



HIGH DESERT GATEWAY I & WEST

Hesperia, California



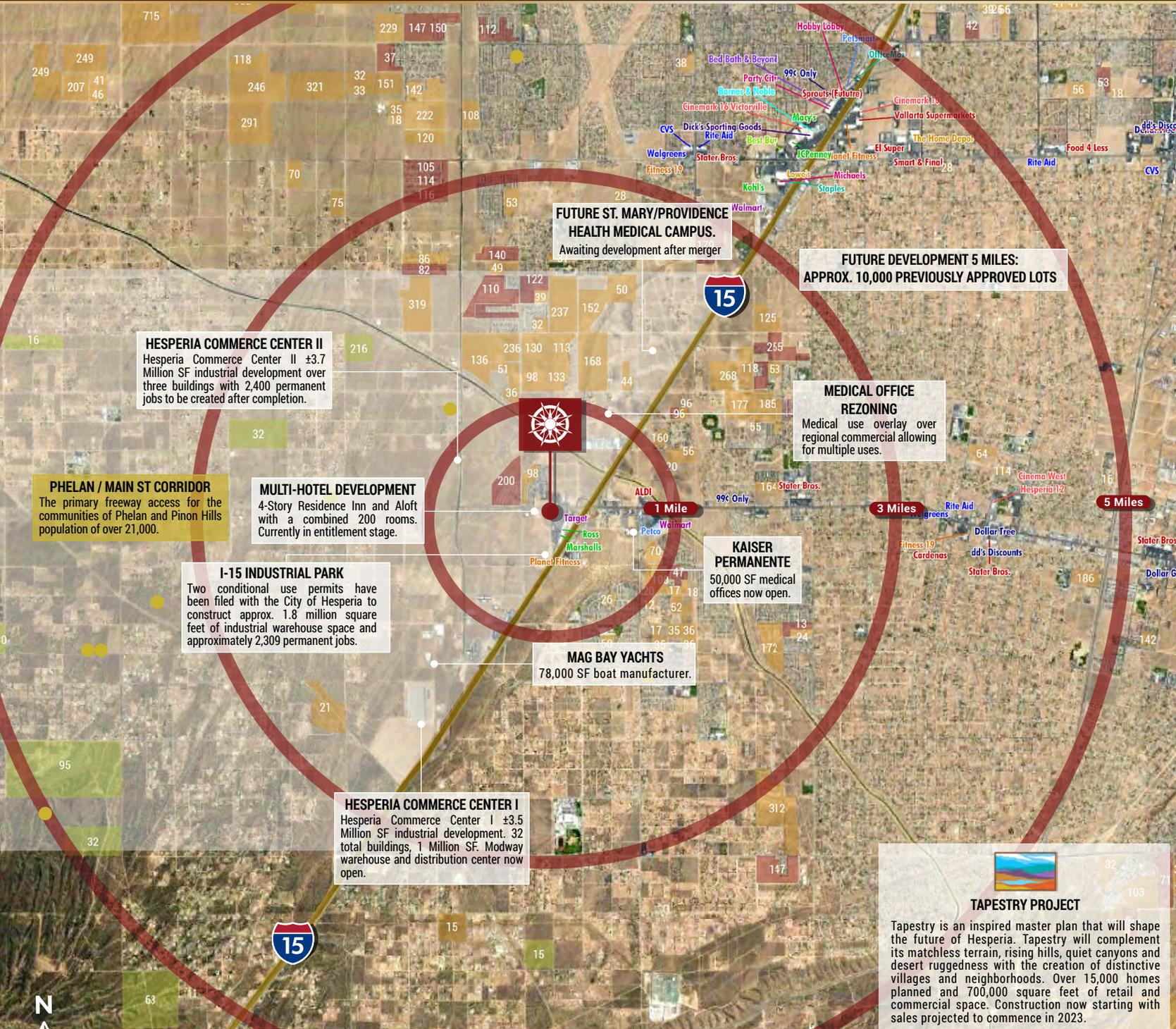
Lewis Retail Centers

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 SF 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 23,000 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



