



Commercial Real Estate Investments

12680 MAIN ST, HESPERIA

EXECUTIVE SUMMARY



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HIGHLIGHTS:

- 4,700 SF Building (Divisible); Signalized Corner; 23 Parking Spaces
- Approx. 305 Feet of Frontage and 2 Sets of Ingress/Egress
- Same Corner as 566,000+ SF Super Target Anchored Shopping Center
- 1 Block to Freeway On/Off Ramp & 3 Blocks to Walmart Supercenter
- Signalized Corner on Main Street & Freeway Corridor Specific Plan
- Same Intersection as New 153,000 SF Shopping Center Being Built with Starbucks, Fatburger, Jimmy John's, T-Mobile, etc

OFFERING SUMMARY: 12680 Main St sits on a signalized hard corner within one block of Interstate 15 in Hesperia, California. The Property benefits from the daily needs draw to the immediate area created by the Super Target-anchored High Desert Gateway across the street, as well as a Walmart Supercenter 3 blocks to the East. 1 Block to the West, 200 Luxury Residential Units are under construction while the Shopping Center across the street continues to undergo additional expansion.

DEMOGRAPHICS: Hesperia is a major growth area that has increased in population over 650% since 1980. Residential growth is anticipated to increase 11% over the next 4 years. The population within a 3 mile radius was estimated at over 31,000 as well as over 109,000 within a 5 mile radius, and this population grew by an incredible 23.28% between 2009 and 2014. The average household income was estimated at approximately \$76,000 within a 1 mile radius. I-15 Freeway at Main Street benefits from approx 118,820 cars/day.

FOR LEASE: \$190,000 per year NNN (NNN estimated at \$3,000/mth)



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PROPERTY PICTURES

Nearby Tenants



Nearby Tenants





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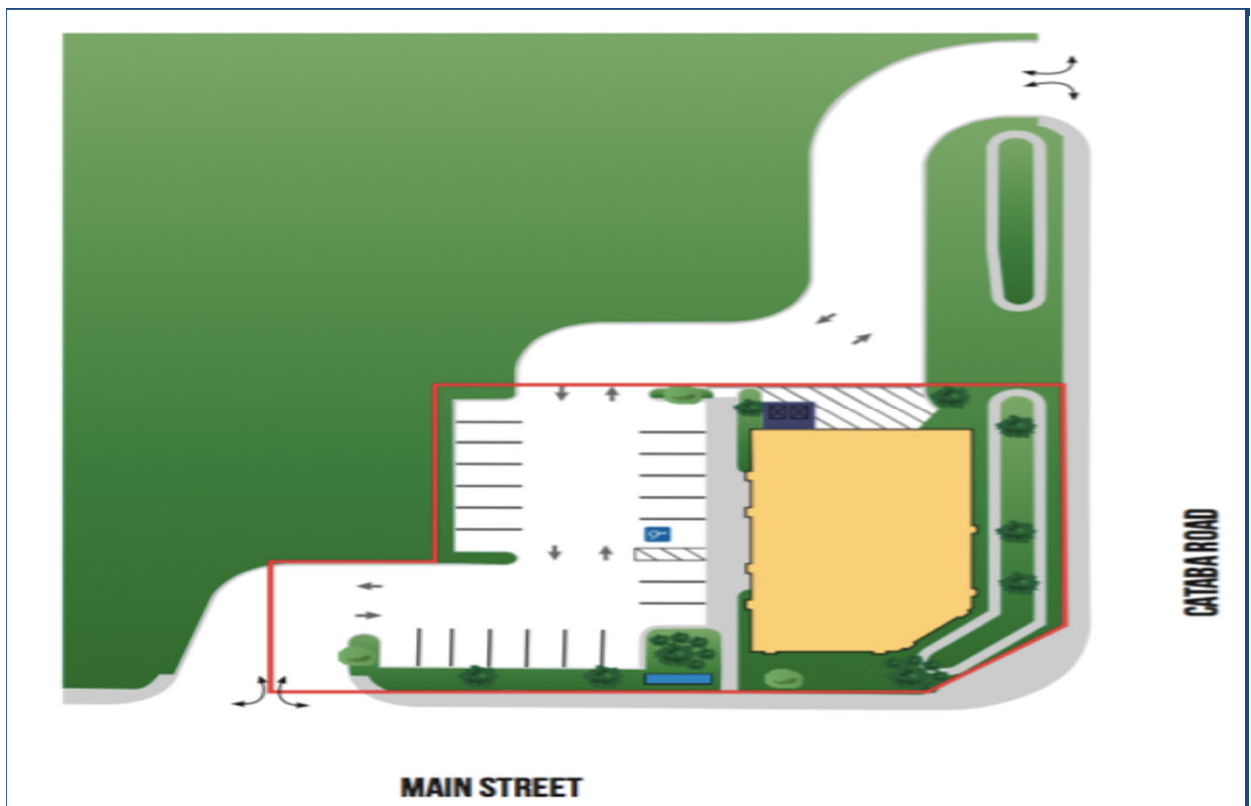
12680 MAIN ST, HESPERIA

