



HIGH DESERT GATEWAY I & WEST

Hesperia, California



Lewis Retail Centers

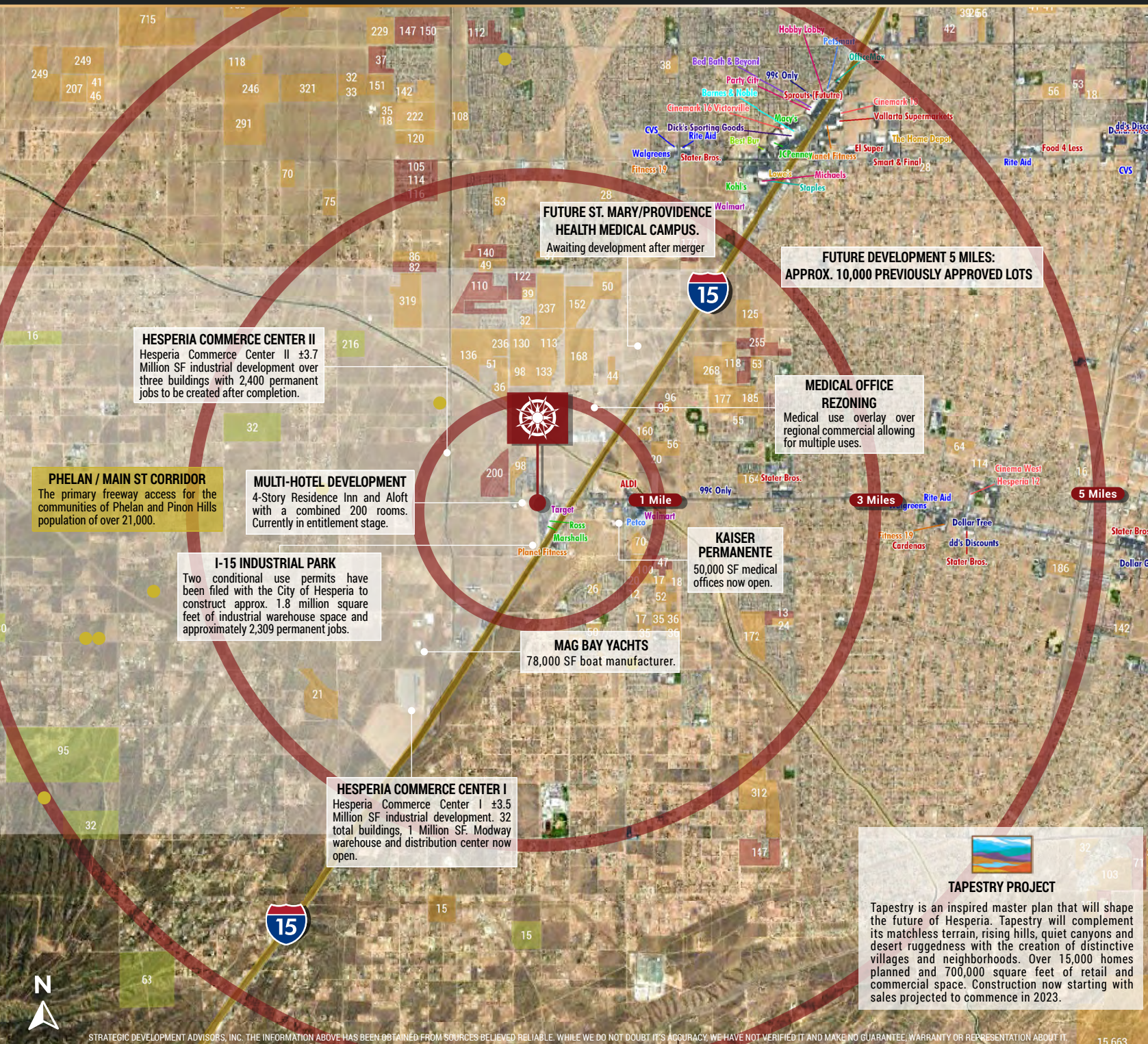
HIGH DESERT GATEWAY I & WEST



- ±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**

AERIAL OVERVIEW

FUTURE WAREHOUSE
(NOT A PART)