27,506
2022 TOTAL DAYTIME
WORKER POPULATION
5-MILES



113,856
2022 TOTAL
POPULATION
5-MILES



\$93,935
2022 AVERAGE
HOUSEHOLD INCOME
5-MILES



AREA HOUSING DEVELOPMENT

- PROPOSED/
IN APPLICATION
- APPROVED
- UNDER
DEVELOPMENT



TAPESTRY PROJECT

Tapestry is an inspired master plan that will shape the future of Hesperia. Tapestry 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 now starting with sales projected to commence in 2023.



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

WaBa

SUBWAY

5
JUICE IT UP

Farmer Boys

rue21

AT&T

GNC

Bath & Body Works

CHASE

verizon

mykid
children's dental center

AMERICAN
URGENT CARE

HIGH DESERT SMILES
DENTISTRY

golden corral

22,500 SF

22,500 SF

7,865 SF

3,000 SF

Shell
BEYOND

DICKEY'S BARBECUE PIT
Nails
BURGER KING
chop stop

STARBUCKS
Sport Clips
Domino's



133,702 ADT

32,031 ADT



AERIAL OVERVIEW



HIGH DESERT SMILES
 MERIDIAN URGENT CARE
 MyKids
verizon

Bath & Body Works
GNC
 AT&T
 rue21

target

ROSS
 SNEAKS FOR LESS

Marshalls

ULTA

JOANN

FAMOUS
 FOOTWEAR

LESLIE'S
CHOICE
 MEDICAL GROUP
 ONE REALTY ONE GROUP

planet
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133,702 ADT

golden
 corral

6,300 SF

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CHASE

Farmer Boys

CATABA ROAD

FUTURE
 WAREHOUSE
 (NOT A PART)

32,031 ADT

AMERICA'S BEST
 CONTACTS & EYEGASSES
 EYEBROW RUS
 Threading Salon
UBREAKIFIX

HIGH DESERT GATEWAY
 PHASE III

DICKEY'S
 BARBECUE PIT
 Nail Bar
 European
 WATER
 chop
 stop

7,865 SF

22,500 SF

Adjacent Property

Domino's
SportClips
 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

AVAILABLE
NOT CONSTRUCTED

HIGH DESERT SMILES
 MERIDIAN URGENT CARE & OCCASIONAL HEALTH
 MyKid's DENTIST & ORTHODONTICS
 verizon



133,702 ADT

target

LESLIE'S
 CHOICE MEDICAL GROUP
 ONE REALTYONEGROUP

32,031 ADT

CHASE

Bath&BodyWorks
 GNC GENERAL SUPPLEMENT CENTERS
 AT&T
 rue21

ROSS DRESS FOR LESS

Marshalls

ULTA

JOANN

JUICE IT UP!
 5 STALLS
 SUBWAY
 WaBa Grill

Farmer Boys

FIVE GUYS BURGERS and FRIES
 menchie's
 Oasis SUSHI

sleep number
 crumbl cookies
 SALLY BEAUTY

AMERICA'S BEST CONTACTS & EYEGASSES
 Eyebrow R Us
 UBREAKIFIX

FAMOUS footwear

SHOPS B 6,577 SF



PAD D 6,625 SF

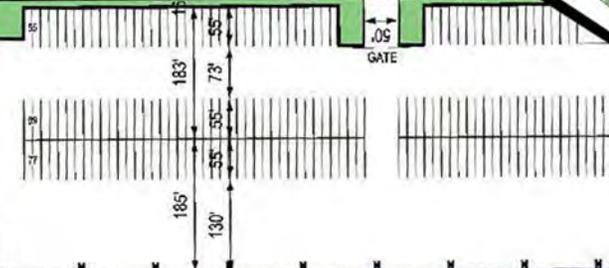
CATABA ROAD

DICKEY'S BARBECUE PIT
 Nail Bar & Spa
 EUROPEAN WAX CENTER
 Vespa Burg
 chop stop

