



# HIGH DESERT GATEWAY I & WEST

Hesperia, California



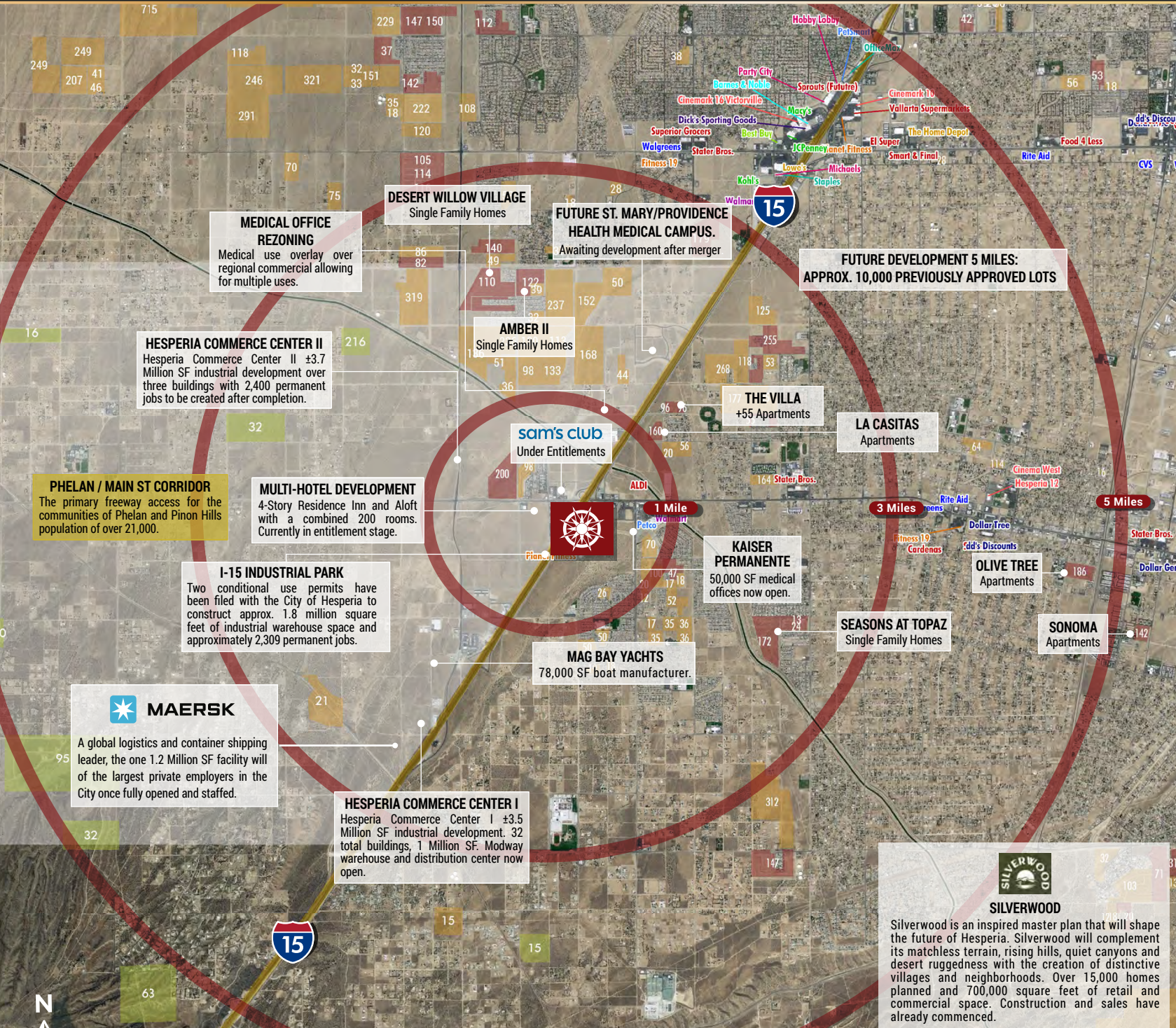
**LEWIS  
RETAIL CENTERS**

# HIGH DESERT GATEWAY I & WEST



- ±428,245 SF Regional site at the prime intersection of Main street and Highway I-15.
- This Regional Center has a proven track record of success, boasting high volume sales and a lineup of credit-worthy national tenants, as well as strong local businesses.
- With more than 2,300 feet of frontage and visibility from the freeway, the High Desert Gateway is the solitary retail shopping center that enjoys excellent access to the I-15 Freeway.
- Positioned at the gateway to the High Desert Trade Area and boasting a traffic count exceeding 133,700 CPD, the location of this property serves both the existing trade area and future growth.
- With a population exceeding 21,000 people, the Phelan community relies solely on Main Street as the thoroughfare for commuting to and from the I-15 Freeway.
- At present, there are more than 550 hotel rooms in the area, and there are plans for further hotel development in the near future.

