STRATEGIC DEVELOPMENT ADVISORS







HIGH DESERT GATEWAY & HIGH DESERT GATEWAY WEST

Hesperia, California





LEWIS
RETAIL CENTERS

HIGH DESERT GATEWAY & HIGH DESERT GATEWAY WEST



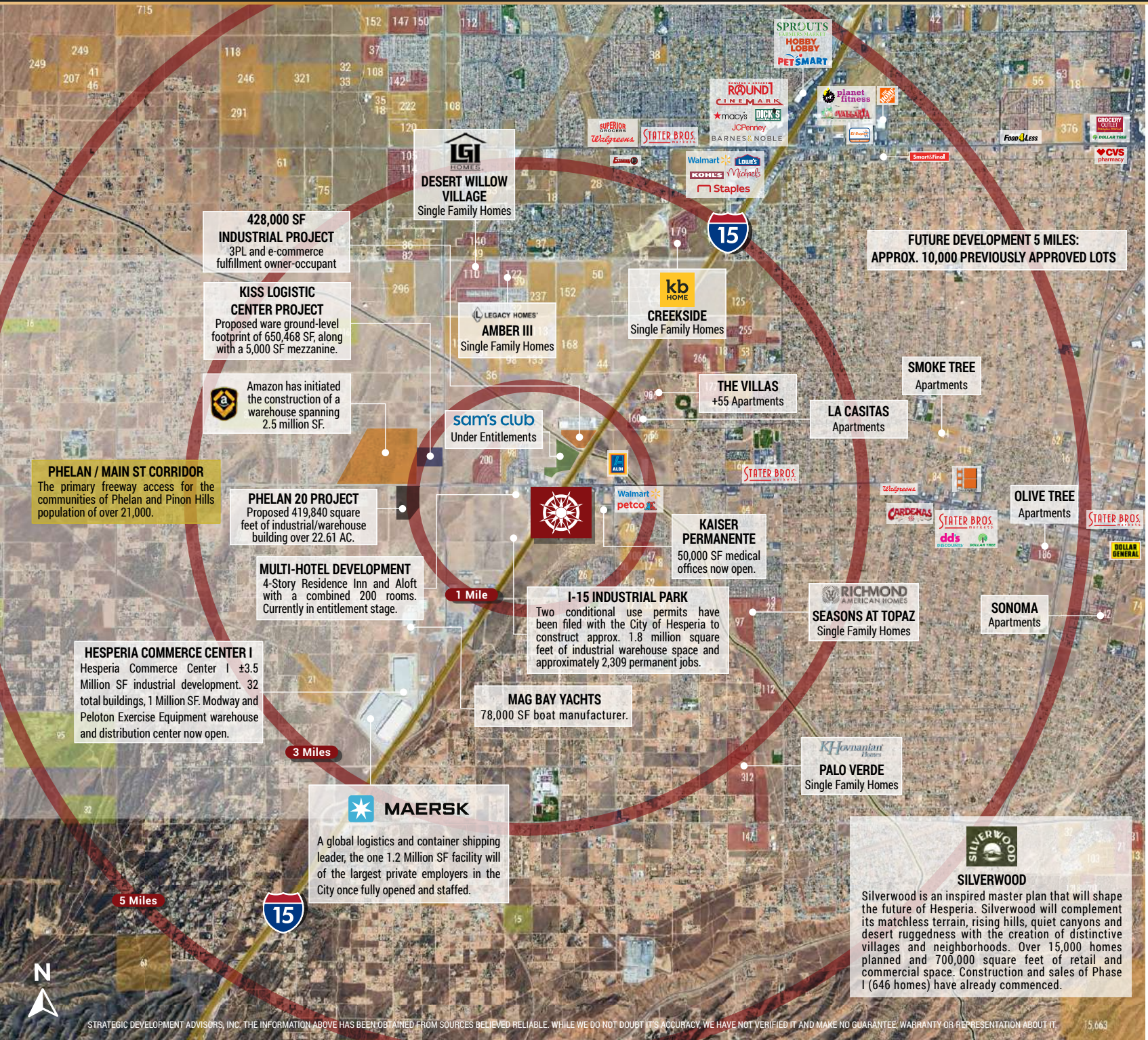






- ±428,245 SF Regional site at the prime intersection of Main street and Highway I-15.
- This Regional Center has a proven track record of success, boasting high volume sales and a lineup of credit-worthy national tenants, as well as strong local businesses.
- With more than 2,300 feet of frontage and 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