PROPERTY PICTURES

Site Picture



Site Plan





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PROPERTY PICTURES

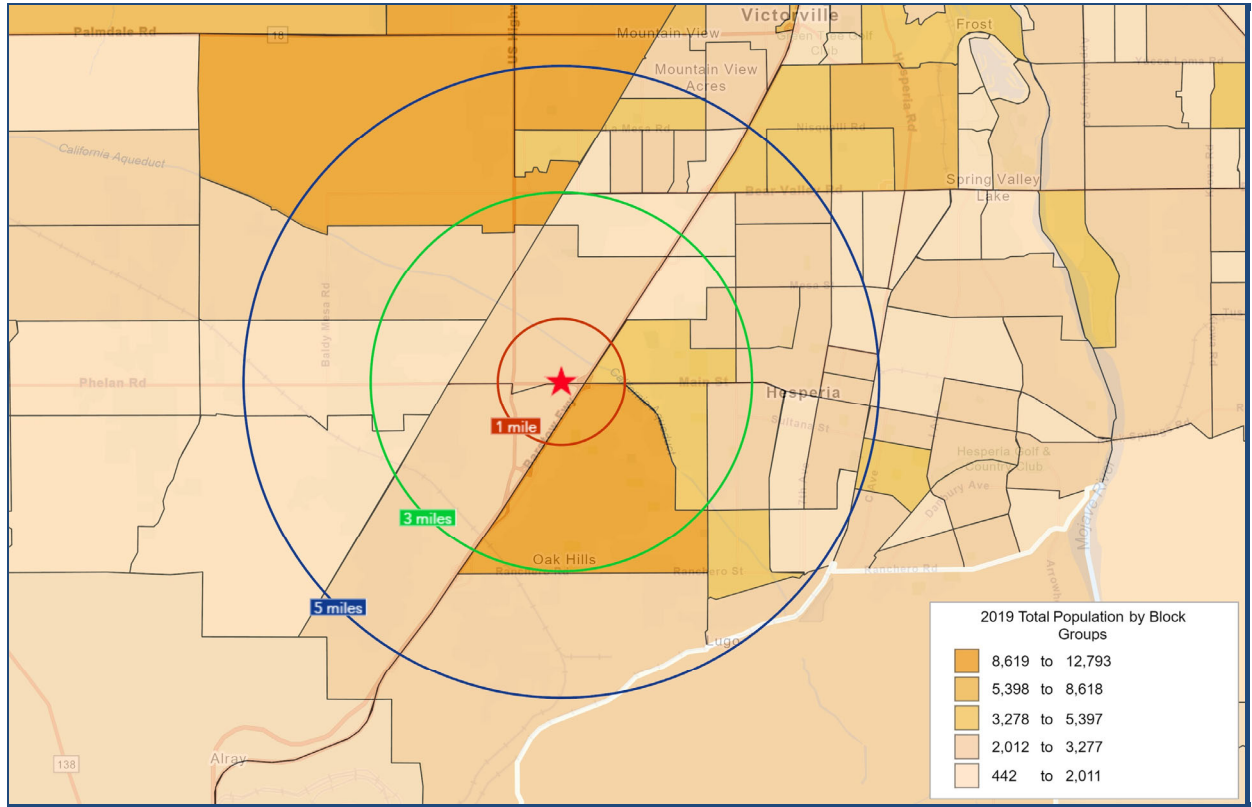