# PROJECTED AREA GROWTH



**26,283**  
2024 TOTAL DAYTIME  
WORKER POPULATION  
5-MILES



**117,269**  
2024 TOTAL  
POPULATION  
5-MILES



**\$99,438**  
2024 AVERAGE  
HOUSEHOLD INCOME  
5-MILES



## AREA HOUSING DEVELOPMENT

- PROPOSED/  
IN APPLICATION
- APPROVED
- UNDER  
DEVELOPMENT



### SILVERWOOD

Silverwood is an inspired master plan that will shape the future of Hesperia. Silverwood will complement its matchless terrain, rising hills, quiet canyons and desert ruggedness with the creation of distinctive villages and neighborhoods. Over 15,000 homes planned and 700,000 square feet of retail and commercial space. Construction and sales have already commenced.



# AERIAL OVERVIEW

FUTURE WAREHOUSE  
(NOT A PART)

HIGH DESERT GATEWAY  
PHASE III



ONE REALTY GROUP  
CHOICE MEDICAL GROUP  
LESLIE'S

6,625 SF

planet fitness

6,300 SF

FAMOUS Footwear

JOANN

ULTA

Marshalls

ROSS  
DRESS FOR LESS

UBREAKIFIX  
AMERICA'S BEST CONTACTS & EYEGLASSES

SALLY BEAUTY  
crumbl cookies  
sleep number

FIVE GUYS  
BURGERS and FRIES

menchie's

Oasis SUSHI

carter's  
AT&T  
GNC  
Bath & Body Works

WaBa

Royal Pan

5  
JUICE IT UP!

Farmer Boys

CHASE

verizon  
mykid  
AMERICAN URGENT CARE  
HIGH DESERT SMILES

golden corral

22,500 SF

22,500 SF

7,865 SF

3,000 SF

Shell  
BEYOND

GLOBAL CREDIT UNION  
Nail

Domino's  
Signature Barbers  
STARBUCKS



133,702 ADT

32,031 ADT

CATABA ROAD

MAIN STREET



# AERIAL OVERVIEW



HIGH DESERT SMILES  
 MERIDIAN URGENT CARE  
 MyKids  
**verizon**

Bath & Body Works  
**GNC**  
 AT&T  
**carter's**

**target**

**ROSS**  
 SNEAKS. FOR LESS.

**Marshalls**

**ULTA**

**JOANN**

**FAMOUS**  
 FOOTWEAR

**LESLIE'S**  
**CHOICE**  
 MEDICAL GROUP  
 ONE REALTY ONE GROUP

**planet fitness**



**133,702 ADT**

**golden corral**

6,300 SF

6,625 SF

**JUICE IT UP?**  
 5  
 Royal Pan  
**WaBa**

**FIVE GUYS**  
 BURGERS and FRIES  
**menchie's**  
**Oasis SUSHI**

sleep number  
**crumbl**  
 cookies  
**SALLY BEAUTY**

**CHASE**

**Farmer Boys**

**AMERICA'S BEST**  
 CONTACTS & EYGLASSES  
 EYEBROW RUS  
 Threading Salon  
**UBREAKIFIX**

**CATABA ROAD**

**FUTURE WAREHOUSE (NOT A PART)**

**32,031 ADT**

**HIGH DESERT GATEWAY PHASE III**

**Nail**  
 EUROPEAN SPA CENTER  
**GLOBAL CREDIT UNION**

7,865 SF

22,500 SF

22,500 SF

**Adjacent Property**

**Domino's**  
 Signature Barbers  
**MEXICO**  
**STARBUCKS**

3,000 SF

**Shell**  
**BEYOND**

**Future aloft**  
 HOTELS  
**100 Rooms**

**Future Residence Inn**  
**Marriott**  
**100 Rooms**

**MAIN STREET**

**TSC TRACTOR SUPPLY CO**

**(NOT A PART)**

# SITE PLAN

HIGH DESERT SMILES  
DENTISTRY

**MERIDIAN**  
URGENT CARE  
& OCCUPATIONAL HEALTH

MyKid's  
DENTIST & ORTHODONTICS

**verizon**

AVAILABLE  
NOT CONSTRUCTED



32,031 ADT

**CHASE**

**Farmer Boy**

**JUICE IT UP!**

5  
LIVE NAILS  
A DAY

Royal Pan

