



15335 Bear Valley Rd
Hesperia CA 92345

OFFERING SUMMARY

ADDRESS	15335 Bear Valley Rd Hesperia CA 92345
COUNTY	Los Angeles
PRICE	\$990,000
PRICE PSF	\$18.90
LAND SF	52,359 SF
LAND ACRES	1.202
APN	0406-051-24-0000

DEMOGRAPHICS

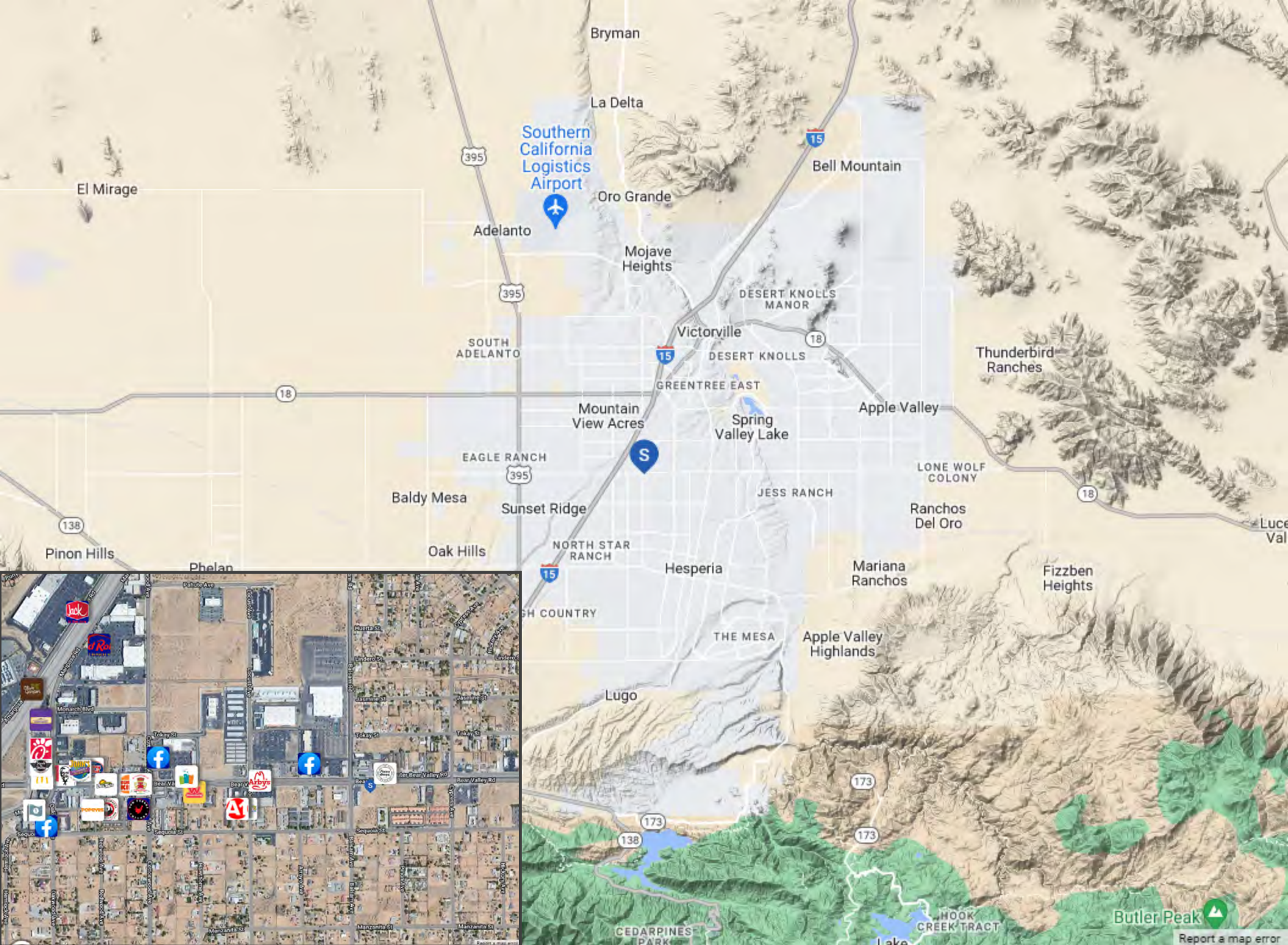
	1 MILE	3 MILE	5 MILE
2023 Population	6,799	80,290	208,288
2023 Median HH Income	\$55,600	\$60,680	\$66,196
2023 Average HH Income	\$85,674	\$79,696	\$88,718