Aerial Map



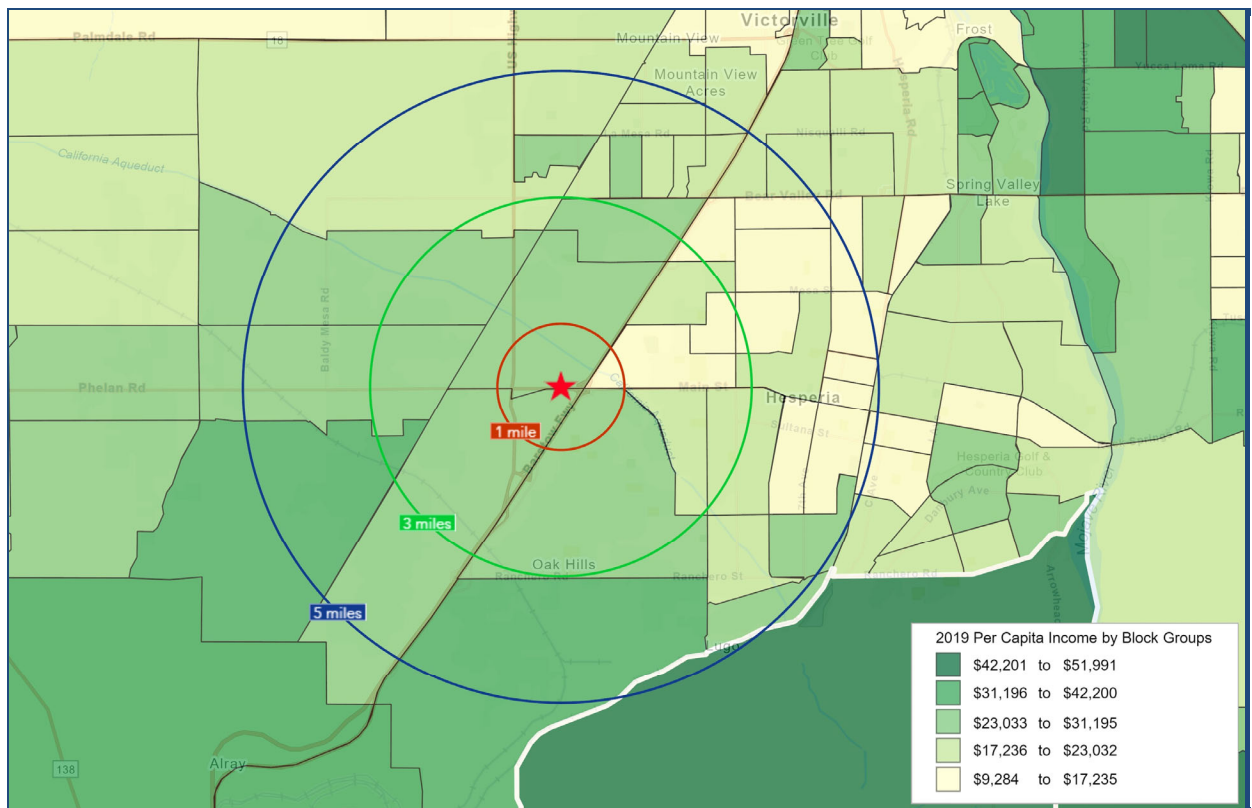


DEMOGRAPHICS

Population



Per Capita Income



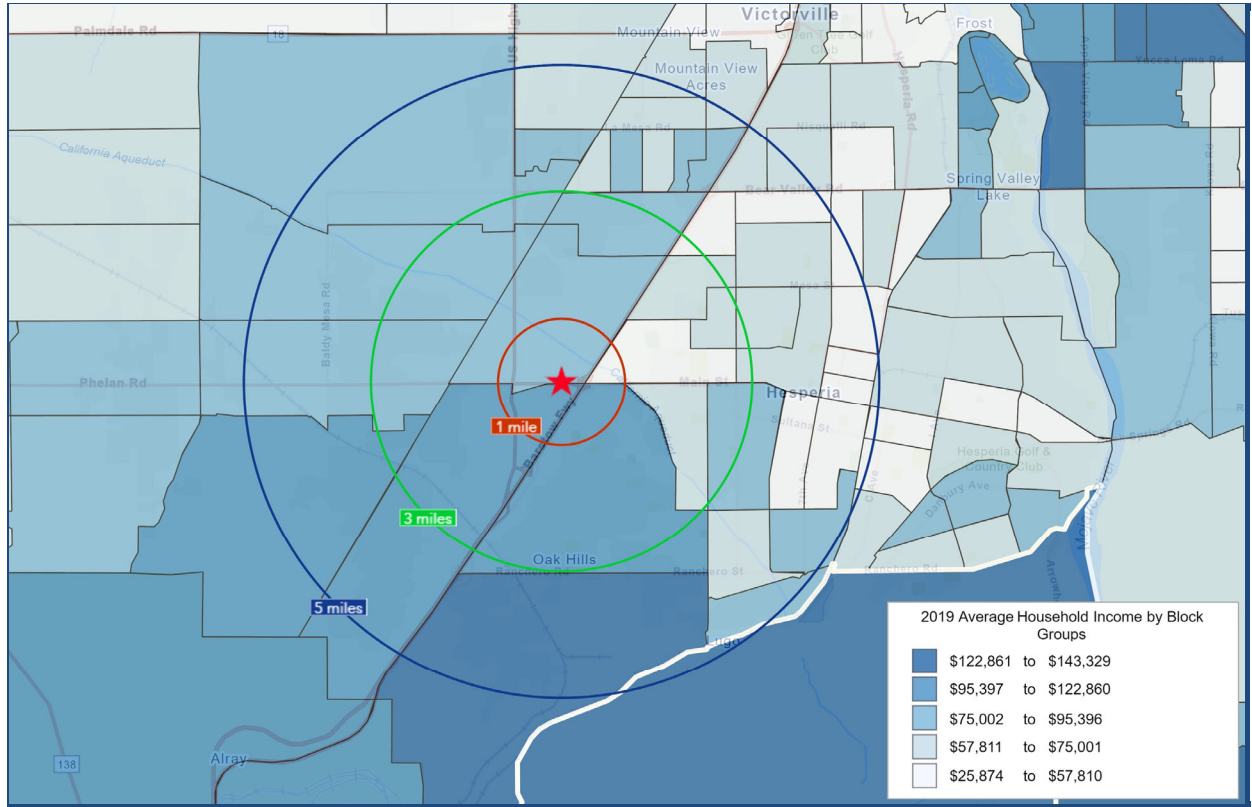


