



HIGH DESERT GATEWAY I & WEST

Hesperia, California



**LEWIS
RETAIL CENTERS**

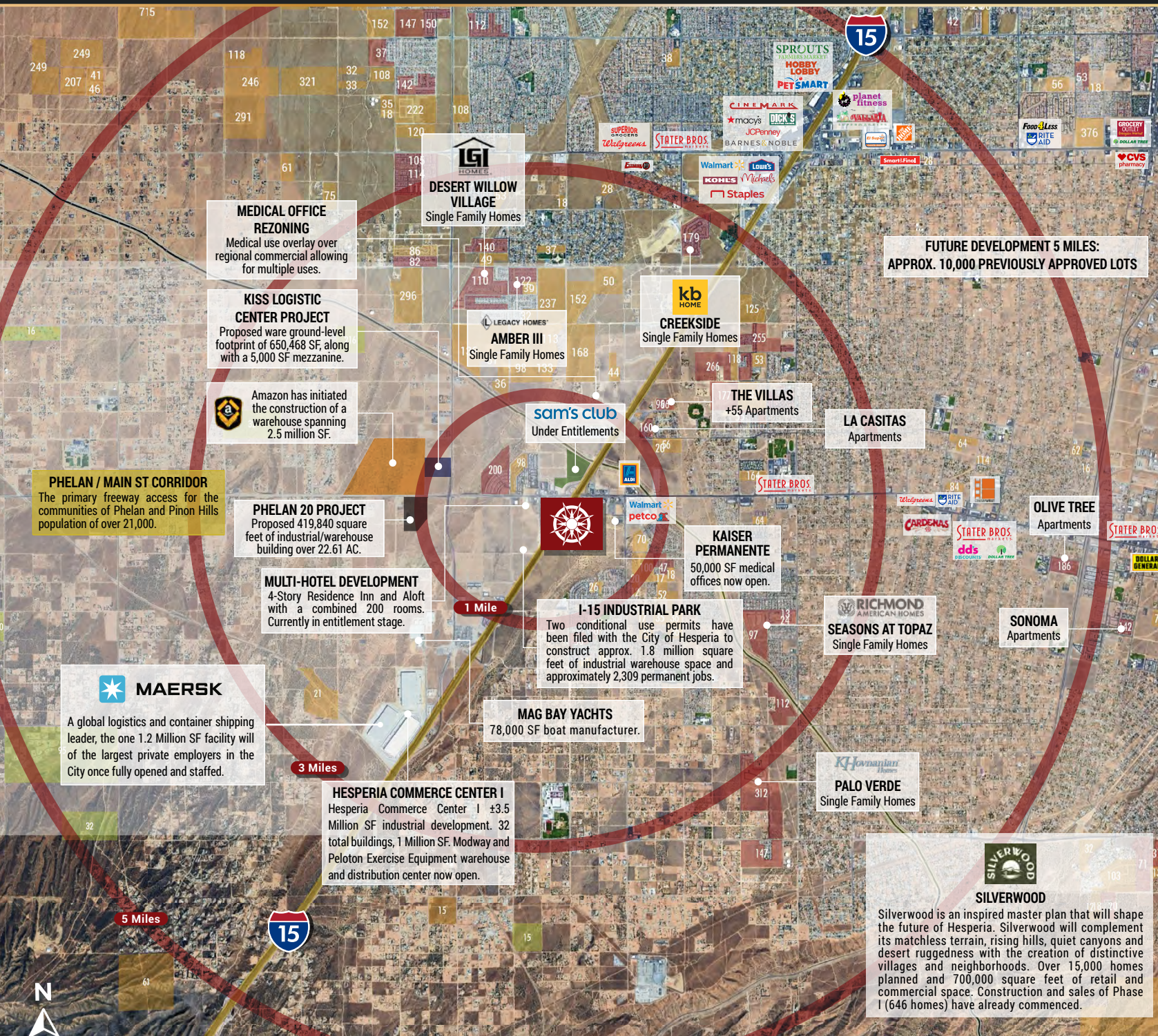
HIGH DESERT GATEWAY I & WEST



- ±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.