Highlights

- Owner user or investment sale
- Great visibility from lighted intersection
- Surrounded by national tenants including DQ, Home Depot, O Reilly's Auto parts, AutoZone, Smart and Final, American Tire Depot, Amazon, Lowe's, Dunkin, Walmart and many more.
- Great frontage and visibility from Bear Valley Rd with +/- 50,000 Vehicles per day
- +/-1.2 ac of prime commercial land
- Property is well positioned near the 15 freeway, seeing high traffic volumes.
- Bear Valley Rd. is the major thoroughfare running East to West through the Hesperia/ Victorville area







Southern California Logistics Airport



Butler Peak

Report a map error



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,072	54,315	111,288
2010 Population	6,147	71,514	177,911
2023 Population	6,799	80,290	208,288
2028 Population	6,879	80,929	211,573
2023 African American	543	9,893	27,330
2023 American Indian	142	1,537	3,997
2023 Asian	196	2,784	8,232
2023 Hispanic	4,560	48,068	119,465
2023 Other Race	2,850	27,255	66,622
2023 White	2,027	25,019	66,555
2023 Multiracial	1,012	13,473	34,647
2023-2028: Population: Growth Rate	1.15 %	0.80 %	1.55 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	287	2,820	6,339
\$15,000-\$24,999	249	2,118	4,636
\$25,000-\$34,999	188	2,018	4,634
\$35,000-\$49,999	163	2,409	6,671
\$50,000-\$74,999	311	4,810	11,417
\$75,000-\$99,999	205	3,277	8,811
\$100,000-\$149,999	221	3,939	10,356
\$150,000-\$199,999	210	1,614	5,029
\$200,000 or greater	124	804	3,294
Median HH Income	\$55,600	\$60,680	\$66,196
Average HH Income	\$85,674	\$79,696	\$88,718

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,701	18,537	39,407
2010 Total Households	1,816	21,707	53,174
2023 Total Households	1,958	23,808	61,188
2028 Total Households	1,990	24,099	62,345
2023 Average Household Size	3.46	3.36	3.39
2000 Owner Occupied Housing	871	11,807	24,661
2000 Renter Occupied Housing	726	5,607	11,972
2023 Owner Occupied Housing	1,068	13,348	36,528
2023 Renter Occupied Housing	890	10,460	24,660
2023 Vacant Housing	83	1,119	3,496
2023 Total Housing	2,041	24,927	64,684
2028 Owner Occupied Housing	1,100	13,791	37,859
2028 Renter Occupied Housing	890	10,308	24,486
2028 Vacant Housing	79	1,077	3,298
2028 Total Housing	2,069	25,176	65,643
2023-2028: Households: Growth Rate	1.60 %	1.20 %	1.90 %