SHOPS 3 7,865 SF

Domino's
 SportClips
 MEXICO 100% BEER
 STARBUCKS

HIGH DESERT GATEWAY PHASE III



MAIN STREET

PAD A 3,000 SF

MAJOR B 22,500 SF

MAJOR A 22,500 SF

FUTURE WAREHOUSE PROJECT
 1.1 MILLION SF BUILDING
 (Not a Part)

80 DOCK DOORS



FUTURE HOTEL PROJECT
 (Not a Part)

400 AUTO STALLS

DEMOGRAPHIC PROFILE

POPULATION

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
2027 TOTAL POPULATION	34,749	115,765	317,140
2022 TOTAL POPULATION	33,739	113,856	313,697
2022 TOTAL DAYTIME POPULATION	28,790	94,870	269,439
2022 DAYTIME POPULATION: WORKERS	9,070	27,506	80,374
2022 DAYTIME POPULATION: RESIDENTS	19,720	67,364	189,065
2022 MEDIAN AGE	31.2	31.7	32.3

INCOME

2022 MEDIAN HOUSEHOLD INCOME	\$80,796	\$76,067	\$67,487
2022 AVERAGE HOUSEHOLD INCOME	\$97,893	\$93,935	\$88,304

HOUSEHOLDS

2027 TOTAL HOUSEHOLDS	9,636	32,504	91,198
2022 TOTAL HOUSEHOLDS	9,325	31,890	90,086
2022 AVERAGE HOUSEHOLD SIZE	3.61	3.56	3.40

HOUSING

2022 HOUSING UNITS	9,888	33,528	95,265
OWNER OCCUPIED	6,747	21,047	58,031
RENTER OCCUPIED	2,578	10,842	32,055
2022 AVERAGE HOME VALUE	\$480,725	\$436,450	\$425,716

RACE AND ETHNICITY

WHITE	35.61%	34.83%	35.97%
BLACK/AFRICAN AMERICAN	7.32%	8.93%	11.67%
ASIAN	4.48%	3.68%	3.71%
AMERICAN INDIAN/ALASKA NATIVE	2.12%	2.01%	2.01%
PACIFIC ISLANDER	0.23%	0.29%	0.43%
TWO OR MORE RACES	16.69%	16.73%	15.88%
OTHER RACE	55.34%	55.95%	54.30%
HISPANIC POPULATION	59.23%	58.71%	54.66%

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 2019 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 95,000 as of July 1, 2018.

