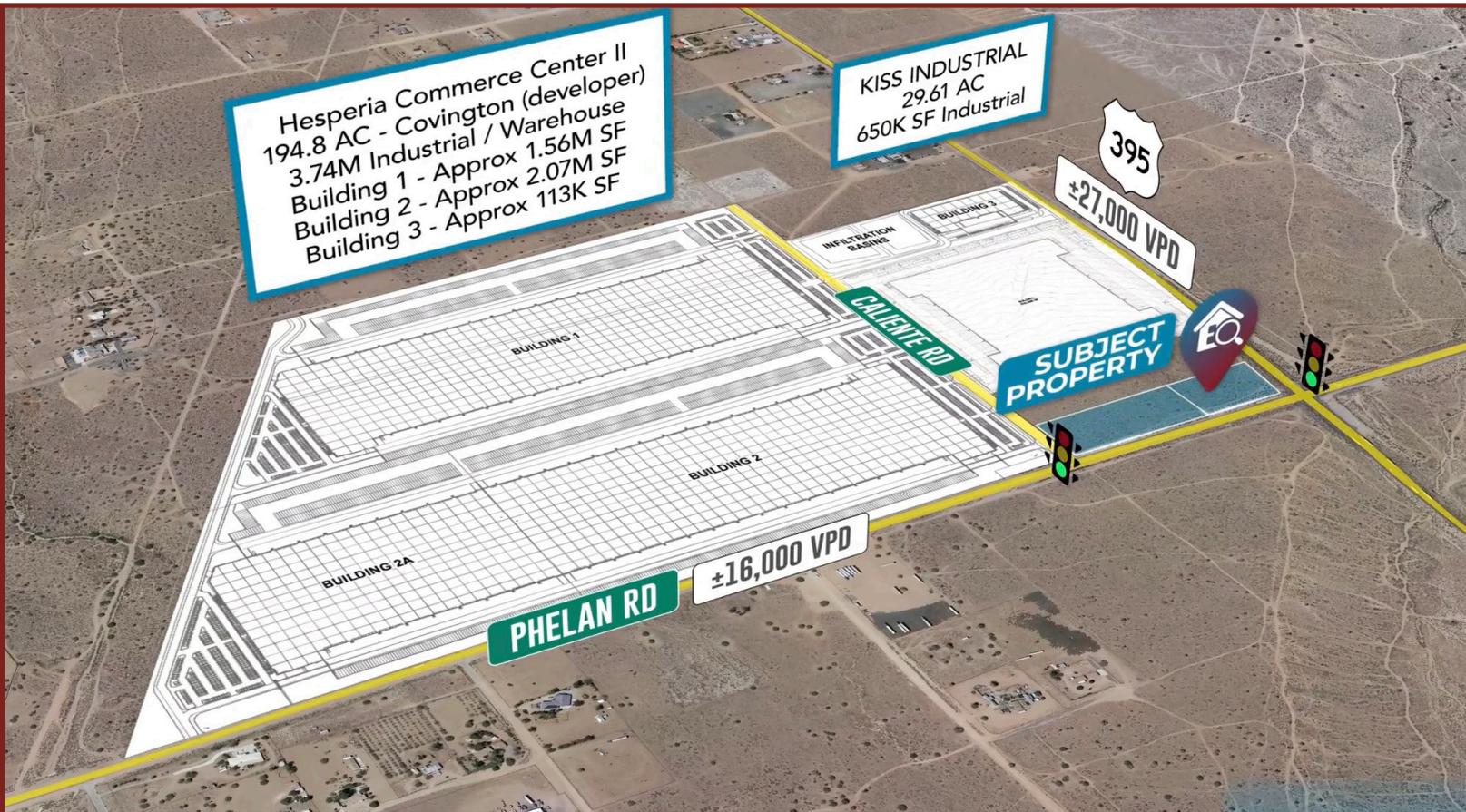


# Phelan Road Commercial

4 Acre Retail Site at the Adjacent to new Amazon Industrial Center



## Opportunity Highlights

- Adjacent to Hesperia Commerce Center II, bringing approximately 3.75M SF of warehouse/industrial buildings to the immediate area
- Corner parcel on (future) signalized intersection in the middle of the Hesperia Industrial corridor
- Parcel size ideal for neighborhood commercial center
- Near Highway 395 (approximately 27.4K VPD)
- Over 650 ft of frontage on Phelan Road
- Nearby industrial projects conditioned to improve Caliente Road and intersection, including traffic light
- Low competition in close proximity - minimal retail on Hwy 395 within 2 miles
- Water & sewer utilities are forthcoming as conditioned from the surrounding industrial developments

**2.5M SF Amazon Industrial Building is under construction and expected to be completed by mid 2026**

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