
FOR SALE OR GROUND LEASE

Hesperia

NWC Main St & Mariposa Rd

NWC Main Street & Mariposa Road

PROPERTY HIGHLIGHTS

- 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

A
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I-15 - 115,000

+/-45,000 SF



Mariposa St - 4,265 CPD



Main St - 37,092 CPD

Jack in the Box



APN: 1405-062-88-0000

P
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MARKET OVERVIEW



TARGET



CHASE



CHICK-FIL-A



IN-N-OUT BURGER



ARBY'S



STARBUCKS



BURGER KING



JACK-IN-THE-BOX



IHOP RESTAURANT



DEL TACO

EXPANDED DEMOGRAPHIC PROFILE

Estimated 2025

NWC MAIN STREET & MARIPOSA STREET | YUCCA VALLEY, CA

POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	3,982	40,136	130,191
Estimated Population (2030)	4,233	41,745	133,502
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Households	1,338	11,361	37,264
AVERAGE HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Average HH Income	98,675	108,545	103,270
Estimated Average HH Income (2030)	104,632	119,597	114,795
MEDIAN HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Median HH Income	91,256	89,779	81,967
Estimated Median HH Income (2030)	96,610	98,495	90,626
PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
Estimated Per Capita Income	30,065	30,958	29,558
Estimated Per Capita Income (2030)	32,559	34,702	33,329

LEASING:



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