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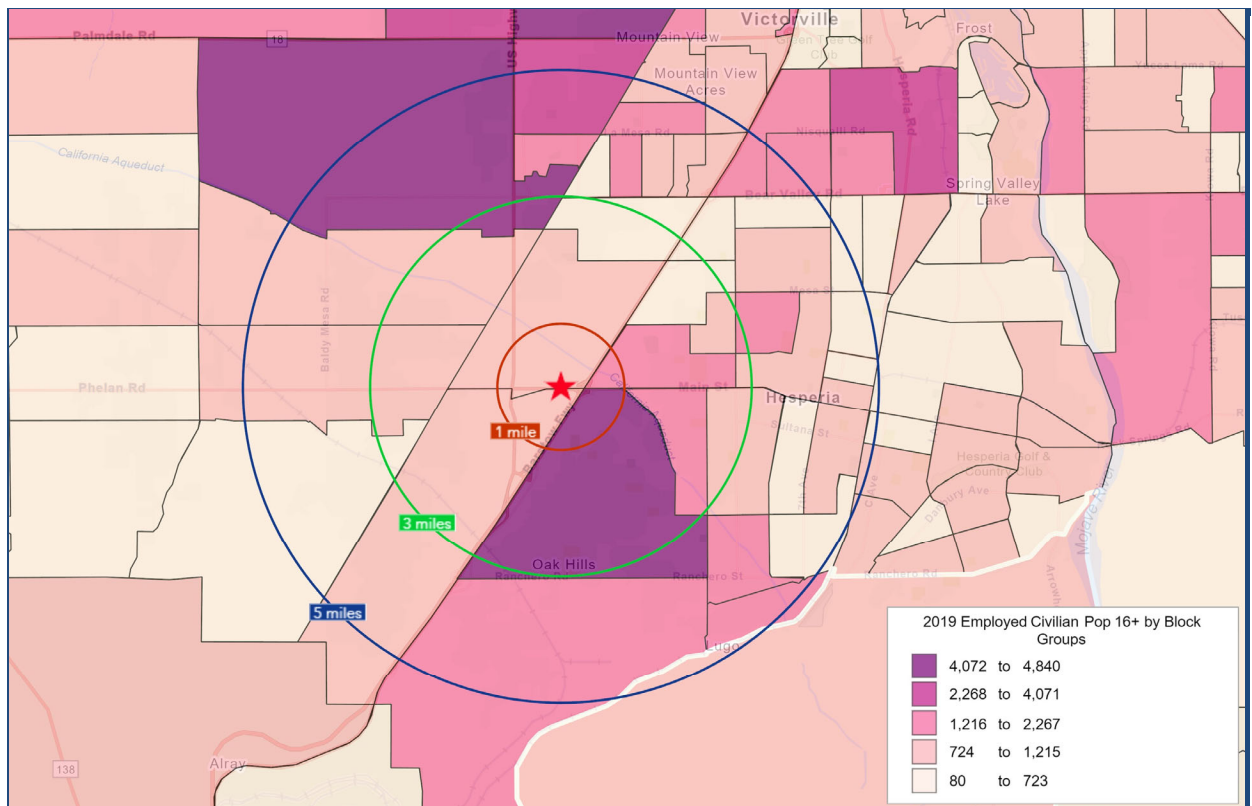
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DEMOGRAPHICS

