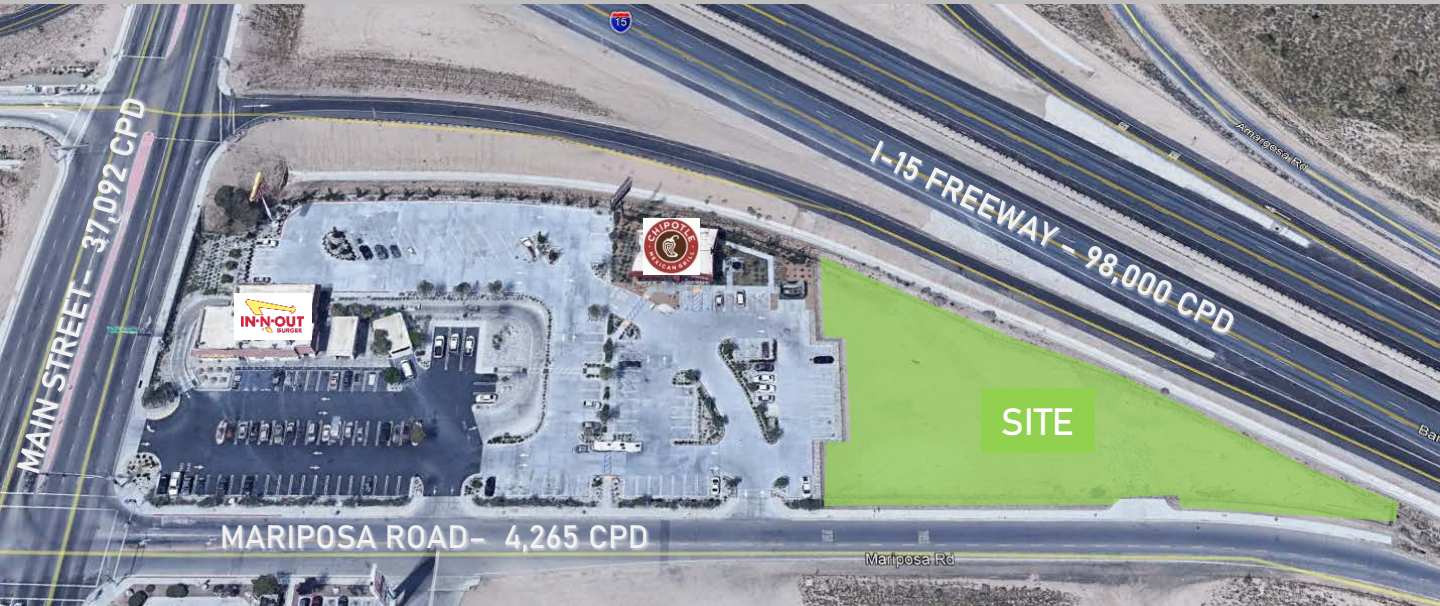


45,000 SF PAD
Available for Ground Lease in
San Bernardino County, CA



NWC Main Street & Mariposa Road, Hesperia, CA 92345



SITE

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

2019 Estimated Population

- 1 Mile: 2,553
- 3 Mile: 35,782
- 5 Mile: 120,626

2019 Estimated Avg HH Income

- 1 Mile: \$87,890
- 3 Mile: \$77,994
- 5 Mile: \$72,959

TRAFFIC COUNTS

- 37,092 CPD – Main Street
- 4,265 CPD – Mariposa Road
- 98,000 CPD – I-15 Freeway

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

CAROL SPRINGSTEAD
CA BRE #1802067
cspringstead@springstead-associates.com

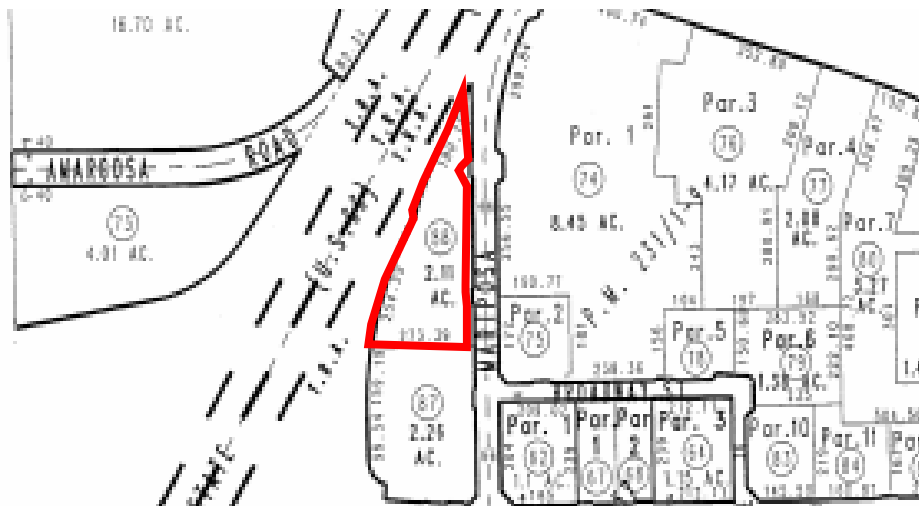
SPRINGSTEAD & ASSOCIATES
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