



# 16968 MAIN STREET

HESPERIA, CALIFORNIA

± 40,790 SF Ground Floor Retail & ± 5,789 SF Mezzanine Space at Hard-Corner Signalized Intersection  
*In the Heart of Hesperia*



**STATER BROS.**  
markets.  
TOP 8% IN THE CHAIN PER VISITS  
*(placer.ai)*

AVAILABLE  
± 40,790 SF Ground Floor  
± 5,789 SF Mezzanine



COMING SOON  
Major Redevelopment

MONUMENT  
SIGNAGE  
OPPORTUNITY

AMPLE PARKING  
282 SHARED SPOTS

MAIN STREET - 39,000 VPD

E AVENUE





# THE HIGHLIGHTS

± 40,790 SF Ground Floor Retail & ± 5,789 SF Mezzanine Space

Ample Parking  
282 Shared Spaces

Over 300 FT of Frontage Along Both Main Street & E Avenue

Monument Signage Opportunity

Dominant Neighborhood Shopping Center in Hesperia  
Over 127,000 Residents within 5 Miles

Located at Hard Corner Signalized Intersection of  
Main Street & E Avenue - 39,000 Vehicles Daily

Join Quick Quack Car Wash, Stater Bros., Big Lots, US Bank,  
Sizzler, and More

## AVAILABLE

± 40,790 SF Ground Floor  
± 5,789 SF Mezzanine

### STATER BROS. markets

TOP 8% IN THE CHAIN  
PER VISITS  
(placer.ai)

LOADING BAY

### Quick Quack CAR WASH

COMING SOON  
Major Redevelopment

### VICTOR VALLEY TRANSIT

MONUMENT  
SIGNAGE  
OPPORTUNITY

### Sizzler

AMPLE PARKING  
282 SHARED SPOTS

MAIN STREET - 39,000 VPD

### BIG LOTS!

### verizon T-Mobile

### SALLY BEAUTY SUPPLY

### usbank

### DESERT VALLEY DENTAL GROUP AND ORTHODONTICS

### SUBWAY

### BR baskin robbin

### SportClips HAIRCUTS

### SHOE CITY

### Domino's

### ARCO

### Valvoline







**TOP 3% IN THE CHAIN PER VISITS**  
*(placer.ai)*

**TARGET**




**HESPERIA JUNIOR HIGH**  
1,132 Students

**CYPRESS SCHOOL OF THE ARTS**  
843 Students

**JOSHUA CIRCLE ELEMENTARY SCHOOL**  
657 Students

**AVAILABLE**  
± 40,790 SF Ground Floor  
± 5,789 SF Mezzanine

**MOJAVE HIGH SCHOOL**  
2,508 Students

**HESPERIA CIVIC PLAZA**  
City Hall, Police Department, Public Library

MOLLY BROWN'S COUNTRY CAFE



**TOP 8% IN THE CHAIN PER VISITS**  
*(placer.ai)*



**COMING SOON**  
Major Redevelopment



HESPERIA ROAD

MAIN STREET - 39,000 VPD

E AVENUE

**MONUMENT SIGNAGE OPPORTUNITY**

LOADING BAY



**HESPERIA DENTAL CENTER**




ExtraSpace Storage

jiffylube

7 ELEVEN

ARCO

Valvoline

usbank



ups Little Caesars

BIG LOTS!

verizon T-Mobile

DESERT VALLEY DENTAL GROUP AND ORTHODONTICS

SUBWAY BR

Sizzler

SALLY BEAUTY SUPPLY

BURGER KING

3



**HESPERIA SQUARE**

**Firestone**

**WELLS FARGO**

**DOLLAR TREE**

**Walgreens**

**99¢ only**

Advance America

BANK OF AMERICA

UNITED STATES POSTAL SERVICE

**SULTANA HIGH SCHOOL**

2,078 Students

**HESPERIA AIRPORT**

5 Minute Drive Time →

**Wendy's**

**Auto Zone**

**Sizzler**

**SportClips HAIRCUTS**

**SHOE CITY**

**Domino's**

**Jack in the box**

**DEL TACO**

**McDonald's**

**TACO BELL**

ExtraSpace Storage

**O'Reilly**

**Starbucks**

**Quick Quack CAR WASH**

**COMING SOON**

Major Redevelopment

**LOADING BAY**

**MAIN STREET - 39,000 VPD**

**Valvoline**

**ARCO**

**SUBWAY**

**BR**

DESERT VALLEY DENTAL GROUP AND ORTHODONTICS

**usbank**

**KFC**

**AVAILABLE**

± 40,790 SF Ground Floor

± 5,789 SF Mezzanine

**SALLY BEAUTY SUPPLY**

**STATER BROS. markets.**

TOP 8% IN THE CHAIN PER VISITS

(placer.ai)