**WaBa Grill**

**CATABA ROAD**



**MAIN STREET**

**Domino's**  
Signature Barbers

**MEXICO Lindo**

**STARBUCKS**

MAJOR B  
22,500 SF

MAJOR A  
22,500 SF

PAD A  
3,000 SF

SHOPS 3  
7,865 SF

PAD D  
6,625 SF

SHOPS 8  
6,577 SF

# DEMOGRAPHIC PROFILE

## POPULATION

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
2029 TOTAL POPULATION	36,629	119,398	323,024
2024 TOTAL POPULATION	35,575	117,269	319,076
2024 TOTAL DAYTIME POPULATION	29,437	96,339	273,921
2024 DAYTIME POPULATION: WORKERS	8,946	26,283	79,295
2024 DAYTIME POPULATION: RESIDENTS	20,491	70,056	194,626
2024 MEDIAN AGE	33.8	34.3	34.5

## INCOME

2024 MEDIAN HOUSEHOLD INCOME	\$88,346	\$78,849	\$74,056
2024 AVERAGE HOUSEHOLD INCOME	\$106,523	\$99,438	\$94,973

## HOUSEHOLDS

2029 TOTAL HOUSEHOLDS	10,379	34,115	94,491
2024 TOTAL HOUSEHOLDS	9,952	33,096	92,204
2024 AVERAGE HOUSEHOLD SIZE	3.57	3.54	3.38

## HOUSING

2024 HOUSING UNITS	10,580	34,880	97,663
OWNER OCCUPIED	7,030	22,589	61,259
RENTER OCCUPIED	2,922	10,507	30,945
2024 AVERAGE HOME VALUE	\$527,440	\$510,024	\$476,053

## RACE AND ETHNICITY

WHITE	34.16%	33.31%	34.52%
BLACK/AFRICAN AMERICAN	7.18%	8.77%	11.46%
ASIAN	4.56%	3.78%	3.83%
AMERICAN INDIAN/ALASKA NATIVE	2.11%	2.01%	2.01%
PACIFIC ISLANDER	0.24%	0.30%	0.43%
TWO OR MORE RACES	16.91%	16.91%	16.08%
OTHER RACE	34.83%	34.93%	31.66%
HISPANIC POPULATION	61.51%	61.03%	56.97%

Source: ESRI, US Census



Hesperia is a city in San Bernardino County, California, United States. It is located 35 miles (56 km) north of downtown San Bernardino in Victor Valley and surrounded by the Mojave Desert. Because of its relatively high elevation and the unique and moderate weather patterns of the region, Hesperia is part of what is locally called the High Desert. The name "Hesperia" means "western land". The 2020 census report estimates that the city has a population of 95,750.

The town site was laid out in 1891 by railroad company land developers of the Santa Fe Railroad, which was completed that year. Hesperia was named for Hesperus, the Greek god of the West. The railroad land developers published pamphlets distributed across the country with boosterism of Hesperia, California, as a potential metropolis, to become "the Omaha of the West". Hesperia grew relatively slowly until the completion of US Routes 66, 91, and 395 in the 1940s, followed by Interstate 15 in the late 1960s.

The main wave of newcomers, though, arrived at Hesperia in the 1980s. Suburban growth transformed the small town of 5,000 people in 1970 to a moderate-sized city with a population over 60,000 by 2000, and an estimated population over 100,000 as of July 2024.

Hesperia has its own man made lake (Hesperia Lake Park) on the southeastern edge of the town. This lake is where various town activities are held, including the annual Hesperia Day activities. Camping and fishing are permitted here, as well as day camp and various junior leagues for sports.

