



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



26,458

**2023 TOTAL DAYTIME
WORKER POPULATION
5-MILES**



116,125

**2023 TOTAL
POPULATION
5-MILES**



\$96,267

**2023 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



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

5

JUICE IT UP

Farmer Boys

target

AT&T
GNC
Bath & Body Works

CHASE

verizon

mykid
AMERICAN URGENT CARE
HIGH DESERT SMILES

golden corral

22,500 SF

22,500 SF

Shell
BEYOND

3,000 SF

Domino's

STARBUCKS

Nail Spa

EUROPEAN WAL CENTER

7,865 SF

15

133,702 ADT

MAIN STREET

32,031 ADT



AERIAL OVERVIEW



HIGH DESERT SMILES
 MERIDIAN URGENT CARE
 MyKid's
 verizon

Bath & Body Works
 GNC
 AT&T

target

ROSS
 SNEAKS FOR LESS

Marshalls

ULTA

JOANN

FAMOUS
 FOOTWEAR

LESLIE'S
 CHOICE
 MEDICAL GROUP
 ONE REALTY GROUP

planet
 fitness



133,702 ADT

golden
 corral

6,300 SF

6,625 SF

FUTURE
 WAREHOUSE
 (NOT A PART)

CATABA ROAD

HIGH DESERT GATEWAY
 PHASE III

32,031 ADT

JUICE IT UP
 5
 WaBa

FIVE GUYS
 BURGERS and FRIES
 menchie's
 Oasis SUSHI

sleep number
 crumbl
 cookies
 SALLY
 BEAUTY

AMERICA'S BEST
 CONTACTS & EYEGASSES
 EYEBROW R US
 Threading Salon
 UBREAKIFIX

7,865 SF

22,500 SF

22,500 SF

Adjacent Property

Domino's
 MEXICO LINDO
 STARBUCKS

MAIN STREET

3,000 SF

Shell
 BEYOND

Future
 aloft
 HOTELS
 100 Rooms

Future
 Residence
 Inn
 Marriott
 100 Rooms

TSC TRACTOR
 SUPPLY CO
 (NOT A PART)

SITE PLAN

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

AVAILABLE
NOT CONSTRUCTED



133,702 ADT

32,031 ADT

target
Bath & Body Works
GNC
AT&T
CHASE
FIVE GUYS BURGERS and FRIES
menchie's
Oasis SUSHI
sleep number
crumbl cookies
SALLY BEAUTY
AMERICA'S BEST CONTACTS & EYEGLASSES
Eyebrow R Us
UBREAKIFIX
ROSS DRESS FOR LESS
Marshalls
ULTA
JOANN
LESIE'S
CHOICE MEDICAL GROUP
ONE REALTYONEGROUP
FAMOUS footwear
planet fitness
SHOPS 8 6,577 SF
PAD D 6,625 SF

CATABA ROAD

JUICE IT UP!
5
WaBa

Nail Spa
Vegetarian Burg

SHOPS 3 7,865 SF
Domino's
MEXICO LOBBY
STARBUCKS
PAD A 3,000 SF
Shell
BEYOND
MAJOR B 22,500 SF
MAJOR A 22,500 SF

HIGH DESERT GATEWAY
PHASE III

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

FUTURE HOTEL PROJECT
(Not a Part)



DEMOGRAPHIC PROFILE

POPULATION

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
2028 TOTAL POPULATION	36,132	118,892	323,213
2023 TOTAL POPULATION	34,897	116,125	317,664
2023 TOTAL DAYTIME POPULATION	28,792	94,615	269,664
2023 DAYTIME POPULATION: WORKERS	8,908	26,458	79,341
2023 DAYTIME POPULATION: RESIDENTS	19,884	68,157	190,323
2023 MEDIAN AGE	31.7	32.0	32.6

INCOME

2023 MEDIAN HOUSEHOLD INCOME	\$84,285	\$75,747	\$69,521
2023 AVERAGE HOUSEHOLD INCOME	\$101,802	\$96,267	\$91,627

HOUSEHOLDS

2028 TOTAL HOUSEHOLDS	10,108	33,514	93,225
2023 TOTAL HOUSEHOLDS	9,704	32,582	91,328
2023 AVERAGE HOUSEHOLD SIZE	3.59	3.56	3.40

HOUSING

2023 HOUSING UNITS	9,888	34,377	96,650
OWNER OCCUPIED	6,948	21,422	58,773
RENTER OCCUPIED	2,756	11,160	32,555
2023 AVERAGE HOME VALUE	\$498,640	\$480,831	\$455,863

RACE AND ETHNICITY

WHITE	35.07%	34.20%	35.34%
BLACK/AFRICAN AMERICAN	7.30%	8.93%	11.67%
ASIAN	4.48%	3.68%	3.71%
AMERICAN INDIAN/ALASKA NATIVE	2.09%	1.97%	1.97%
PACIFIC ISLANDER	0.22%	0.28%	0.42%
TWO OR MORE RACES	16.79%	16.81%	15.98%
OTHER RACE	34.18%	34.20%	30.98%
HISPANIC POPULATION	60.73%	60.18%	56.11%

Source: ESRI, US Census

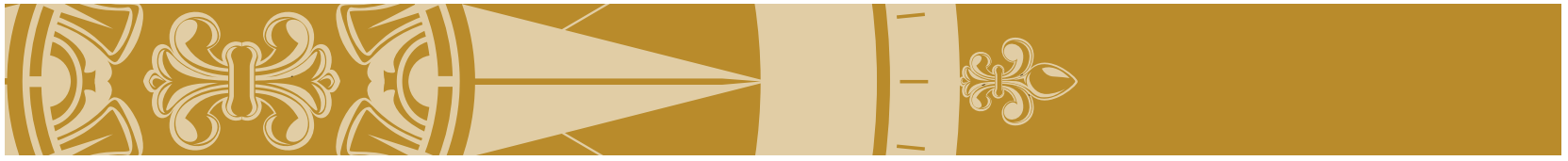


Hesperia is a city in San Bernardino County, California, United States. It is located 35 miles (56 km) north of downtown San Bernardino in Victor Valley and surrounded by the Mojave Desert. Because of its relatively high elevation and the unique and moderate weather patterns of the region, Hesperia is 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.



FOR LEASING INFORMATION



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