**verizon**

**T-Mobile**

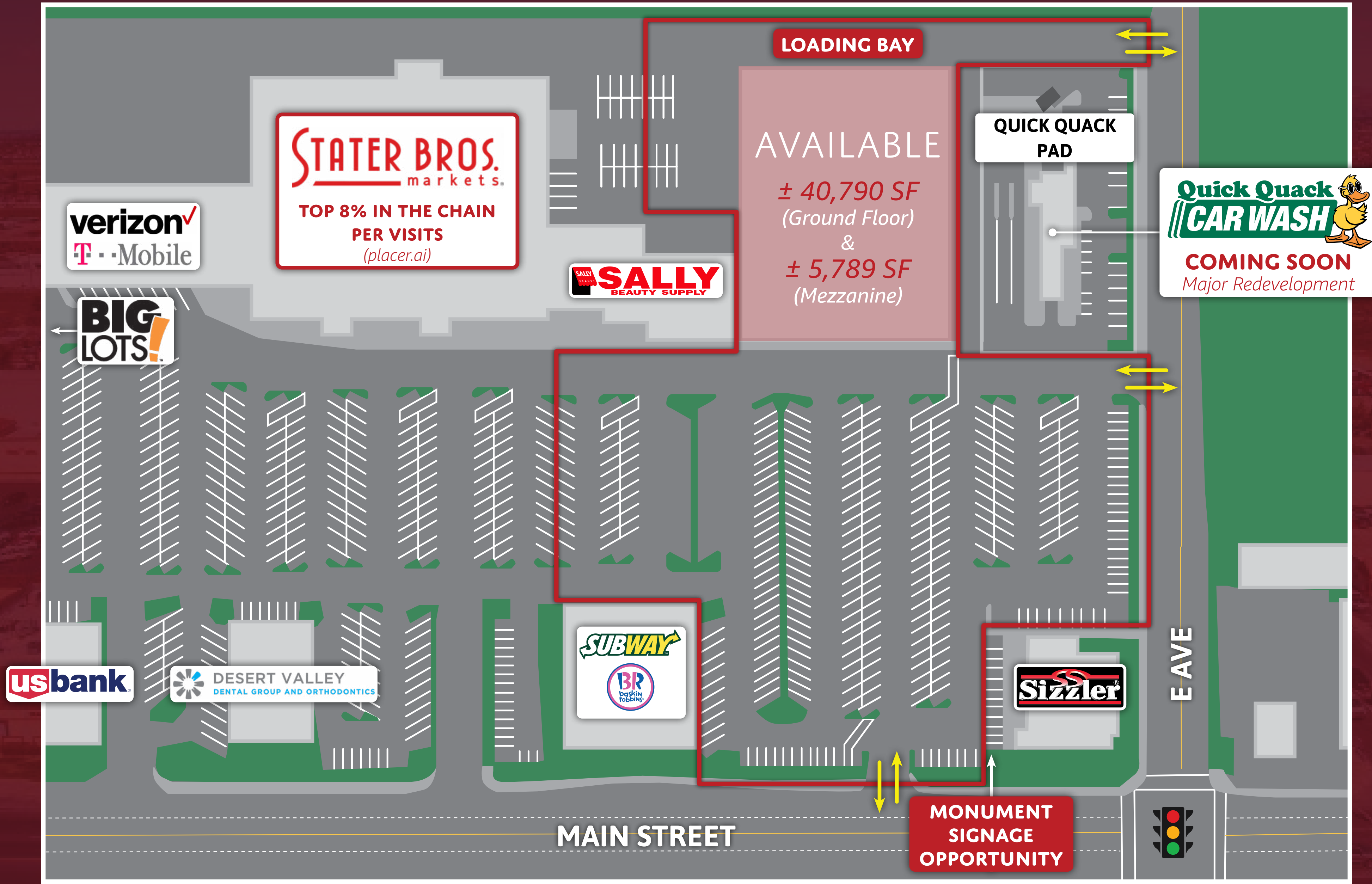
**BIG LOTS!**

**ups**

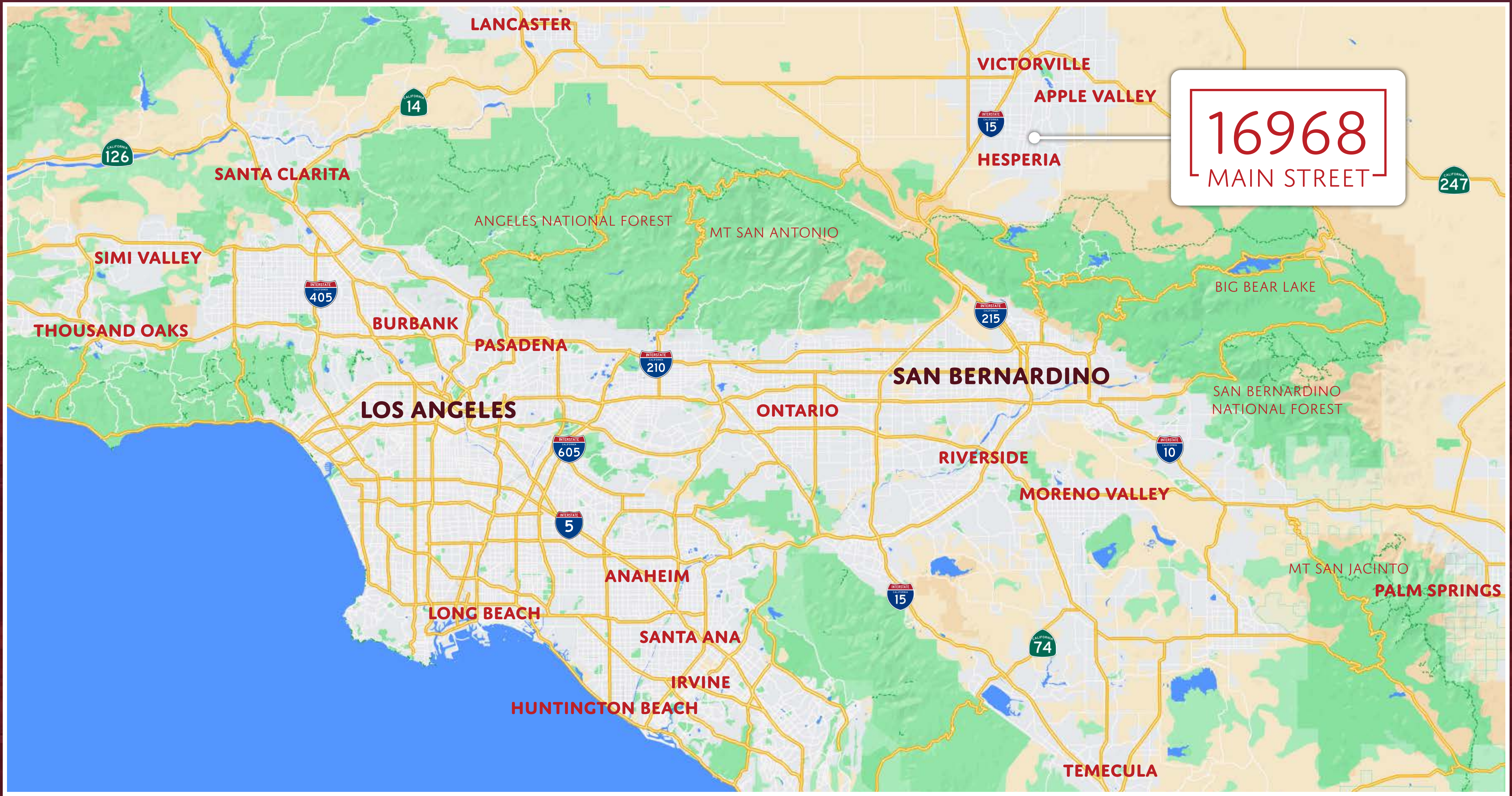
**Little Caesars**

**C AVENUE**









16968  
MAIN STREET



# 16968 MAIN STREET

HESPERIA, CALIFORNIA

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