# HIGH DESERT GATEWAY I - SHOPS I

±1,300  
SQ FT

SUITE 130



CREDIT UNION



OPTOMETRIST



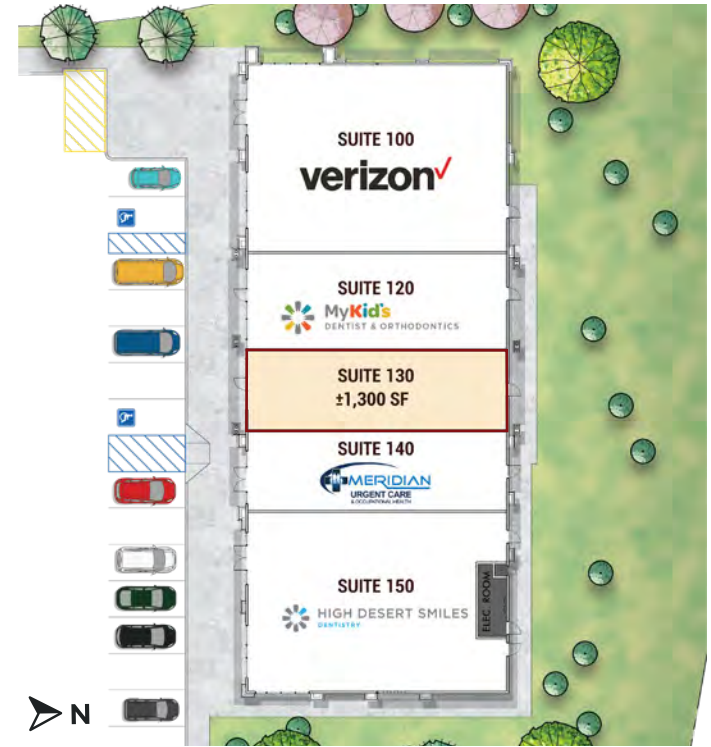
MEDICAL



PET SUPPLY



OFFICE SPACE





# HIGH DESERT GATEWAY I - SHOPS 8

±1,277  
SQ FT

SUITE 1

±1,500  
SQ FT

SUITE 2

±1,800  
SQ FT

SUITE 3

±2,000  
SQ FT

SUITE 4



LEARNING CENTER



OFFICE SPACE



PHYSICAL THERAPY



SPORTING GOODS



SHOE STORE



# HIGH DESERT GATEWAY I - PAD D

±6,625  
SQ FT



RETAIL



DINING