HOUSING AND DEVELOPMENT MAP



26,283

2024 TOTAL DAYTIME
WORKER POPULATION
5-MILES



117,269

2024 TOTAL
POPULATION
5-MILES



\$99,438

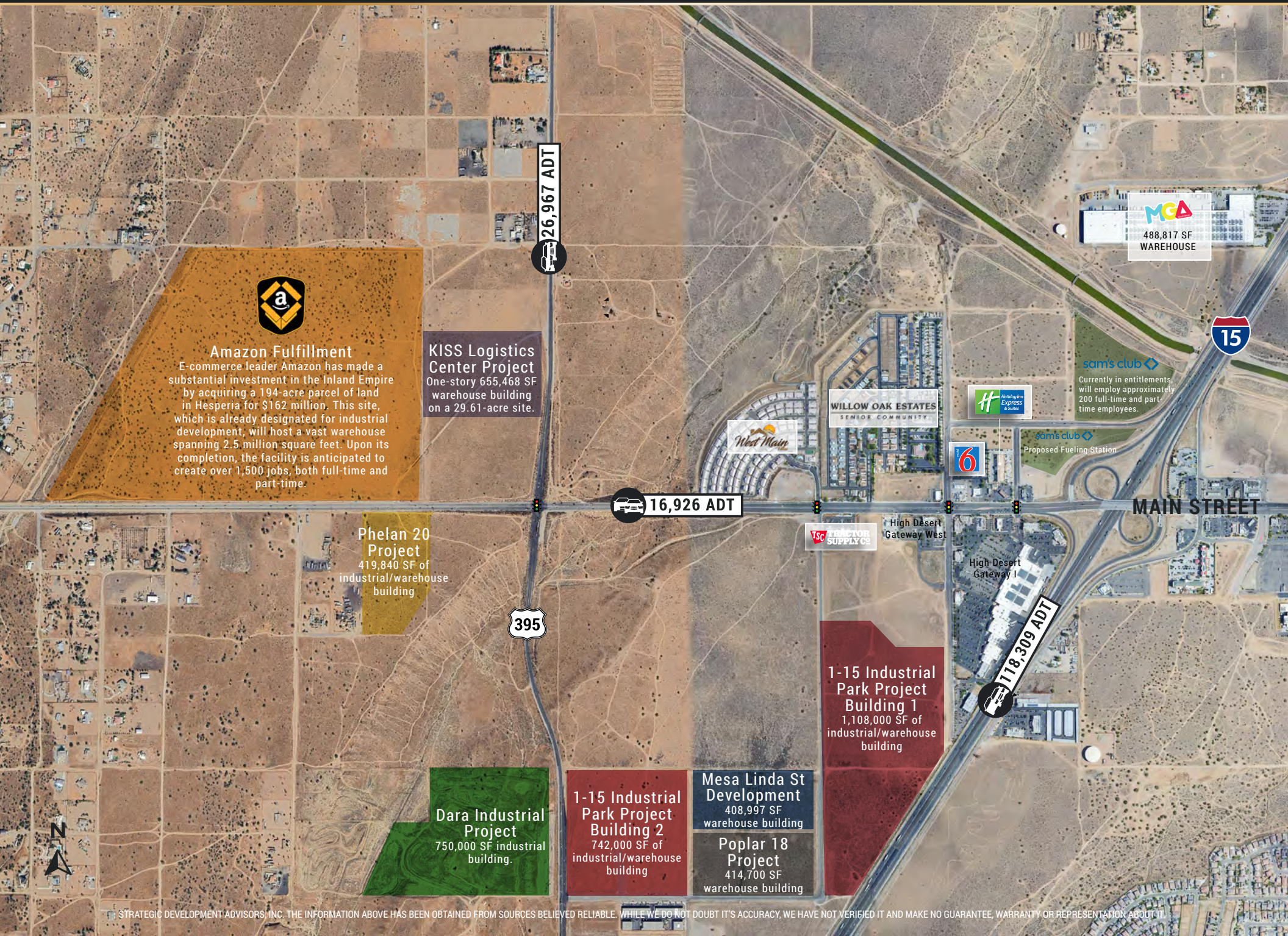
2024 AVERAGE
HOUSEHOLD INCOME
5-MILES



AREA HOUSING DEVELOPMENT

- PROPOSED/
IN APPLICATION
- APPROVED
- UNDER
DEVELOPMENT

AERIAL OVERVIEW



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

Royal Pan

5
JUICE IT UP

Former Boys

CHASE

carter's
AT&T
GNC
Bath & Body Works

verizon

MyKids
CENTRAL DENTAL CLINIC

AMERICAN
URGENT CARE

HIGH DESERT SMILES

golden
corral

22,500 SF 22,500 SF

GLOBAL
CREDIT UNION
Nail Salon

Domino's
Signature
Barbering
STARBUCKS

3,000 SF

Shell
BEYOND

CATABA ROAD

MAIN STREET

15

133,702 ADT

32,031 ADT



AERIAL OVERVIEW



SITE PLAN

AVAILABLE
NOT CONSTRUCTED



32,031 ADT



CHASE



133,702 ADT

ROSS
DRESS FOR LESS

Marshalls

ULTA



SHOPS 8
6,577 SF



PAD D
6,625 SF

CATABA ROAD



PAD A
3,000 SF



MAJOR B
22,500 SF

MAJOR A
22,500 SF

MAIN STREET



DEMOGRAPHIC PROFILE

POPULATION

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
2029 TOTAL POPULATION	36,629	119,398	323,024
2024 TOTAL POPULATION	35,575	117,269	319,076
