

Available for lease!

11146 Hesperia Road
Hesperia, California 92345



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**AVISON
YOUNG**

Leasing Terms

SUITES 103, 201 & 202

SF AVAILABLE: ±1,000

ASKING RENT: \$1.20

TERM: 3 to 5 Years

LEASE TYPE: Modified Gross



**Available space
is designed to
accommodate a variety
of uses!**

Location Overview

Demographics

101,836

Population

32,199

Households

42,600

Employees

\$68,971

Average household income

34%

Renter occupied

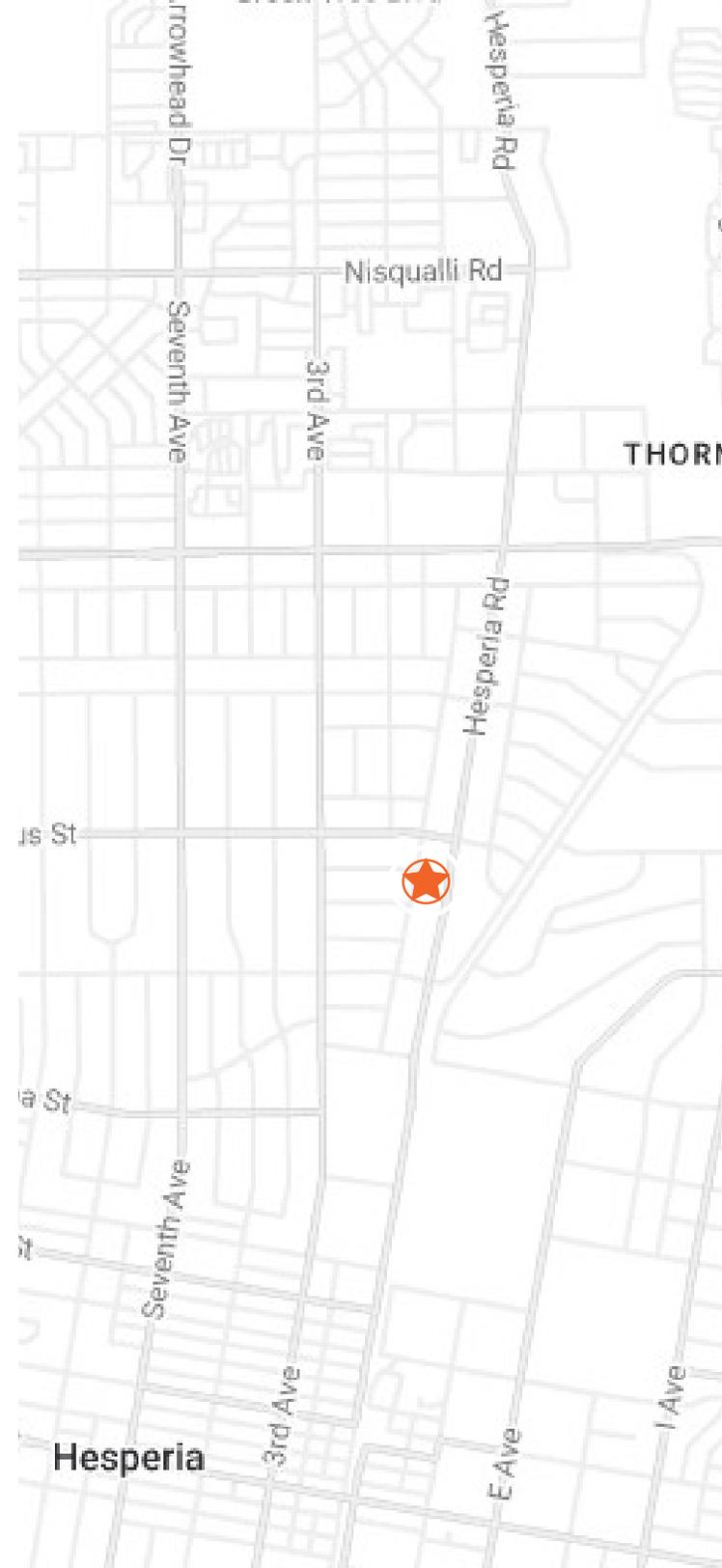
About Hesperia, California

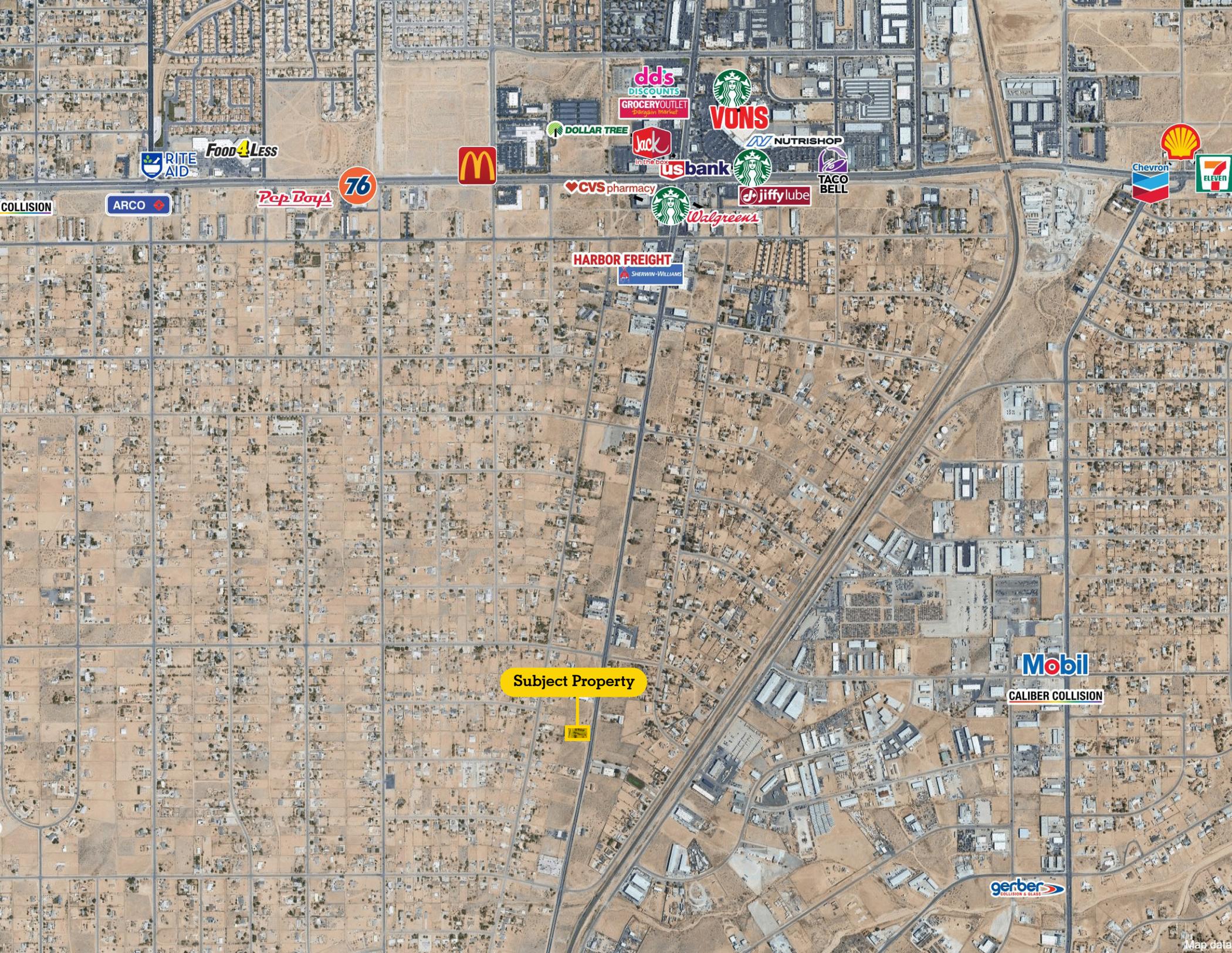
The city of Hesperia is located in the upper Mojave Desert region of San Bernardino County and tucked between both the San Bernardino and San Gabriel Mountain ranges. Hesperia is a growing community with a median age of 30.2 years, reflecting a youthful and expanding population. It is approximately 35 miles from the Inland Empire and 90 miles northeast of Los Angeles.

The local economy is primarily supported by industries such as construction, transportation, retail trade, and warehousing. Major employers in the area include the Hesperia Unified School District, Walmart, Target, Stater Bros. Markets, and the City of Hesperia. The city benefits from its proximity to major transportation corridors, including Interstate 15 and Highway 395, providing convenient access to regional and statewide markets. Nearby points of interests include Hesperia Lake Park, Hesperia Golf & Country Club, Hesperia BMX Track and CalEarth.

<https://www.hesperiacal.gov/150/Demographics-Facts>

<https://www.rentcafe.com/average-rent-market-trends/us/ca/hesperia/>





Food 4 Less

Pep Boys



DOLLAR TREE

dd's DISCOUNTS GROCERY OUTLET



usbank



NUTRISHOP



CVS pharmacy



jiffy lube

Walgreens

HARBOR FREIGHT

SHERWIN-WILLIAMS



Subject Property



Mobil

CALIBER COLLISION

gerber COLLISION & REPAIR

Suite 103



Suite 202



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We look forward to
speaking with you!

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Visit us online
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