29,653
2026 TOTAL DAYTIME WORKER POPULATION 5-MILES

119,921
2026 TOTAL POPULATION 5-MILES

$109,268
2026 AVERAGE HOUSEHOLD INCOME 5-MILES

AREA HOUSING DEVELOPMENT

- PROPOSED/ IN APPLICATION
- APPROVED
- UNDER DEVELOPMENT

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AERIAL OVERVIEW



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SITE PLAN


AVAILABLE
NOT CONSTRUCTED
HIGH DESERT SMILES
MERIDIAN URGENT CARE & OCCUPATIONAL HEALTH
SUPERCUTS
MyKid's DENTIST & ORTHODONTICS
verizon
15
125,761 ADT
target
20,783 ADT
Bath&BodyWorks
GNC
AT&T
carter's
CHASE
ROSS DRESS FOR LESS
Marshalls
ULTA
Burlington
LESLIE'S
CHOICE MEDICAL GROUP
REALTYONEGROUP
FIVE GUYS BURGERS and FRIES
menchie's
Oasis SUSHI
Farmer Boys
sleep number
crumbl cookies
SALLY BEAUTY
AMERICA'S BEST CONTACTS & EYEGLASSES
Eyebrow R Us
UBREAKIFIX
FAMOUS footwear
SHOPS B 6,577 SF
planet fitness
PAD D 6,625 SF
JUICE IT UP!
5 Guys
Royal Pan
WaBa grill
CATABA ROAD
Olive Garden
Domino's
Signature Barbering
MEXICO Lindo
STARBUCKS
PAD A 3,000 SF
MAIN STREET
BEYOND
MAJOR B 22,500 SF
MAJOR A 22,500 SF
HIGH DESERT GATEWAY
PHASE III
N

DEMOGRAPHIC PROFILE

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
POPULATION			
2031 TOTAL POPULATION	38,926	123,280	327,242
2026 TOTAL POPULATION	37,132	119,921	320,578
2026 TOTAL DAYTIME POPULATION	30,532	98,059	271,331
2026 DAYTIME POPULATION: WORKERS	9,506	29,653	85,089
2026 DAYTIME POPULATION: RESIDENTS	21,026	68,406	186,242
2026 MEDIAN AGE	33.6	33.8	34.2
INCOME			
2026 MEDIAN HOUSEHOLD INCOME	$95,040	$86,346	$79,910
2026 AVERAGE HOUSEHOLD INCOME	$112,933	$109,268	$102,433
HOUSEHOLDS			
2031 TOTAL HOUSEHOLDS	11,263	35,837	97,522
2026 TOTAL HOUSEHOLDS	10,568	34,372	94,220
2026 AVERAGE HOUSEHOLD SIZE	3.51	3.48	3.33
HOUSING			
2026 HOUSING UNITS	11,254	36,158	99,694
OWNER OCCUPIED	7,608	23,656	62,831
RENTER OCCUPIED	2,960	10,716	31,389
2026 AVERAGE HOME VALUE	$532,742	$521,897	$493,976
RACE AND ETHNICITY			
WHITE	62.30%	32.53%	33.79%
BLACK/AFRICAN AMERICAN	7.08%	8.76%	11.31%
ASIAN	4.62%	3.85%	3.90%
AMERICAN INDIAN/ALASKA NATIVE	1.97%	1.87%	1.88%
PACIFIC ISLANDER	0.22%	0.28%	0.41%
TWO OR MORE RACES	17.11%	17.10%	16.29%
OTHER RACE	35.46%	35.60%	32.42%
HISPANIC POPULATION	62.30%	61.84%	57.88%

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.







FOR LEASING INFORMATION

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