2024 TOTAL DAYTIME POPULATION	29,437	96,339	273,921
2024 DAYTIME POPULATION: WORKERS	8,946	26,283	79,295
2024 DAYTIME POPULATION: RESIDENTS	20,491	70,056	194,626
2024 MEDIAN AGE	33.8	34.3	34.5

INCOME

2024 MEDIAN HOUSEHOLD INCOME	\$88,346	\$78,849	\$74,056
2024 AVERAGE HOUSEHOLD INCOME	\$106,523	\$99,438	\$94,973

HOUSEHOLDS

2029 TOTAL HOUSEHOLDS	10,379	34,115	94,491
2024 TOTAL HOUSEHOLDS	9,952	33,096	92,204
2024 AVERAGE HOUSEHOLD SIZE	3.57	3.54	3.38

HOUSING

2024 HOUSING UNITS	10,580	34,880	97,663
OWNER OCCUPIED	7,030	22,589	61,259
RENTER OCCUPIED	2,922	10,507	30,945
2024 AVERAGE HOME VALUE	\$527,440	\$510,024	\$476,053

RACE AND ETHNICITY

WHITE	34.16%	33.31%	34.52%
BLACK/AFRICAN AMERICAN	7.18%	8.77%	11.46%
ASIAN	4.56%	3.78%	3.83%
AMERICAN INDIAN/ALASKA NATIVE	2.11%	2.01%	2.01%
PACIFIC ISLANDER	0.24%	0.30%	0.43%
TWO OR MORE RACES	16.91%	16.91%	16.08%
OTHER RACE	34.83%	34.93%	31.66%
HISPANIC POPULATION	61.51%	61.03%	56.97%

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 2020 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 100,000 as of July 2024.

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.

