

±1,150 SF RETAIL/OFFICE SUITE WITH DIRECT STOREFRONT ACCESS

10918 HESPERIA ROAD SUITE D

Hesperia, CA 92345



ECONOMIC DATA

LEASE RATE: \$1.50 SF/month (NNN \$0.40 PSF/month)

PROPERTY INFORMATION

COUNTY: San Bernardino
MARKET: Inland Empire North
SUBMARKET: High Desert

BUILDING DATA

TOTAL BUILDING SF: ±5,920 SF
YEAR BUILT: 2006
ZONING: General Commercial

LISTING DATA

AVAILABLE SF: ±1,150 SF

PROPERTY OVERVIEW

Suite D is a ±1,150 square foot commercial unit offering a functional and flexible layout with direct storefront access, visible exterior signage, and a clean professional interior. The space features a front reception and lobby area, multiple private rooms, an in-suite restroom, laminate flooring and neutral paint throughout.

Several rooms are well-sized for executive offices, or shared workspaces, allowing the suite to accommodate a wide range of potential retail or office uses. With its adaptable floor plan, storefront presence, and move-in-ready finishes, this Unit D provides a practical opportunity for a business seeking an efficient and professional commercial space.

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No liability of any kind is to be imposed on the broker herein.

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LEE & ASSOCIATES
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,262	65,786	172,037
Average Age	33.0	33.7	34.7
Average Age (Male)	30.9	32.0	32.9
Average Age (Female)	35.1	34.9	35.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,188	19,819	52,569
# of Persons per HH	3.6	3.3	3.3
Average HH Income	\$74,741	\$74,825	\$85,153
Average House Value	\$336,331	\$345,660	\$370,595

2023 American Community Survey (ACS)

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