



# HIGH DESERT GATEWAY & HIGH DESERT GATEWAY WEST

Hesperia, California



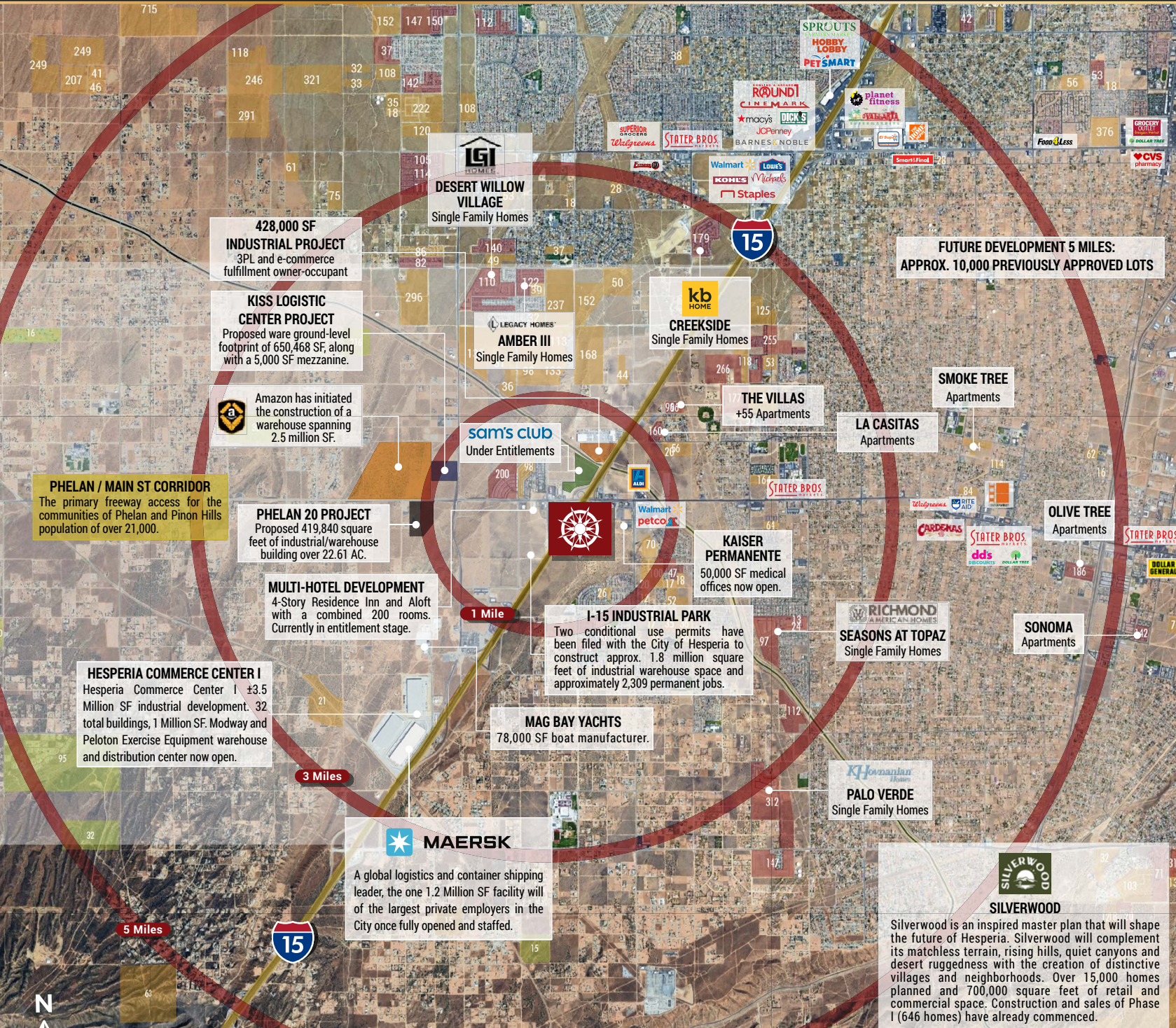
**LEWIS  
RETAIL CENTERS**

# HIGH DESERT GATEWAY & HIGH DESERT GATEWAY 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 146,000 CPD, the location of this property serves both the existing trade area and future growth.
- With a population exceeding 21,000 people, the Phelan/ Pinon Hills 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



**428,000 SF INDUSTRIAL PROJECT**  
3PL and e-commerce fulfillment owner-occupant

**KISS LOGISTIC CENTER PROJECT**  
Proposed ware ground-level footprint of 650,468 SF, along with a 5,000 SF mezzanine.

Amazon has initiated the construction of a warehouse spanning 2.5 million SF.