HIGH DESERT GATEWAY I - SHOPS I

±1,300
SQ FT

SUITE 130



CREDIT UNION



OPTOMETRIST



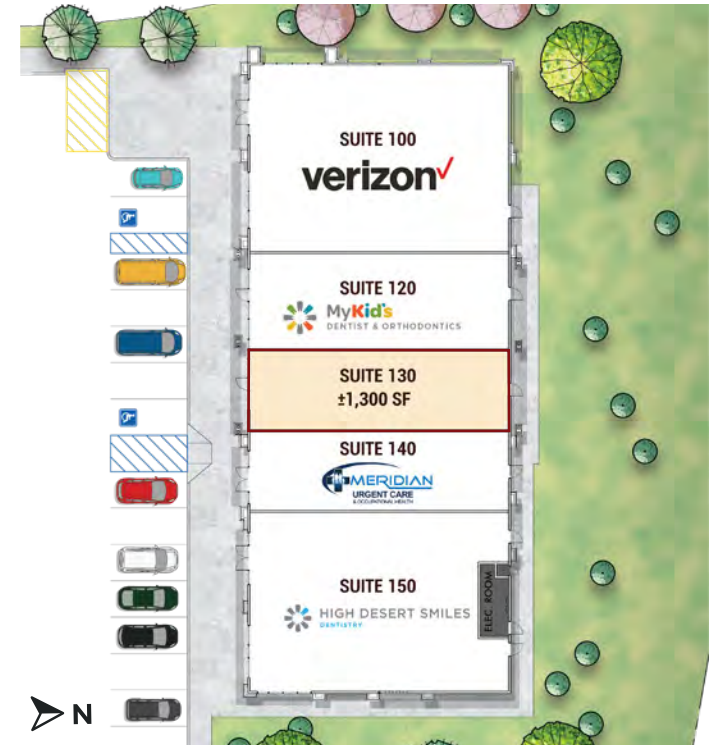
MEDICAL



PET SUPPLY



OFFICE SPACE



HIGH DESERT GATEWAY I - SHOPS 8

±1,277
SQ FT

SUITE 1

±1,500
SQ FT

SUITE 2

±1,800
SQ FT

SUITE 3

±2,000
SQ FT

