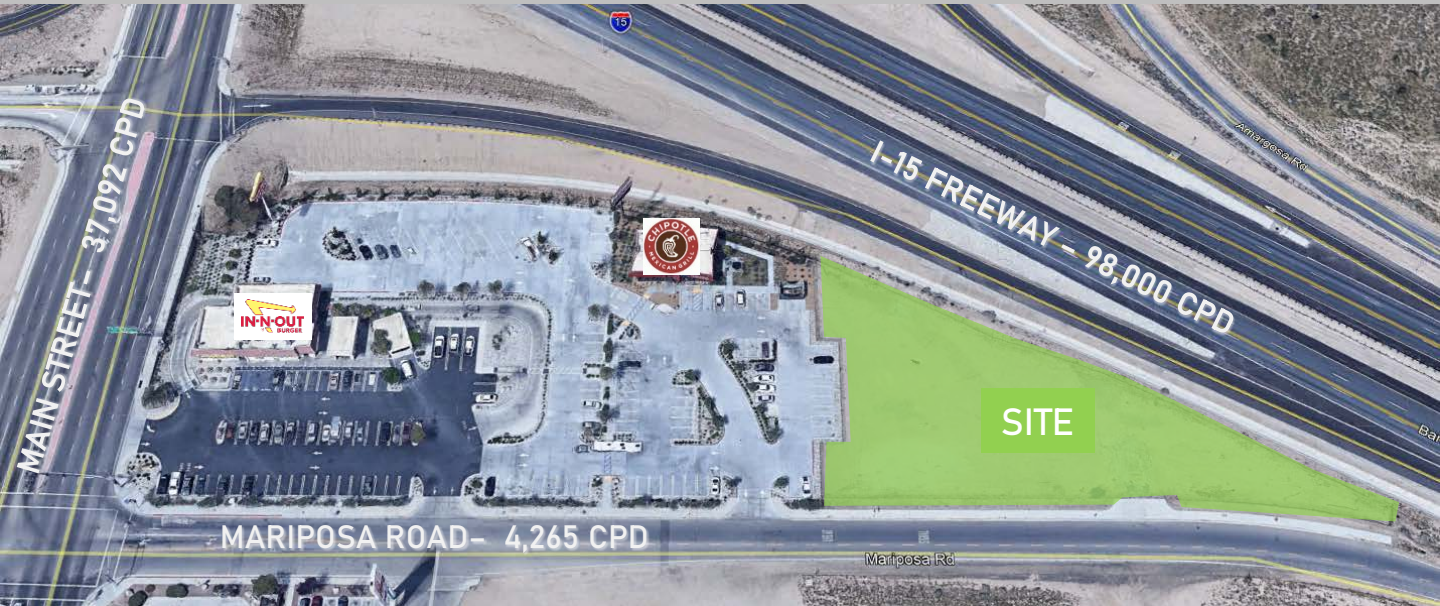


45,000 SF PAD
Available for Ground Lease or Sale in
San Bernardino County, CA



NWC Main Street & Mariposa Road, Hesperia, CA 92345



PROPERTY HIGHLIGHTS

Space Available: 45,000 SF

Excellent freeway visibility

Large parking field with over 120 parking spaces

Excellent access and visibility

Neighboring Tenants: In N Out, Chipotle, Target, Home

Depot & Walmart

Monument Signage Available

Available immediately

DEMOGRAPHICS

2022 Estimated Population

1 Mile: 4,280

3 Mile: 37,825

5 Mile: 124,309

2022 Estimated Avg HH Income

1 Mile: \$104,626

3 Mile: \$96,001

5 Mile: \$93,318

TRAFFIC COUNTS

37,092 CPD – Main Street

4,265 CPD – Mariposa Road

115,000 CPD – I-15 Freeway

Approximately 41,357 CPD in total at this intersection in Hesperia

CAROL SPRINGSTEAD

CA BRE #01082067

cspringstead@springstead-associates.com

SPRINGSTEAD & ASSOCIATES

www.springstead-associates.com

3300 Irvine Avenue, Suite 250

Newport Beach, CA 92660

P: 949-797-9040

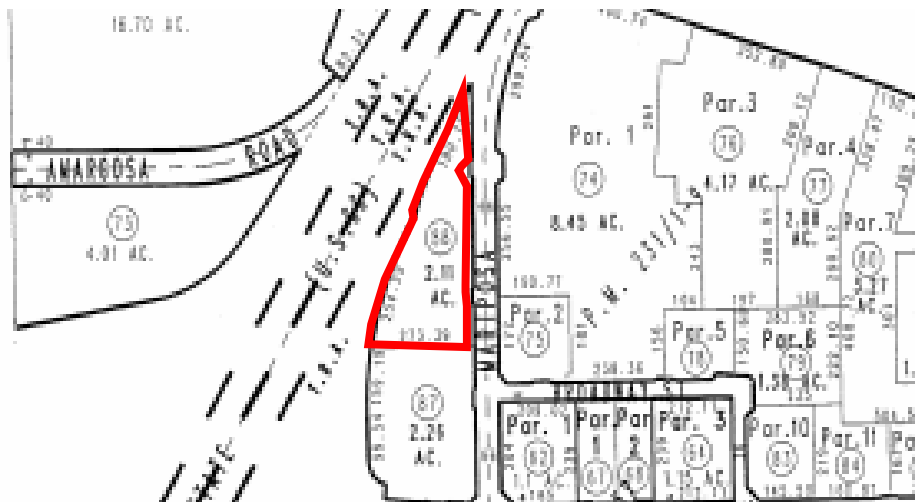
F: 949-797-9041

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