

SERVICE COMMERCIAL UNIT FOR LEASE 10904 HESPERIA ROAD UNIT C1 & C2

Hesperia, CA 92345



ECONOMIC DATA

LEASE RATE: \$1.25 SF/month (NNN)

PROPERTY INFORMATION

COUNTY: San Bernardino

MARKET: Inland Empire

SUBMARKET: High Desert

BUILDING DATA

YEAR BUILT: 1989

ZONING: General Commercial

LISTING DATA

AVAILABLE SF: 3,416 SF

PROPERTY OVERVIEW

****Please do not disturb tenant - available for long term lease upon current tenant vacating****

This spacious unit is located on Hesperia Road between Main Street and Bear Valley Road. This long-standing north/south corridor in our growing region supports substantial traffic patterns and offers ±3,416 SF of versatile commercial space.

The suite features two roll-up doors, main entry doors, and a small fenced yard area and high ceilings. This suite is an ideal opportunity for various uses such as tire shops, smog check facilities, window tinting services, and general storage. Zoned C2 General Commercial by the city of Hesperia, this property allows for a range of commercial uses, including automotive services and retail establishments. The unit will also benefit from neighboring businesses; such as Parker Integrity Real Estate, Cece's Barber Shop, Shear Images Salon, and 760 Discount Tools just to highlight a few.

****Please note, although we believe that we have sourced accurate data regarding this property. All prospective Buyers/Tenants are advised to satisfy themselves with all aspects of the subject property prior to completing a final purchase or lease agreement.**

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
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AVAILABLE SPACES

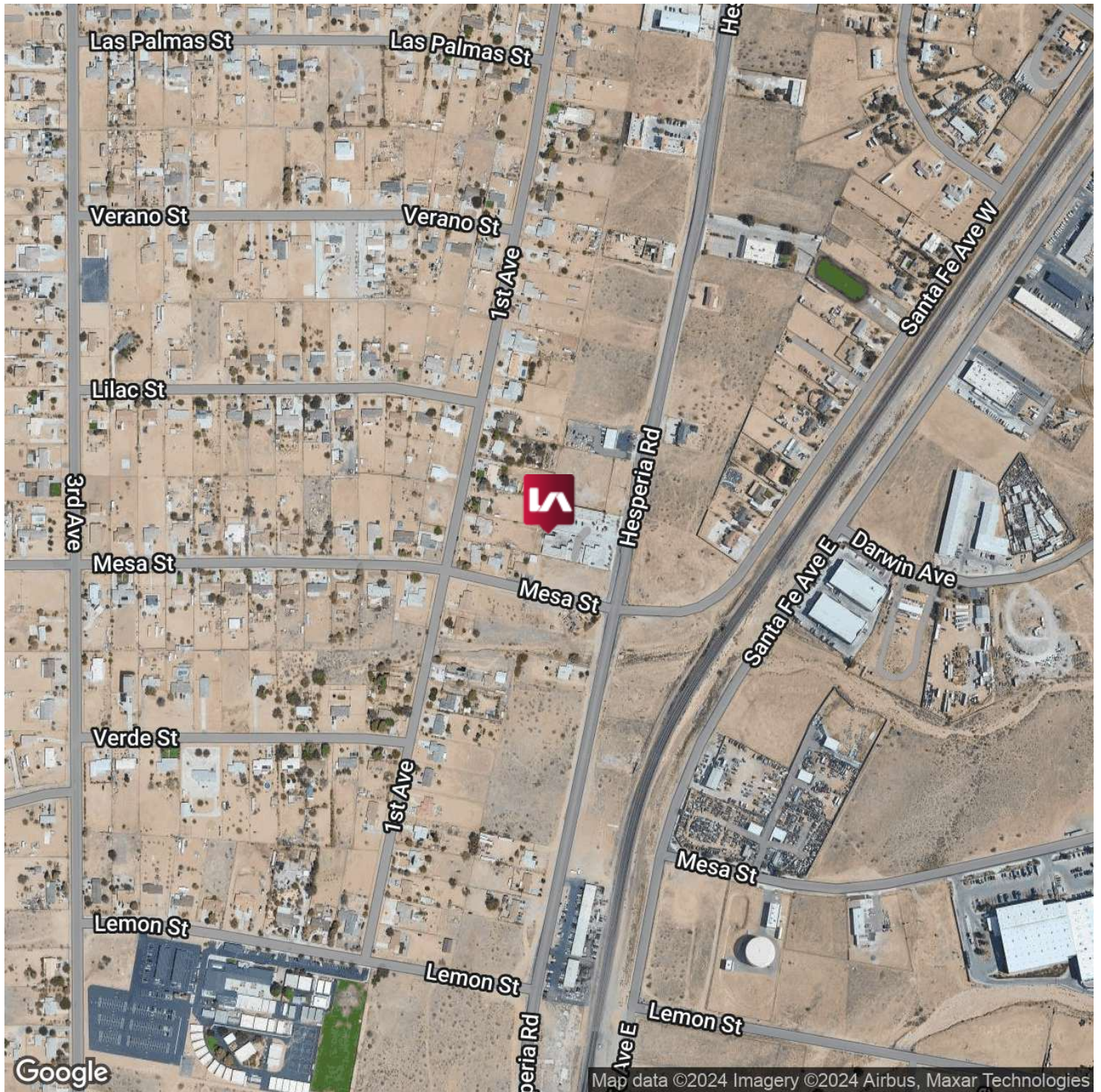
| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|-----------------------------------|-----------|-----------|------------|-----------------|
| SERVICE COMMERCIAL UNIT FOR LEASE | Available | 3,416 SF | NNN | \$1.25 SF/month |