SUITE 4



LEARNING CENTER



OFFICE SPACE



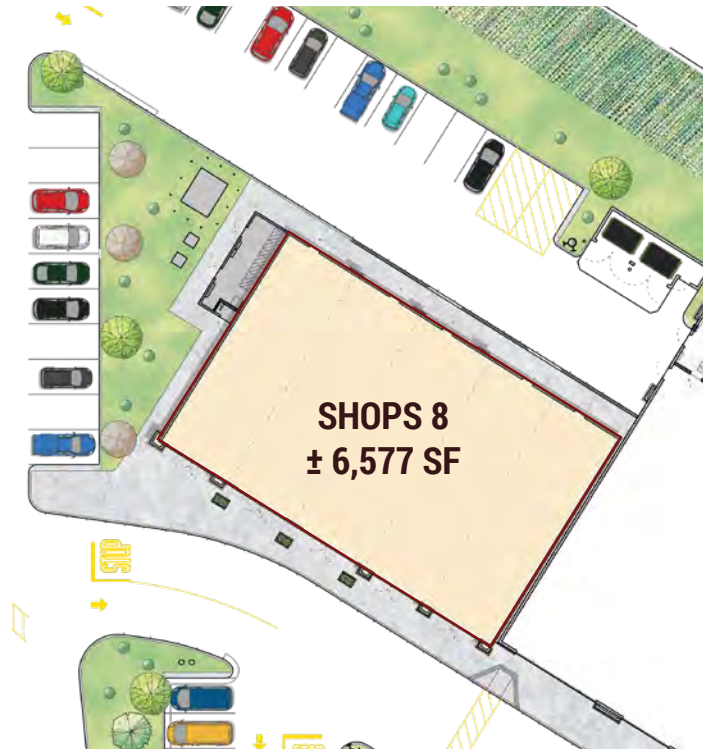
PHYSICAL THERAPY



SPORTING GOODS



SHOE STORE



HIGH DESERT GATEWAY I - PAD D

±6,625
SQ FT



RETAIL



DINING



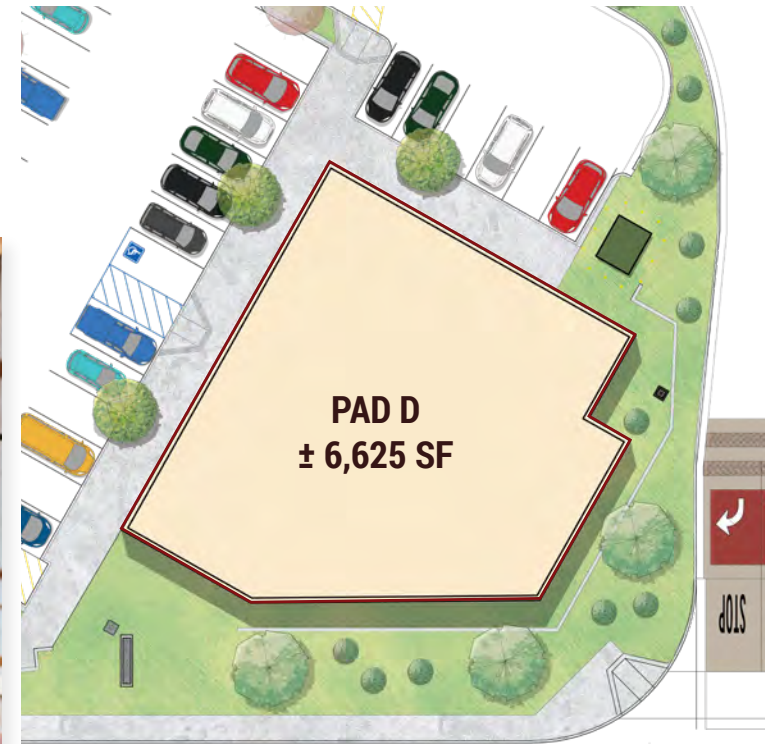
OFFICE SPACE



FURNITURE