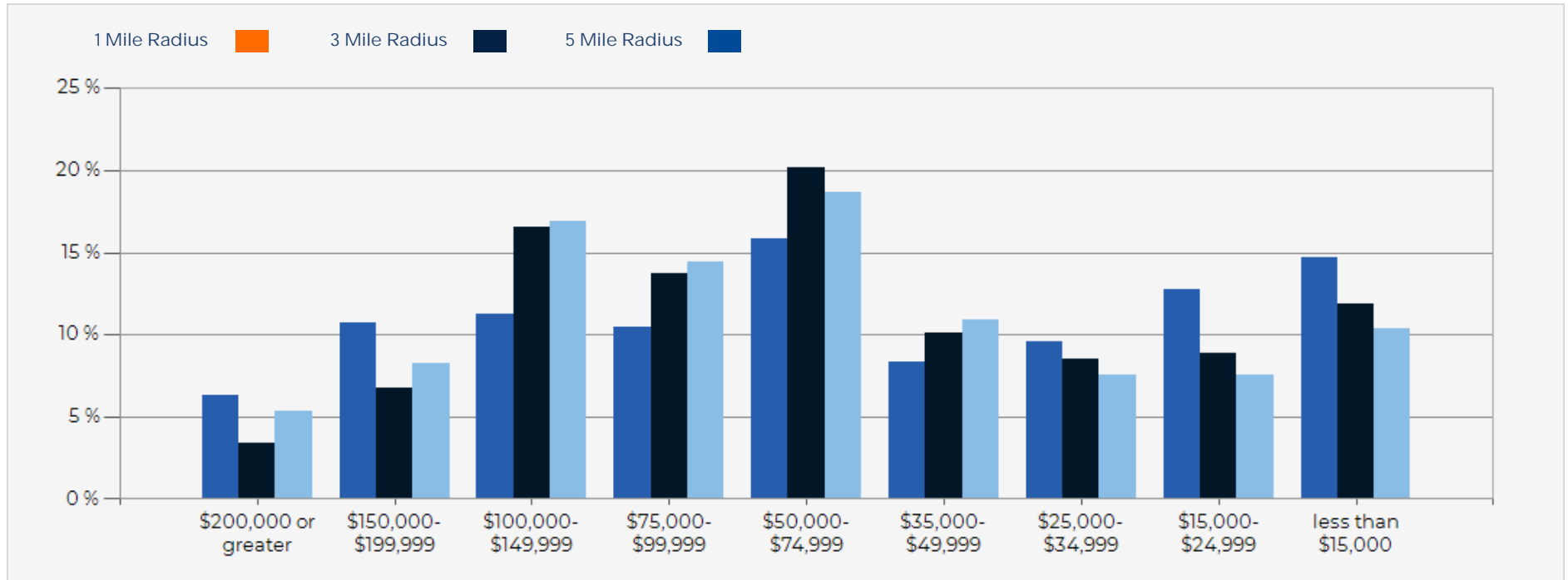
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	524	6,817	16,785
2023 Population Age 35-39	456	5,167	13,348
2023 Population Age 40-44	380	4,486	12,300
2023 Population Age 45-49	337	3,946	10,723
2023 Population Age 50-54	325	4,057	10,586
2023 Population Age 55-59	333	4,080	10,325
2023 Population Age 60-64	337	4,047	9,904
2023 Population Age 65-69	273	3,352	8,629
2023 Population Age 70-74	182	2,580	6,872
2023 Population Age 75-79	134	1,820	4,753
2023 Population Age 80-84	83	1,166	3,022
2023 Population Age 85+	69	928	2,547
2023 Population Age 18+	4,887	58,110	149,924
2023 Median Age	30	32	32

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,558	\$65,325	\$69,734
Average Household Income 25-34	\$89,343	\$82,916	\$89,307
Median Household Income 35-44	\$62,246	\$73,125	\$78,603
Average Household Income 35-44	\$100,773	\$93,278	\$101,277
Median Household Income 45-54	\$68,771	\$75,969	\$81,348
Average Household Income 45-54	\$102,638	\$93,928	\$103,710
Median Household Income 55-64	\$57,030	\$64,690	\$70,455
Average Household Income 55-64	\$83,131	\$82,332	\$92,562
Median Household Income 65-74	\$46,869	\$47,910	\$53,117
Average Household Income 65-74	\$70,917	\$64,879	\$76,082
Average Household Income 75+	\$58,546	\$50,290	\$60,337