**PHELAN / MAIN ST CORRIDOR**  
The primary freeway access for the communities of Phelan and Pinon Hills population of over 21,000.

**PHELAN 20 PROJECT**  
Proposed 419,840 square feet of industrial/warehouse building over 22.61 AC.

**MULTI-HOTEL DEVELOPMENT**  
4-Story Residence Inn and Aloft with a combined 200 rooms. Currently in entitlement stage.

**HESPERIA COMMERCE CENTER I**  
Hesperia Commerce Center I ±3.5 Million SF industrial development. 32 total buildings, 1 Million SF. Modway and Peloton Exercise Equipment warehouse and distribution center now open.

**I-15 INDUSTRIAL PARK**  
Two conditional use permits have been filed with the City of Hesperia to construct approx. 1.8 million square feet of industrial warehouse space and approximately 2,309 permanent jobs.

**MAG BAY YACHTS**  
78,000 SF boat manufacturer.


**MAERSK**  
A global logistics and container shipping leader, the one 1.2 Million SF facility will of the largest private employers in the City once fully opened and staffed.




**SILVERWOOD**  
Silverwood is an inspired master plan that will shape the future of Hesperia. Silverwood will complement its matchless terrain, rising hills, quiet canyons and desert ruggedness with the creation of distinctive villages and neighborhoods. Over 15,000 homes planned and 700,000 square feet of retail and commercial space. Construction and sales of Phase I (646 homes) have already commenced.

  
**27,113**  
2025 TOTAL DAYTIME WORKER POPULATION 5-MILES

  
**118,477**  
2025 TOTAL POPULATION 5-MILES

  
**\$104,903**  
2025 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

22,500 SF 22,500 SF



3,000 SF



6,625 SF



6,300 SF



125,761 ADT

MAIN STREET

20,783 ADT



# AERIAL OVERVIEW



HIGH DESERT SMILES  
 AMERIDIAN URGENT CARE  
 Gold's Gym  
 My Kids  
 verizon

Bath & Body Works  
 GNC  
 AT&T  
 carter's

target

ROSS  
 stress for less

Marshalls

ULTA

Burlington

FAMOUS  
 footwear

LESLIE'S  
 CHOICE  
 MEDICAL GROUP  
 ONE REALTY ONE GROUP

planet  
 fitness



125,761 ADT

golden  
 corral

6,300 SF

6,625 SF

CHASE

JUICE IT UP  
 5  
 Royal Tan  
 WaBa

FIVE GUYS  
 BURGERS and FRIES  
 menchie's  
 Oasis SUSHI

sleep + number  
 crumbl  
 cookies  
 SALLY  
 BEAUTY

Olive  
 Garden

AMERICA'S BEST  
 CONTACTS & EYGLASSES  
 EYEBROW R US  
 Threading Salon  
 UBREAKIFIX

CATABA ROAD

FUTURE  
 WAREHOUSE  
 (NOT A PART)

20,783 ADT

HIGH DESERT GATEWAY  
 PHASE III

Nail Pro  
 EUROPEAN  
 CENTER  
 GLOBAL  
 CREDIT UNION

22,500 SF

Adjacent Property

Domino's  
 Signature Barbering  
 MEXICO Libre  
 STARBUCKS

3,000 SF

Shell  
 BEYOND

Future  
 aloft  
 HOTELS  
 100 Rooms

Future  
 Residence  
 Inn  
 Marriott  
 100 Rooms

TSC TRACTOR  
 SUPPLY CO.  
 (NOT A PART)

MAIN STREET



# DEMOGRAPHIC PROFILE

## POPULATION

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
2030 TOTAL POPULATION	37,696	121,471	324,012
2025 TOTAL POPULATION	36,167	118,477	319,220
2025 TOTAL DAYTIME POPULATION	29,415	96,855	272,940
2025 DAYTIME POPULATION: WORKERS	8,985	27,113	81,010
2025 DAYTIME POPULATION: RESIDENTS	20,430	69,742	191,930
2025 MEDIAN AGE	33.5	33.7	34.1