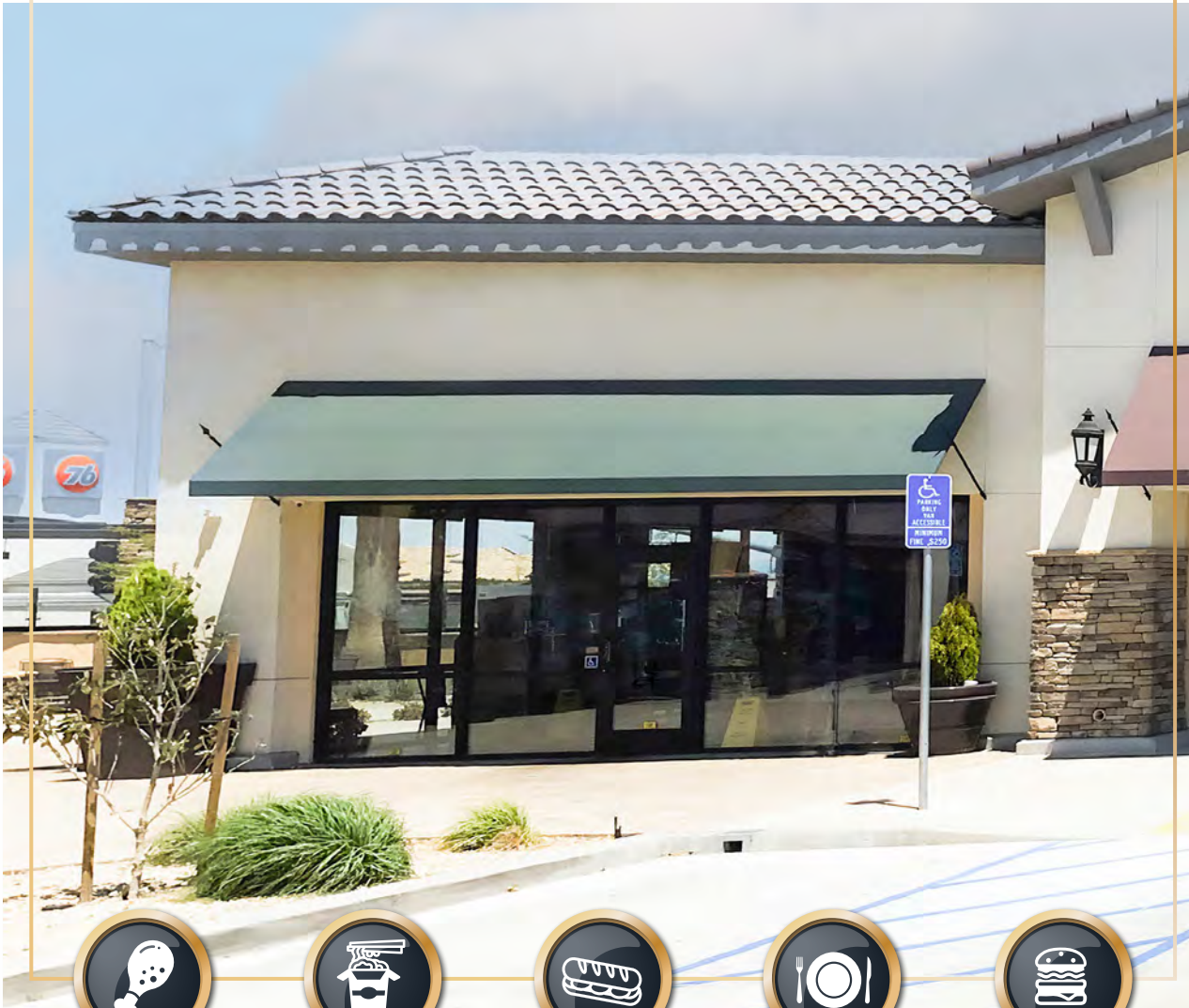
SPORTING GOODS



HIGH DESERT WEST - SHOPS 1

±1,800
SQ FT

SUITE 100



CHICKEN



CHINESE FOOD



SANDWICHES



DINING



BURGER



HIGH DESERT WEST - PAD A

±3,000
SQ FT

DRIVE THRU



BURGER



DINING



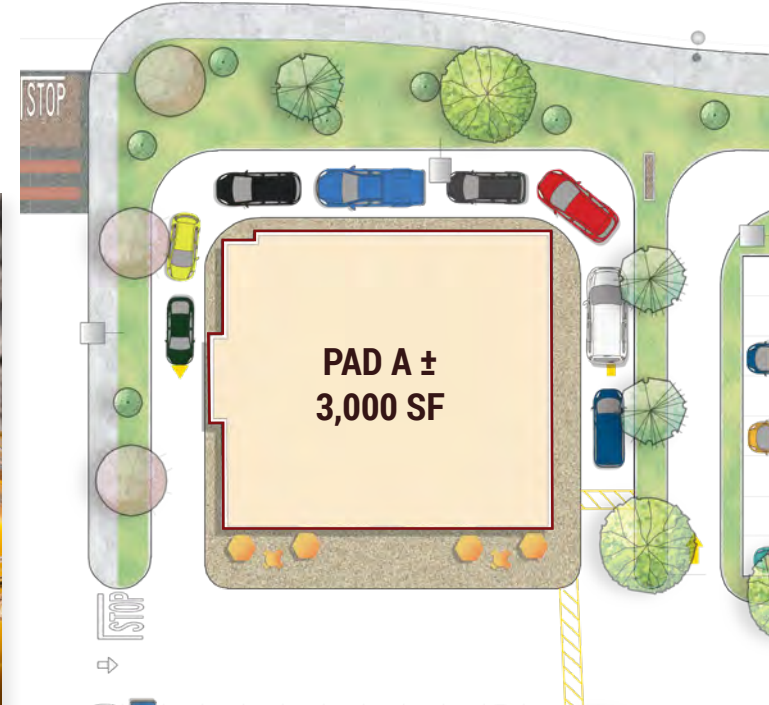
CHINESE FOOD