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



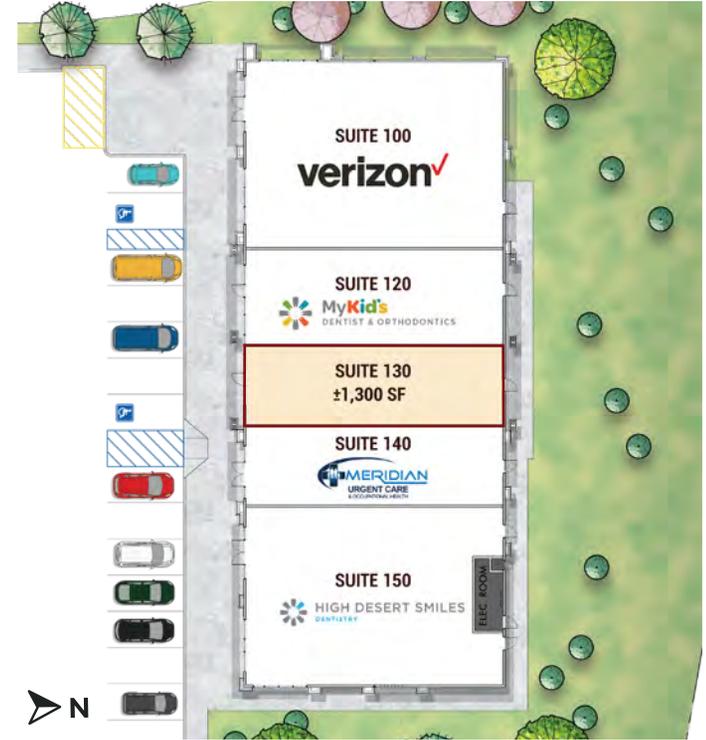
MEDICAL



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 - MAJOR A

±22,500
SQ FT



ARTS AND CRAFTS



SOFT GOODS



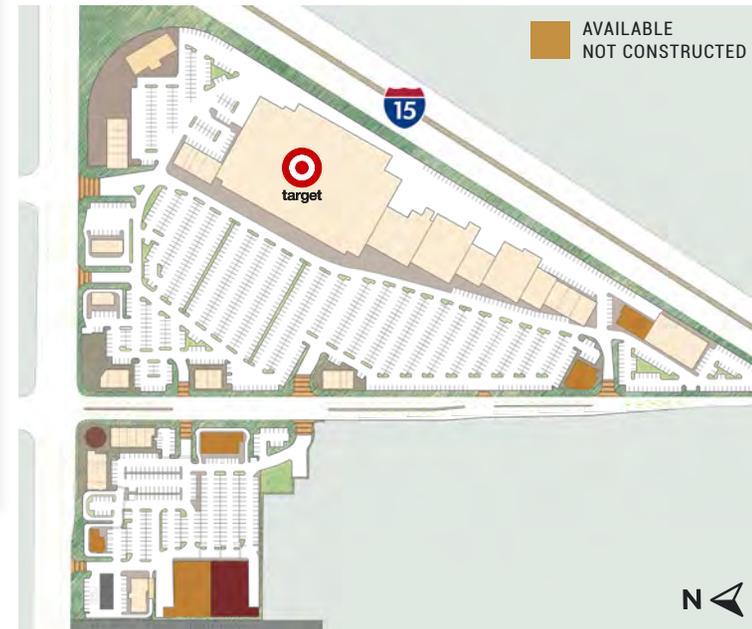
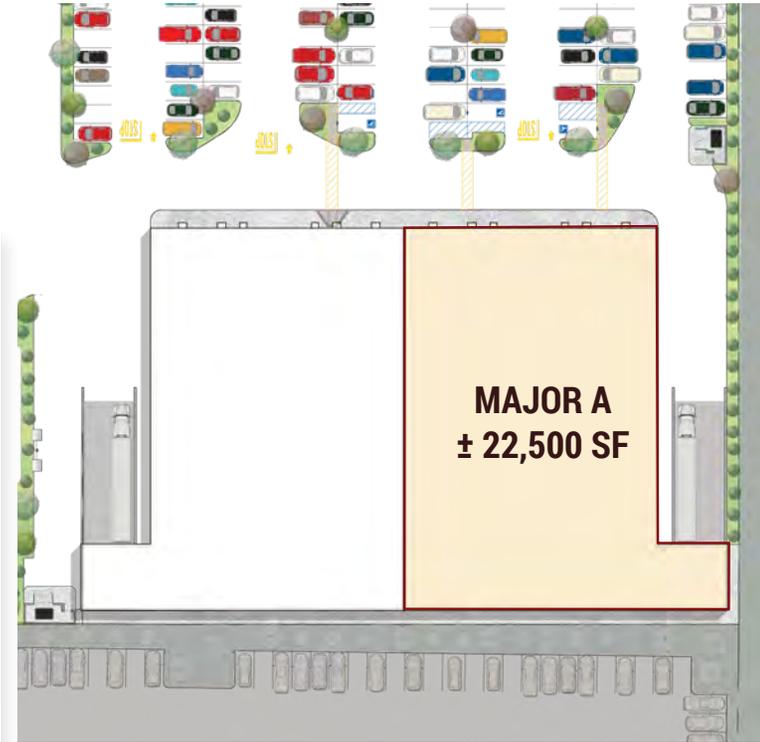
SPORTING GOODS