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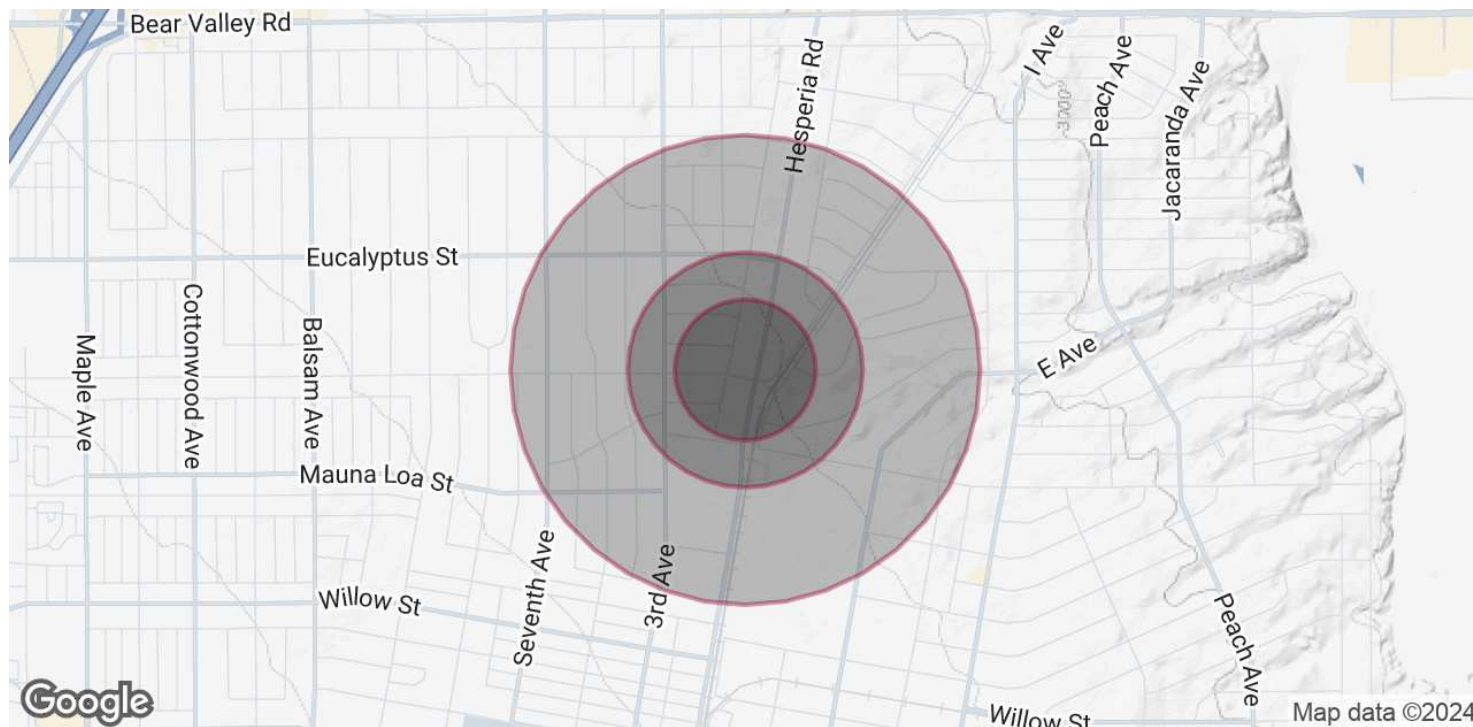


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POPULATION

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 466 | 978 | 3,554 |
| Average Age | 35 | 35 | 35 |
| Average Age (Male) | 35 | 35 | 35 |
| Average Age (Female) | 36 | 36 | 36 |

HOUSEHOLDS & INCOME

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 127 | 267 | 1,001 |
| # of Persons per HH | 3.7 | 3.7 | 3.6 |
| Average HH Income | \$77,785 | \$77,237 | \$77,549 |
| Average House Value | \$359,193 | \$360,411 | \$382,964 |

Demographics data derived from AlphaMap

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