BANK

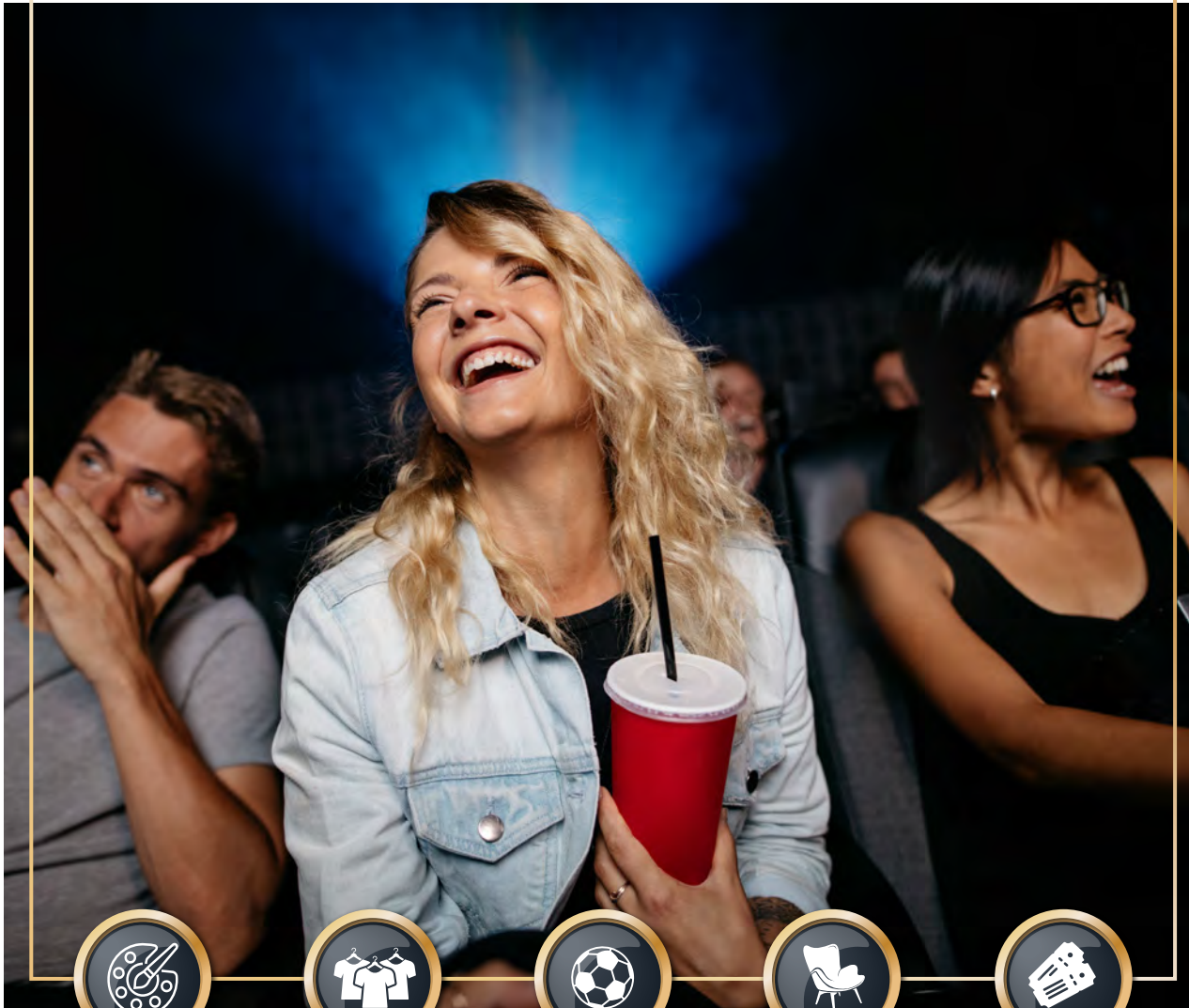


CHICKEN



HIGH DESERT WEST - MAJOR A

±22,500
SQ FT



ARTS AND CRAFTS



SOFT GOODS



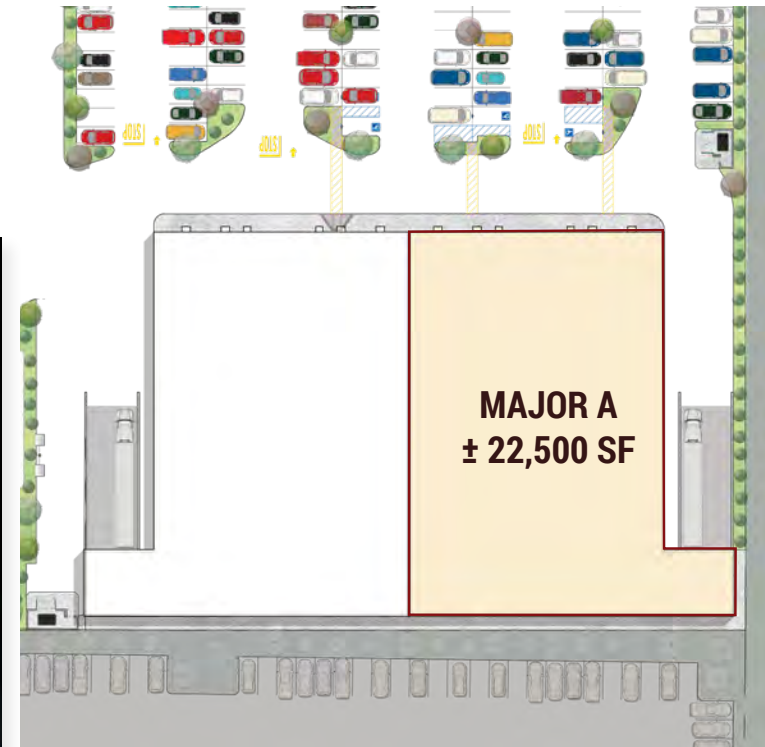
SPORTING GOODS



FURNITURE



MOVIE THEATER



HIGH DESERT WEST - MAJOR B

±22,500
SQ FT



ARTS AND CRAFTS