FURNITURE



MOVIE THEATER



HIGH DESERT WEST - MAJOR B

±22,500
SQ FT



ARTS AND CRAFTS



SOFT GOODS



SPORTING GOODS



FURNITURE



DISCOUNT STORE



HIGH DESERT WEST - SHOPS 3

±1,200
SQ FT

SUITE 1

±1,365
SQ FT

SUITE 2

±1,500
SQ FT

SUITE 3

±1,800
SQ FT

SUITE 4

±2,000
SQ FT

SUITE 5



DINING



MEDICAL



DRY CLEANER



CREDIT UNION



BEAUTY



HIGH DESERT WEST - PAD A

±3,000
SQ FT

DRIVE THRU



BURGER



MEDITERRANEAN



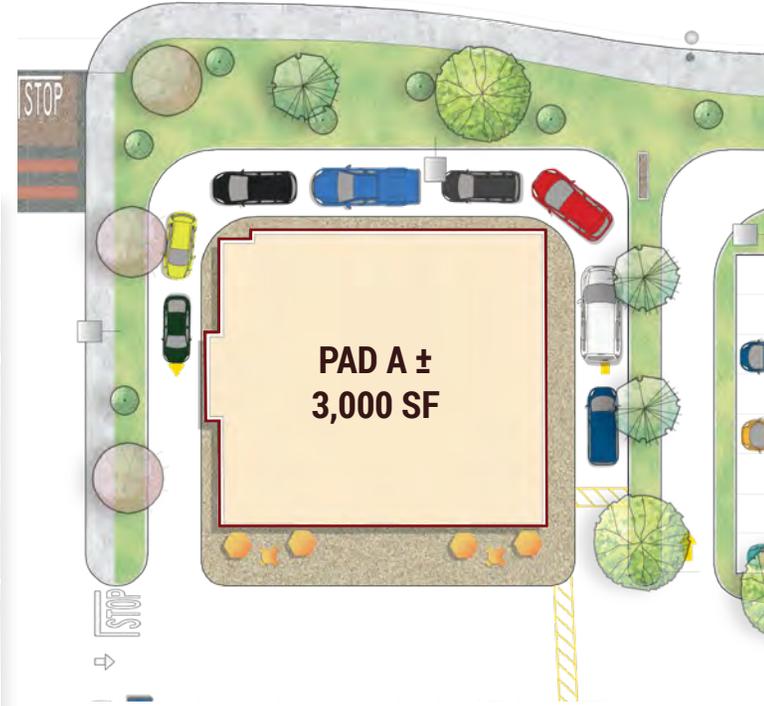
CHINESE FOOD

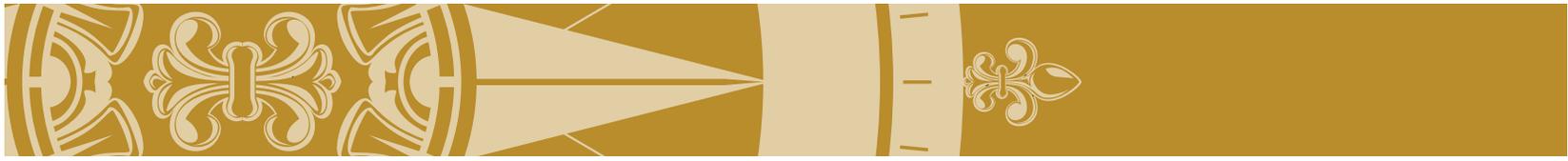


BANK



CHICKEN





FOR LEASING INFORMATION



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Lewis Retail Centers