HIGH DESERT GATEWAY
PHASE III



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SITE PLAN



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



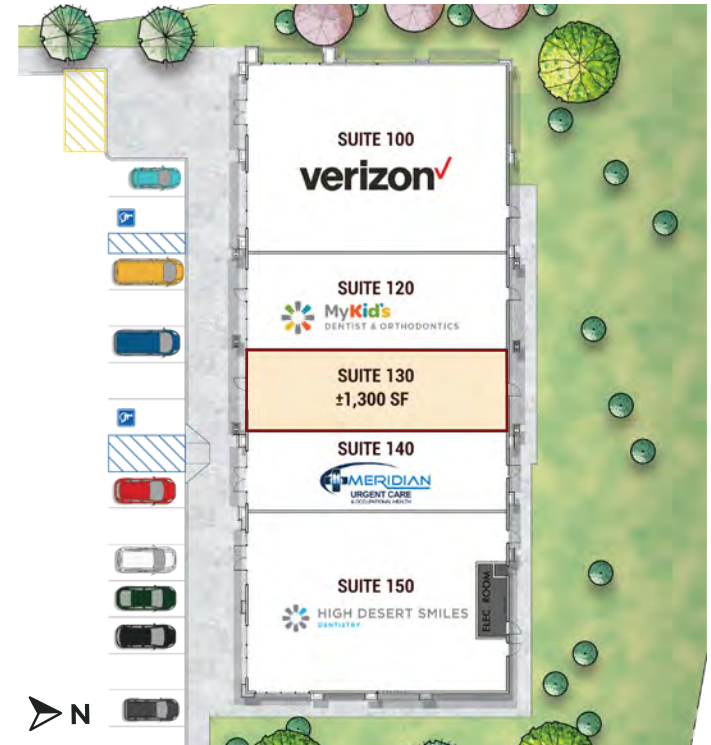
MEDICAL



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



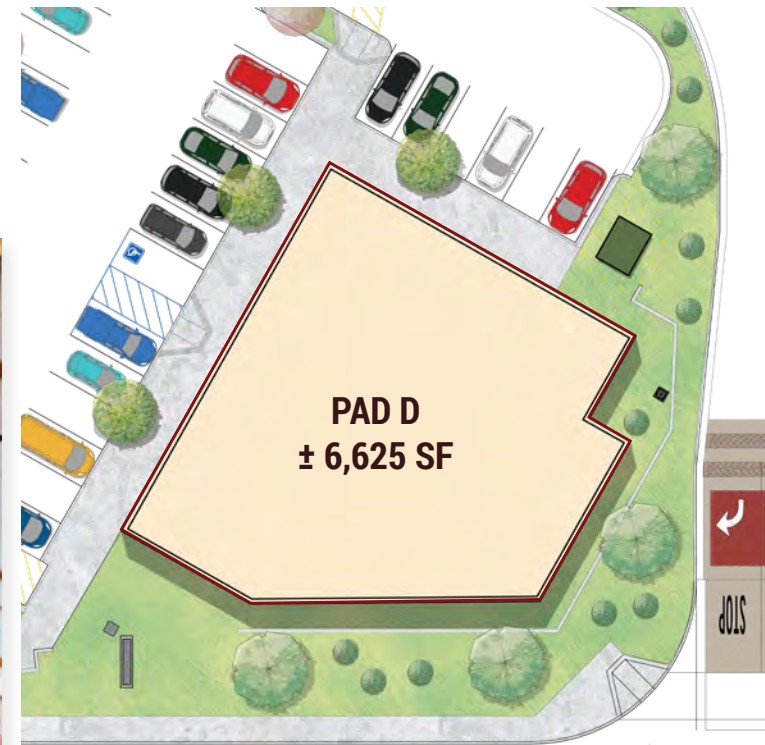
OFFICE SPACE



FURNITURE



SPORTING GOODS



HIGH DESERT WEST - MAJOR A

±22,500
SQ FT



ARTS AND CRAFTS



SOFT GOODS



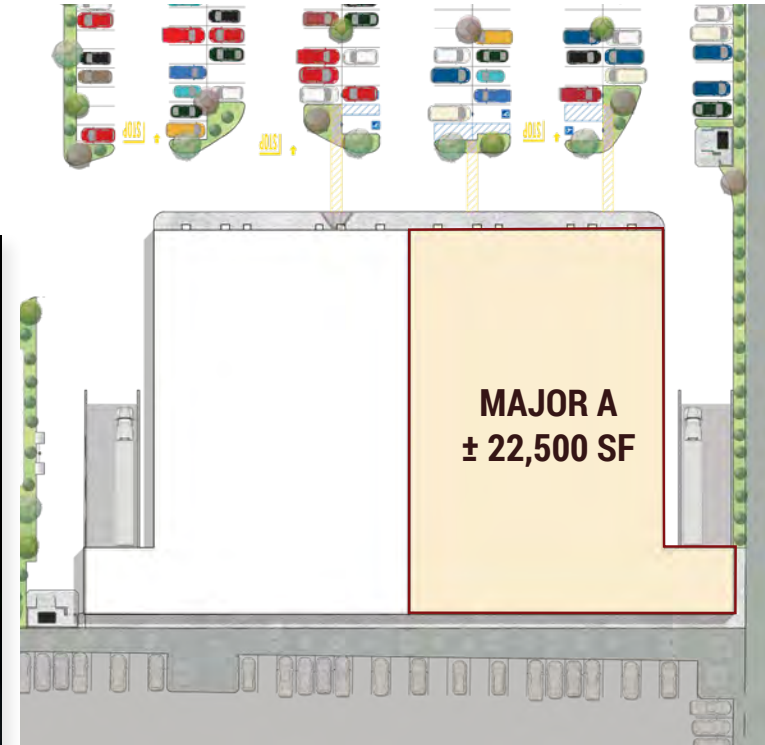