## INCOME

2025 MEDIAN HOUSEHOLD INCOME	\$90,685	\$83,335	\$78,020
2025 AVERAGE HOUSEHOLD INCOME	\$109,822	\$104,903	\$98,671

## HOUSEHOLDS

2030 TOTAL HOUSEHOLDS	10,899	35,258	96,039
2025 TOTAL HOUSEHOLDS	10,279	33,890	93,425
2025 AVERAGE HOUSEHOLD SIZE	3.51	3.49	3.34

## HOUSING

2025 HOUSING UNITS	10,937	35,614	98,720
OWNER OCCUPIED	7,329	22,261	62,269
RENTER OCCUPIED	2,950	10,629	31,156
2025 AVERAGE HOME VALUE	\$526,334	\$513,507	\$482,761

## RACE AND ETHNICITY

WHITE	33.70%	32.72%	33.99%
BLACK/AFRICAN AMERICAN	7.12%	8.79%	11.40%
ASIAN	4.56%	3.81%	3.87%
AMERICAN INDIAN/ALASKA NATIVE	2.08%	1.97%	1.98%
PACIFIC ISLANDER	0.24%	0.30%	0.43%
TWO OR MORE RACES	17.00%	16.98%	16.16%
OTHER RACE	35.31%	35.43%	32.18%
HISPANIC POPULATION	62.16%	61.68%	57.68%

Source: ESRI, US Census



Hesperia is a welcoming community in San Bernardino County, California, set just 35 miles north of downtown San Bernardino in the beautiful Victor Valley. Surrounded by the sweeping landscapes of the Mojave Desert, the city enjoys a higher elevation and pleasantly moderate weather, earning its place in the region known as the High Desert. Its name, "Hesperia," comes from the Greek word for "western land," a fitting nod to its scenic, wide-open surroundings.

The town was first laid out in 1891 by Santa Fe Railroad land developers, who envisioned Hesperia as a thriving western hub. Early promotional pamphlets described it as a future metropolis—"the Omaha of the West"—capturing the imagination of prospective settlers across the country. Growth came steadily over the years, helped along by major highways like U.S. Routes 66, 91, and 395 in the 1940s, and later Interstate 15 in the late 1960s. A major wave of new residents arrived in the 1980s, transforming Hesperia from a quiet town of 5,000 people in 1970 into a vibrant city of more than 60,000 by 2000. As of July 2025, the population has continued to grow, now estimated at over 100,000.

One of Hesperia's standout features is Hesperia Lake Park, a charming man-made lake on the southeastern edge of the city. This community gathering spot hosts a variety of local events, including the annual Hesperia Day celebration. Visitors and residents alike enjoy camping, fishing, day-camp programs, and youth sports leagues—making the lake a beloved centerpiece of outdoor life in Hesperia.