OFFICE SPACE



FURNITURE



SPORTING GOODS



# HIGH DESERT WEST - SHOPS 3

±7,865  
SQ FT



DINING



CHINESE FOOD



CHICKEN



PIZZA



BURGER



# HIGH DESERT WEST - SHOPS 1

±3,800  
SQ FT

SUITE 100



CHICKEN



CHINESE FOOD



SANDWICHES



DINING



BURGER



# HIGH DESERT WEST - PAD A

±3,000  
SQ FT

DRIVE THRU



BURGER



DINING



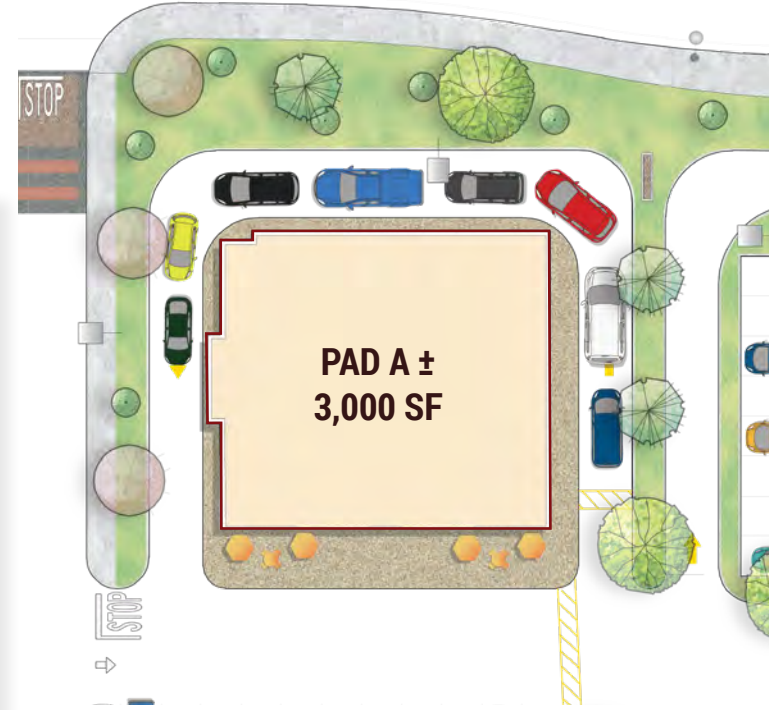
CHINESE FOOD



BANK

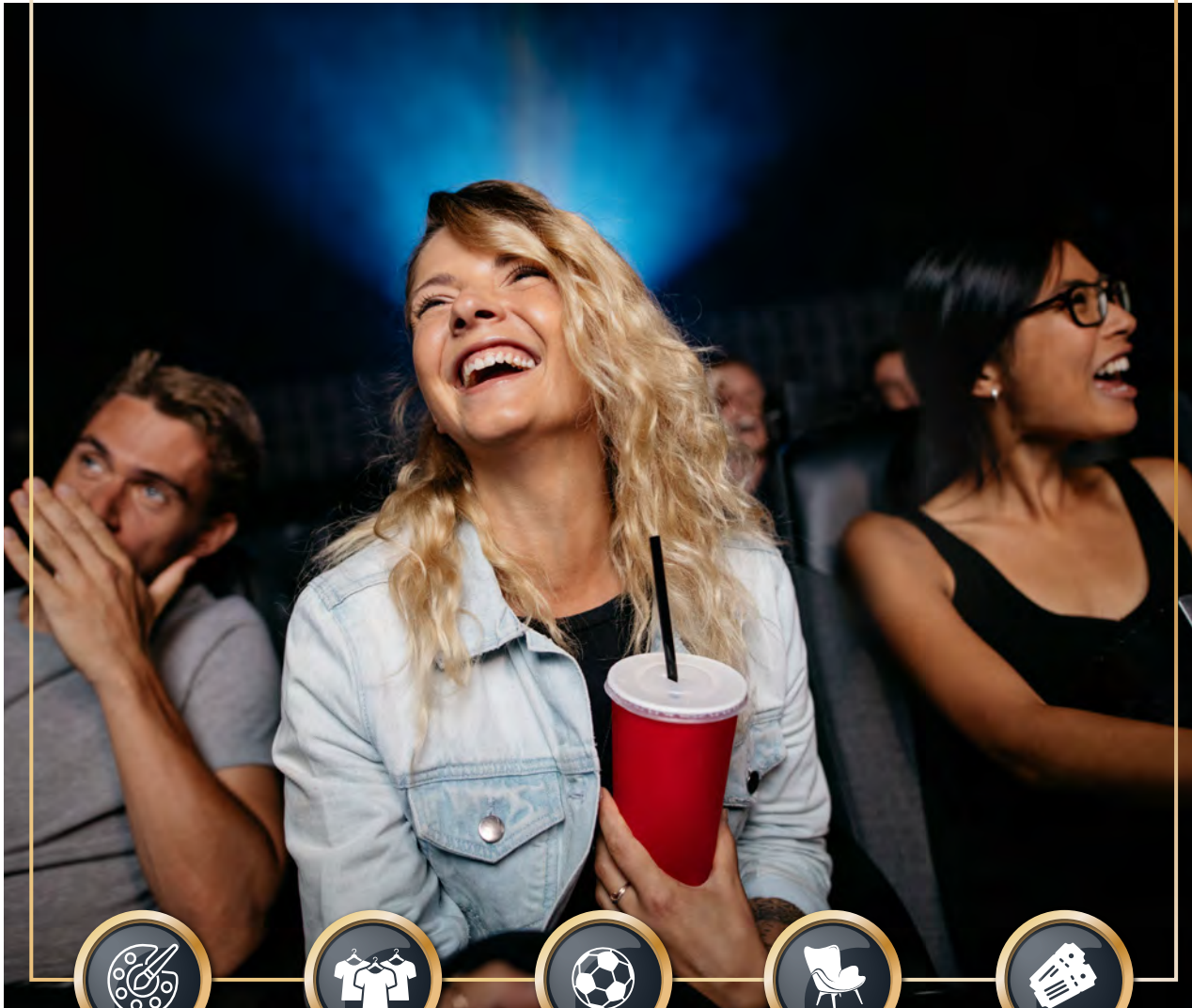


CHICKEN