SPORTING GOODS



FURNITURE



MOVIE THEATER



HIGH DESERT WEST - MAJOR B

±22,500
SQ FT



ARTS AND CRAFTS



SOFT GOODS



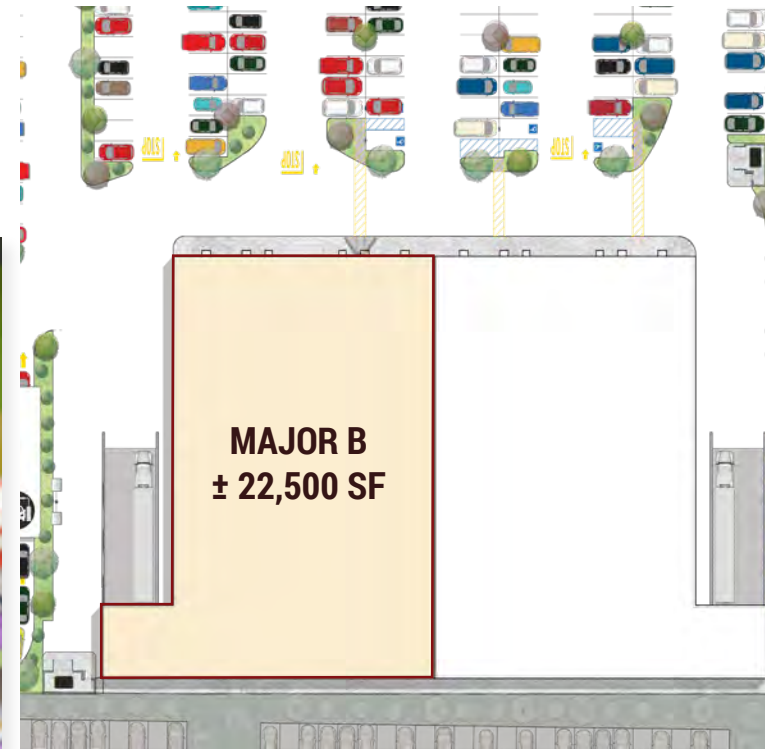
SPORTING GOODS



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



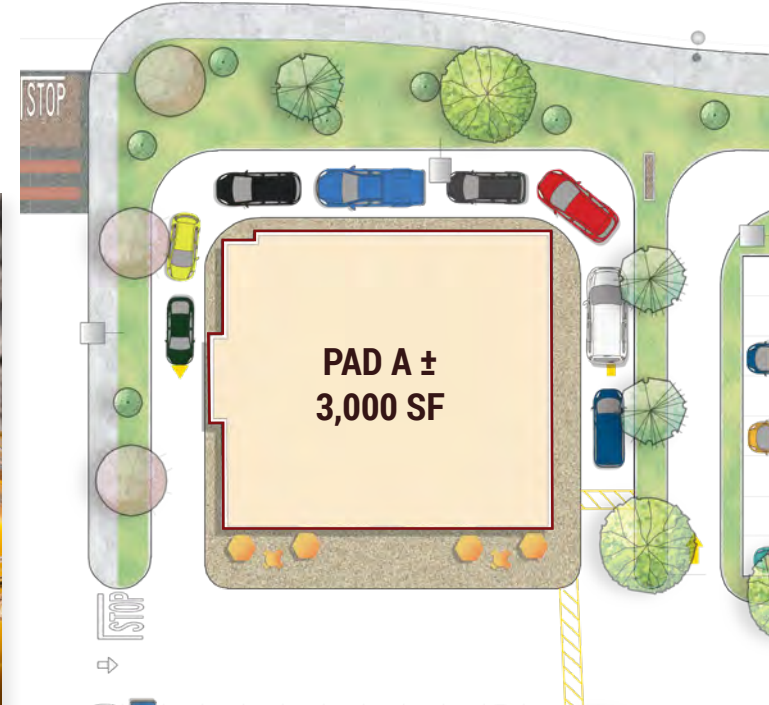
CHINESE FOOD

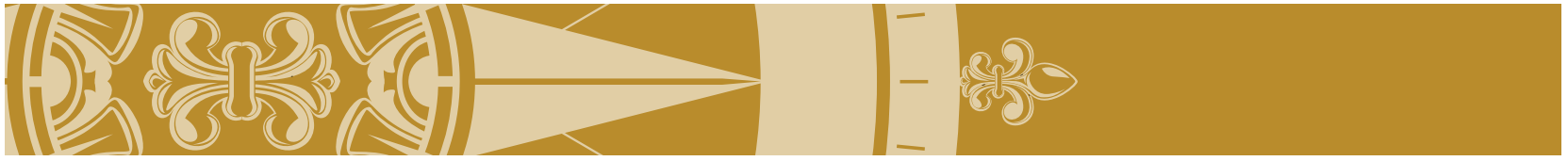


BANK



CHICKEN





FOR LEASING INFORMATION



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