# HIGH DESERT GATEWAY - 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



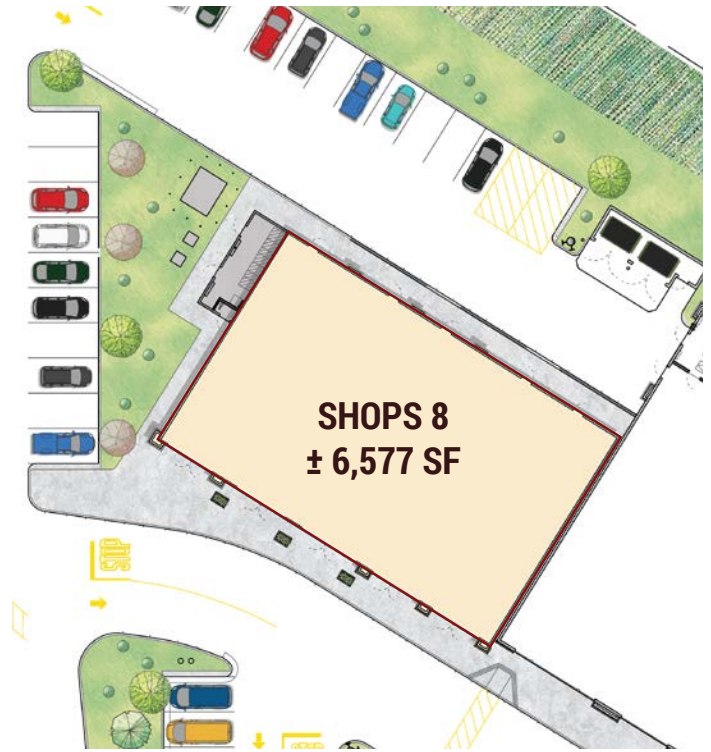
PHYSICAL THERAPY



SPORTING GOODS



SHOE STORE



# HIGH DESERT 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

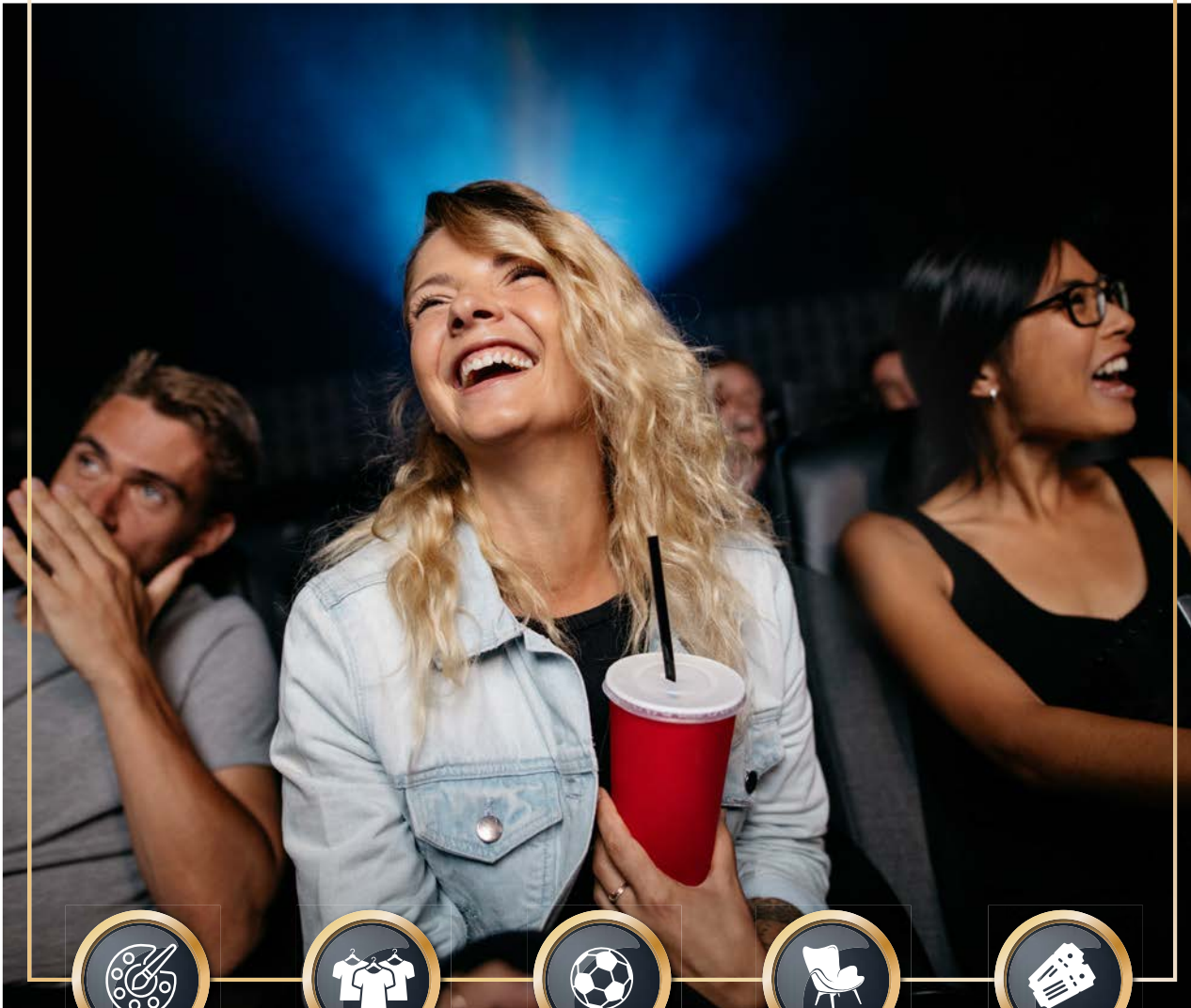


CHICKEN



# HIGH DESERT WEST - MAJOR A

±22,500  
SQ FT



ARTS AND CRAFTS



SOFT GOODS



