

# 12800 Main Street



HESPERIA, CALIFORNIA

## Subject



**TOP-RANKED TARGET**  
97<sup>TH</sup> PERCENTILE  
#51 IN ENTIRE CHAIN  
PER PLACER.AI



**AMAZON BUYS 195 ACRES**  
APPROVED FOR MASSIVE  
WAREHOUSE IN HESPERIA  
[READ MORE](#)



**TOP-RANKED ROSS**  
88<sup>TH</sup> PERCENTILE  
PER PLACER.AI

**HIGH DESERT GATEWAY**



±63,000 VPD



118,000 VPD

ON RAMP

MAIN STREET

KEY POINTE AVE

OFF RAMP

sam's club  
Fuel & Car Wash



**TOP-RANKED CHIPOTLE**  
95<sup>TH</sup> PERCENTILE  
PER PLACER.AI



**TOP-RANKED IN-N-OUT**  
68<sup>TH</sup> PERCENTILE  
PER PLACER.AI



± 1.71-ACRE GROUND LEASE DEVELOPMENT OPPORTUNITY

# Subject

Future sam's club <>

sam's club <>  
Fuel & Car Wash

 **TOP-RANKED CHIPOTLE**  
95<sup>TH</sup> PERCENTILE  
PER PLACER.AI




Mattress Firm Hesperia  
Score Major  
Labor Day Deals

±63,000 VPD

 **TOP-RANKED TARGET**  
97<sup>TH</sup> PERCENTILE  
#51 IN ENTIRE CHAIN  
PER PLACER.AI



 **TOP-RANKED IN-N-OUT**  
68<sup>TH</sup> PERCENTILE  
PER PLACER.AI



MAIN STREET


 **TOP-RANKED RAISING CANE'S**  
88<sup>TH</sup> PERCENTILE  
PER PLACER.AI

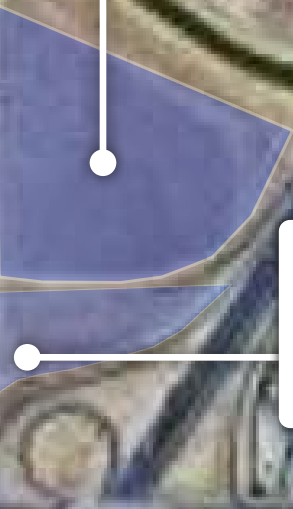


**HIGH DESERT GATEWAY**  
  

  
**AMAZON BUYS 195 ACRES  
APPROVED FOR MASSIVE  
WAREHOUSE IN HESPERIA**  
[READ MORE](#)



**FUTURE  
sam's club** 



**sam's club**   
**FUEL & CAR WASH**

Mattress Firm Hesperia

1.1 MILES

**HIGH DESERT GATEWAY**  
  

**Subject**

Crumbl - Hesperia

Jack in the Box

Panda Express

**Walmart**   
Supercenter

  
**TOP-RANKED  
RAISING CANE'S  
88<sup>TH</sup> PERCENTILE  
PER PLACER.AI**

## Site Details

- Parcel Size: ± 1.71-Acres
- Drive-Thru by Right
- Access on Key Pointe Ave & Main St
- Freeway Pylon Signage Opportunity





## Property Description

Pegasus is pleased to present an irreplaceable ground lease opportunity ideal for a drive-thru restaurant development in rapidly expanding Hesperia, California. The site uniquely benefits from direct visibility, adjacency, and access to Interstate 15, one of the busiest interstates in America connecting Southern California to Las Vegas. This prime, a ± 1.71-acre site is entitled to drive-thru use by right and has direct curb cuts from Main St and Key Point Ave, with direct right-in access from the southbound I-15 off-ramp. Surrounding retail is exceptionally strong – top-performing major users like Target, In-N-Out Burger, Raising Cane’s, Walmart, and more call this corridor home.

**Placer.ai**

**FOOT TRAFFIC RANKINGS BY CHAIN**

 <b>target</b> 97 <sup>TH</sup> PERCENTILE #51 IN ENTIRE CHAIN	 <b>Walmart</b> Supercenter 81 <sup>ST</sup> PERCENTILE	 <b>CHIPOTLE</b> MEXICAN GRILL 95 <sup>TH</sup> PERCENTILE	 <b>Raising Cane's</b> CHICKEN FINGERS 84 <sup>TH</sup> PERCENTILE
 <b>ROSS</b> DRESS FOR LESS® 88 <sup>TH</sup> PERCENTILE	 <b>Baker's</b> 97 <sup>TH</sup> PERCENTILE #2 IN ENTIRE CHAIN	 <b>IN-N-OUT</b> BURGER 68 <sup>TH</sup> PERCENTILE	

# 12800 Main Street

HESPERIA, CALIFORNIA

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