

IN-N-OUT Pad Disposition: Hesperia

NWC MAIN STREET AND MARIPOSA ROAD | HESPERIA, CALIFORNIA



FREESTANDING RETAIL AND RESTAURANT PAD OPPORTUNITIES:

+/- 45,000 s.f.

For information, contact:

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PROPERTY FEATURES:

- Ground lease or build-to-suit opportunity.
- Located immediately adjacent to the I-15 freeway and visible from both north and southbound traffic.
- Excellent access to the site via a signalized intersection at Main and Mariposa.

AREA HIGHLIGHTS:

- Trade area has experienced tremendous residential growth over the last few years resulting in an existing and stable consumer base in the immediate area.
- Located at retail hub of trade area: Retail projects include a 377,000 s.f. Super Target anchored center (under construction), and over 700,000 s.f. of power/promotional retail (to include Super Wal-Mart and Home Depot).

TRAFFIC COUNTS:

Intersection	Cars Per Day
I-15 Freeway and Main Street	125,000

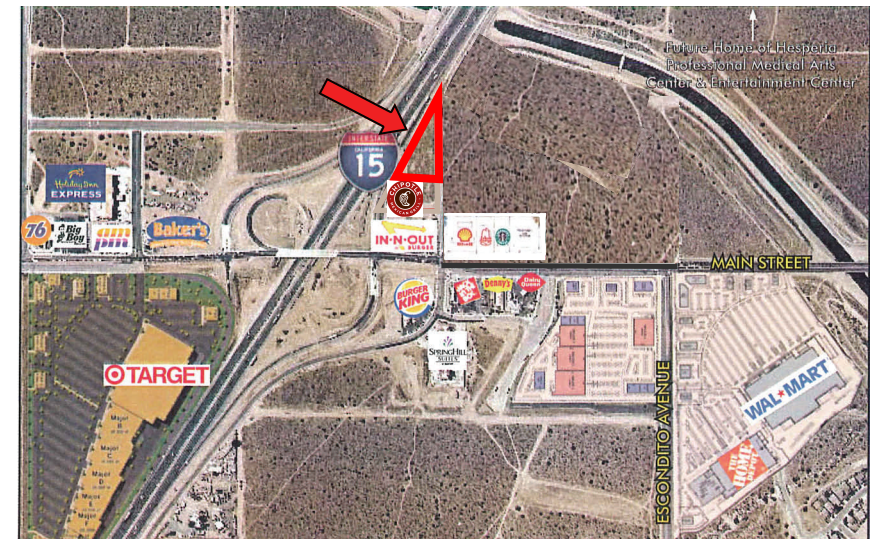
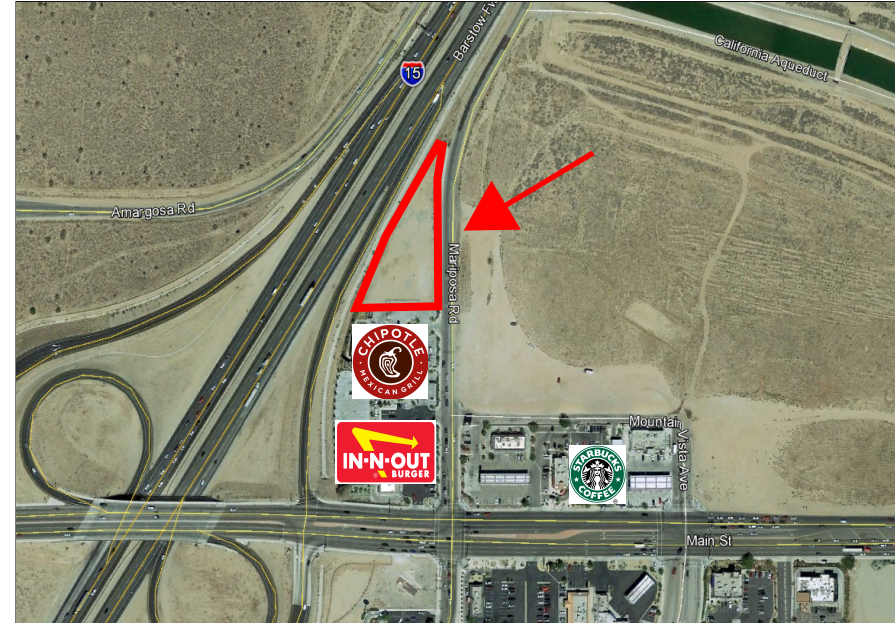
Source: CalTrans 2006

DEMOGRAPHIC HIGHLIGHTS:

Estimates	1 Mile	3 Miles	5 Miles
Population	2,533	27,483	101,021
Average Household Income	\$69,356	\$67,333	\$65,777

Source: ESRI 2008

ADJACENT RETAILERS INCLUDE:



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