Average Household Income



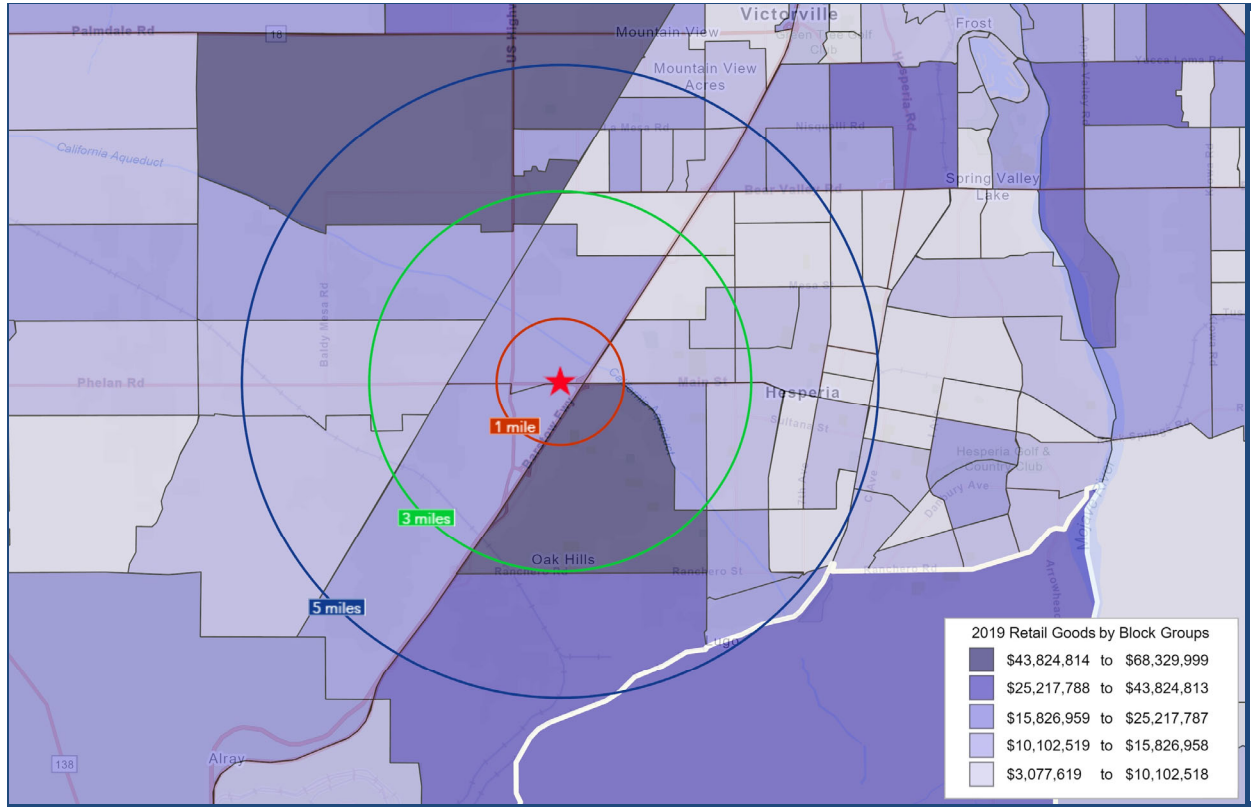
Employed Civilian Population





DEMOGRAPHICS

Retail Goods



Crime Index