SOFT GOODS



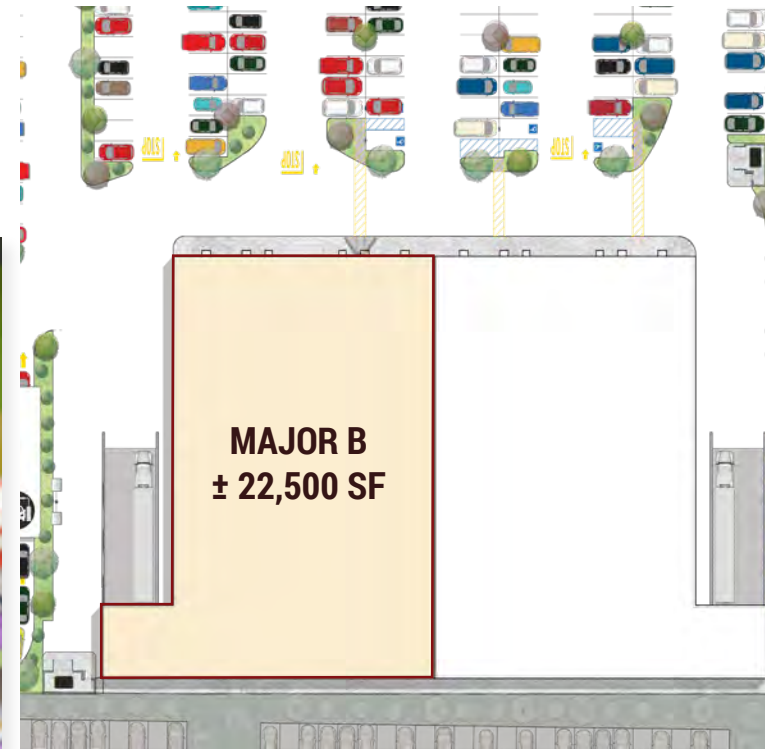
SPORTING GOODS

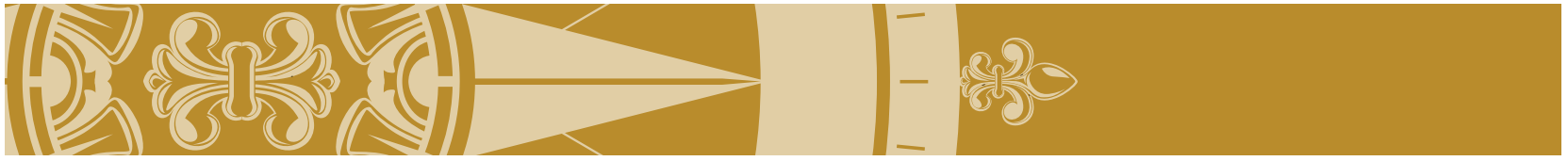


FURNITURE



DISCOUNT STORE





FOR LEASING INFORMATION



STRATEGIC
DEVELOPMENT
ADVISORS

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**LEWIS
RETAIL CENTERS**