# HIGH DESERT WEST - MAJOR A

±22,500  
SQ FT



ARTS AND CRAFTS



SOFT GOODS



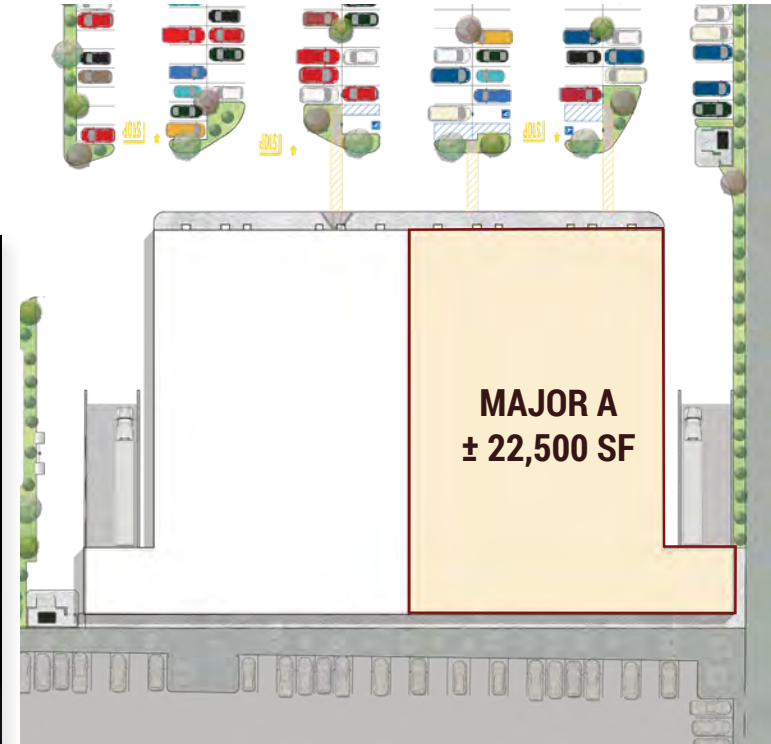
SPORTING GOODS



FURNITURE



MOVIE THEATER



# HIGH DESERT WEST - MAJOR B

±22,500  
SQ FT



ARTS AND CRAFTS



SOFT GOODS



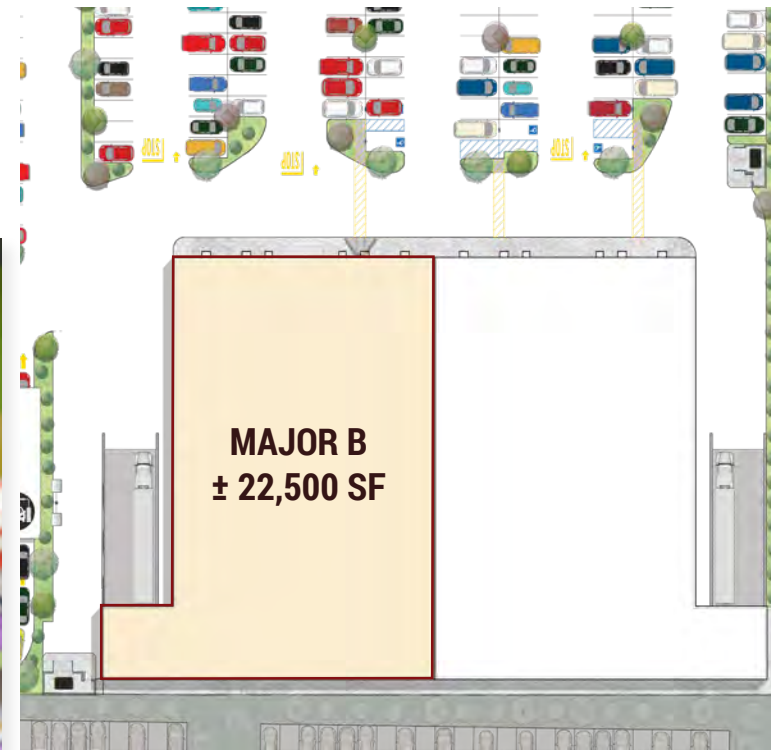
SPORTING GOODS

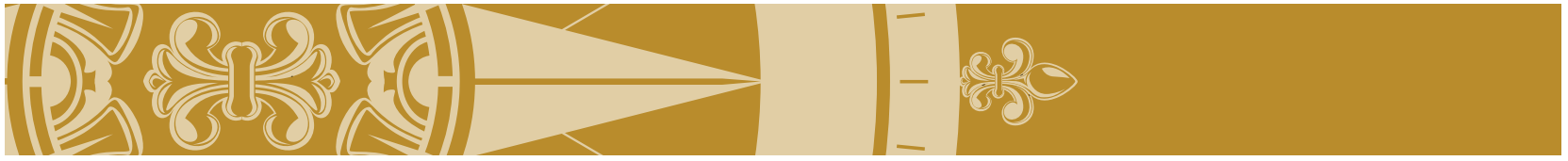


FURNITURE



DISCOUNT STORE





FOR LEASING INFORMATION



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**LEWIS  
RETAIL CENTERS**