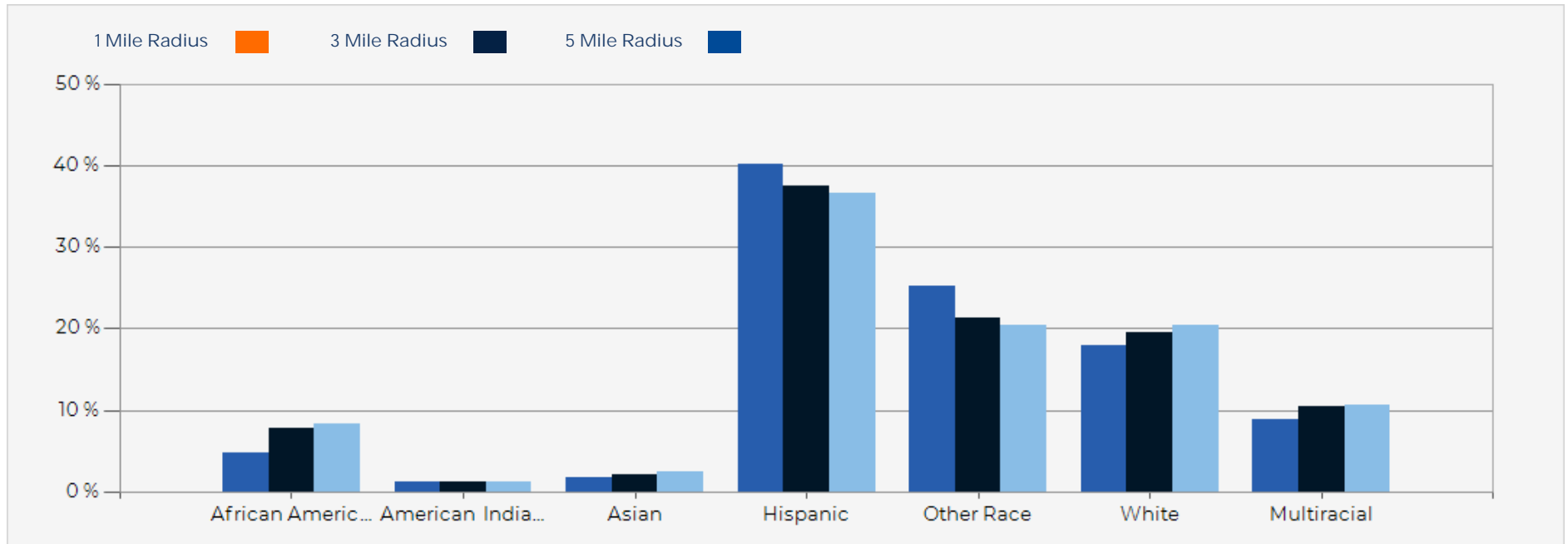
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	571	7,013	19,688
2028 Population Age 35-39	505	6,745	17,048
2028 Population Age 40-44	433	4,969	12,752
2028 Population Age 45-49	355	4,227	11,183
2028 Population Age 50-54	310	3,650	9,595
2028 Population Age 55-59	291	3,685	9,326
2028 Population Age 60-64	284	3,532	8,773
2028 Population Age 65-69	275	3,430	8,304
2028 Population Age 70-74	213	2,756	7,094
2028 Population Age 75-79	132	1,960	5,286
2028 Population Age 80-84	91	1,323	3,459
2028 Population Age 85+	75	1,047	2,832
2028 Population Age 18+	4,923	58,027	151,026
2028 Median Age	31	33	32

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,505	\$75,121	\$80,197
Average Household Income 25-34	\$99,770	\$94,747	\$104,433
Median Household Income 35-44	\$71,996	\$82,380	\$88,262
Average Household Income 35-44	\$118,684	\$107,156	\$115,737
Median Household Income 45-54	\$80,188	\$83,205	\$90,690
Average Household Income 45-54	\$120,859	\$106,826	\$118,369
Median Household Income 55-64	\$64,371	\$73,791	\$80,303
Average Household Income 55-64	\$95,338	\$94,314	\$106,684
Median Household Income 65-74	\$55,309	\$55,950	\$62,999
Average Household Income 65-74	\$82,954	\$76,782	\$90,516
Average Household Income 75+	\$65,225	\$58,918	\$71,467