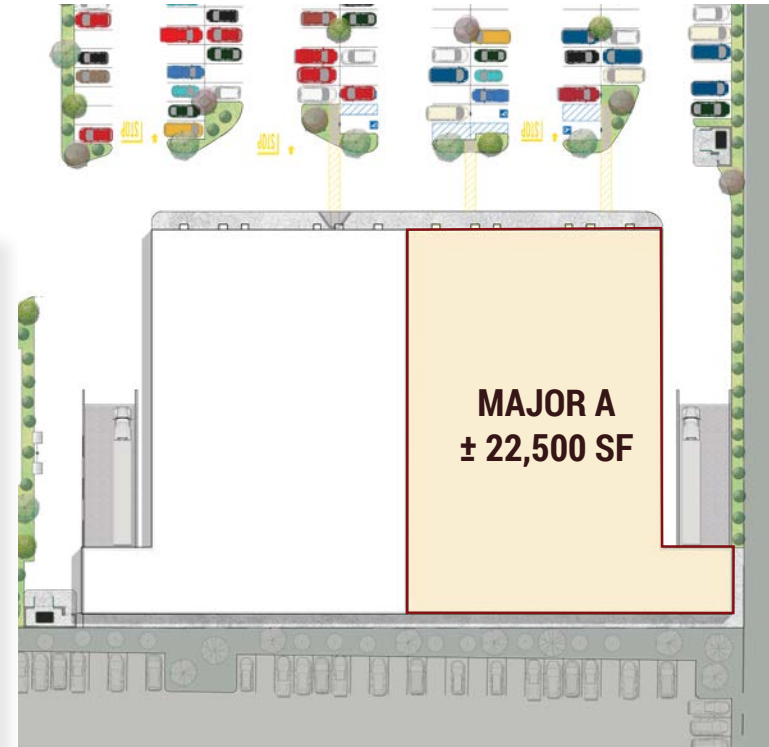
SPORTING GOODS



FURNITURE



MOVIE THEATER



# HIGH DESERT WEST - MAJOR B

±22,500  
SQ FT



ARTS AND CRAFTS



SOFT GOODS



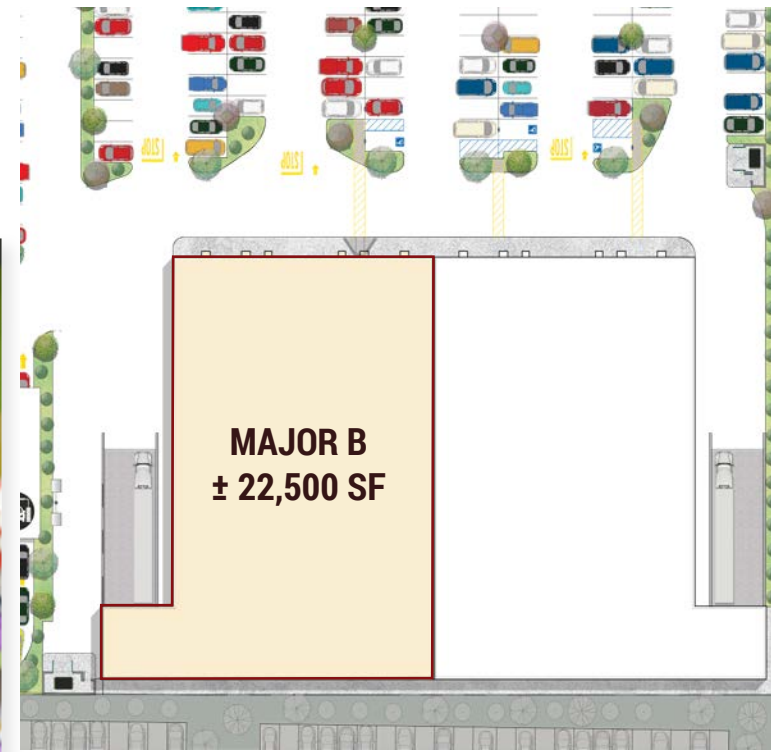
SPORTING GOODS



FURNITURE



DISCOUNT STORE





## FOR LEASING INFORMATION



**Ielen Sarkisian**  
T (626) 243 - 5290  
ielen.sarkisian@sdacre.com  
DRE License : 01325914

**LEWIS  
RETAIL CENTERS**