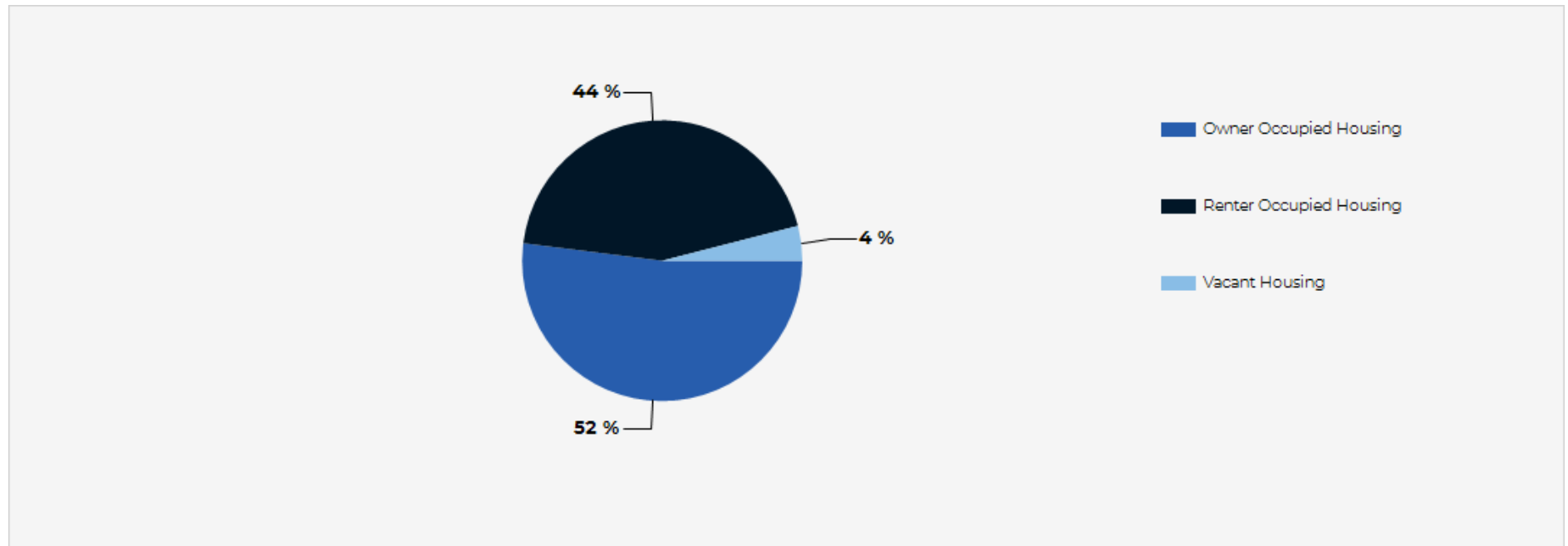
2023 Household Income



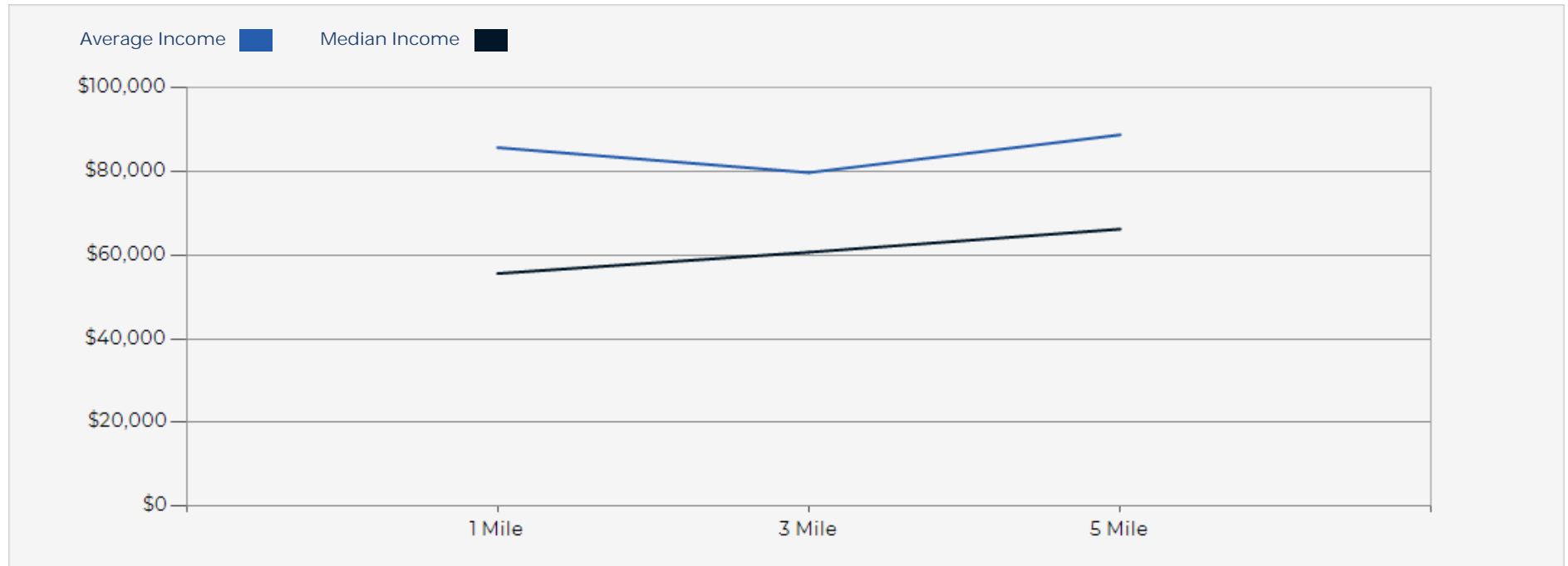
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



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