



HIGH DESERT GATEWAY I & WEST Hesperia, California



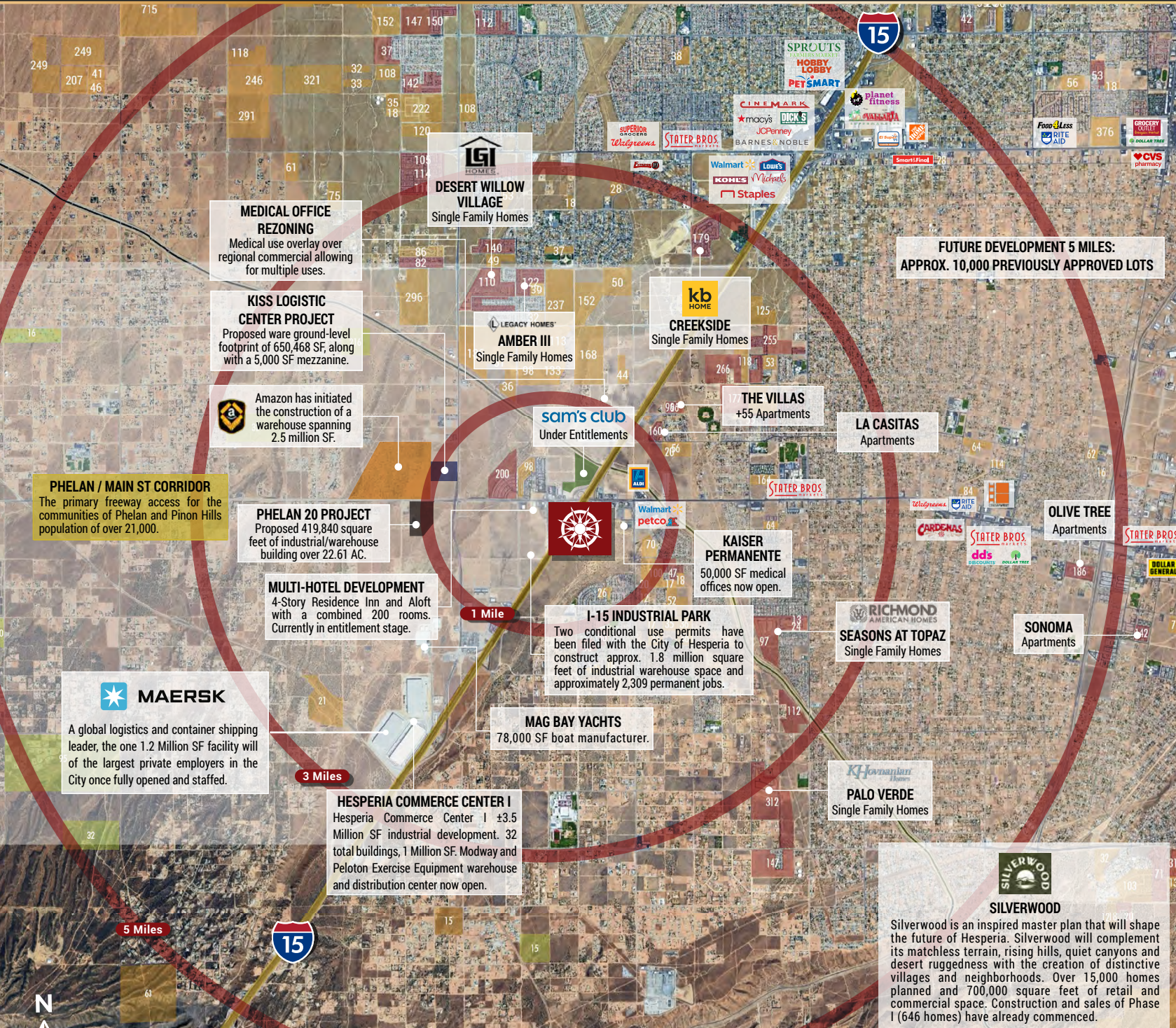
**LEWIS
RETAIL CENTERS**

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



MEDICAL OFFICE REZONING
Medical use overlay over regional commercial allowing for multiple uses.

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.

 **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.

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.

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.


FUTURE DEVELOPMENT 5 MILES:
APPROX. 10,000 PREVIOUSLY APPROVED LOTS


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

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.

AERIAL OVERVIEW



Amazon Fulfillment

E-commerce leader Amazon has made a substantial investment in the Inland Empire by acquiring a 194-acre parcel of land in Hesperia for \$162 million. This site, which is already designated for industrial development, will host a vast warehouse spanning 2.5 million square feet. Currently under construction, upon its completion, the facility is anticipated to create over 1,500 jobs, both full-time and part-time.

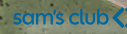
28,692 ADT

KISS Logistics Center Project

One-story 655,468 SF warehouse building on a 29.61-acre site.



488,817 SF WAREHOUSE



Currently in entitlements. Will employ approximately 200 full-time and part-time employees.



Proposed Fueling Station



WILLOW OAK ESTATES SENIOR COMMUNITY



MAIN STREET

20,578 ADT

Phelan 20 Project

419,840 SF of industrial/warehouse building

395



High Desert Gateway West

High Desert Gateway I

124,516 ADT

1-15 Industrial Park Project Building 1
1,108,000 SF of industrial/warehouse building

Dara Industrial Project

750,000 SF industrial building.

1-15 Industrial Park Project Building 2
742,000 SF of industrial/warehouse building

Mesa Linda St Development
408,997 SF warehouse building

Poplar 18 Project
414,700 SF warehouse building



AERIAL OVERVIEW

FUTURE WAREHOUSE
(NOT A PART)

HIGH DESERT GATEWAY
PHASE III



22,500 SF 22,500 SF



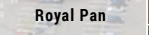
3,000 SF



6,625 SF



6,300 SF



124,516 ADT

MAIN STREET

20,578 ADT



AERIAL OVERVIEW



SITE PLAN

AVAILABLE

 NOT CONSTRUCTED

HIGH DESERT SMILES
 DENTISTRY
MERIDIAN
 URGENT CARE
 & OCCUPATIONAL HEALTH
 MyKid's
 DENTIST & ORTHODONTICS
verizon

20,578 ADT

124,516 ADT

target
ROSS
 DRESS FOR LESS
Marshalls
ULTA
Burlington
LESLIE'S
CHOICE
 MEDICAL GROUP
 ONE REALTYONEGROUP
FIVE GUYS
 BURGERS and FRIES
menchie's
oasis SUSHI
 sleep number
crumbl
 cookies
SALLY BEAUTY
AMERICA'S BEST
 CONTACTS & EYEGLASSES
Eyebrow R Us
UBREAKIFIX
FAMOUS
 footwear
Planet Fitness
 SHOPS 8
 6,577 SF
 PAD D
 6,625 SF

CATABA ROAD

MAIN STREET

Nail Spa
Vegeta Burg
 GLOBAL CREDIT UNION

Olive Garden
Domino's
 Signature Barbering
MEXICO
STARBUCKS
 PAD A
 3,000 SF
Shell
BEYOND
 MAJOR B
 22,500 SF
 MAJOR A
 22,500 SF



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	33.8	34.3	34.5

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 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 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 2025.

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



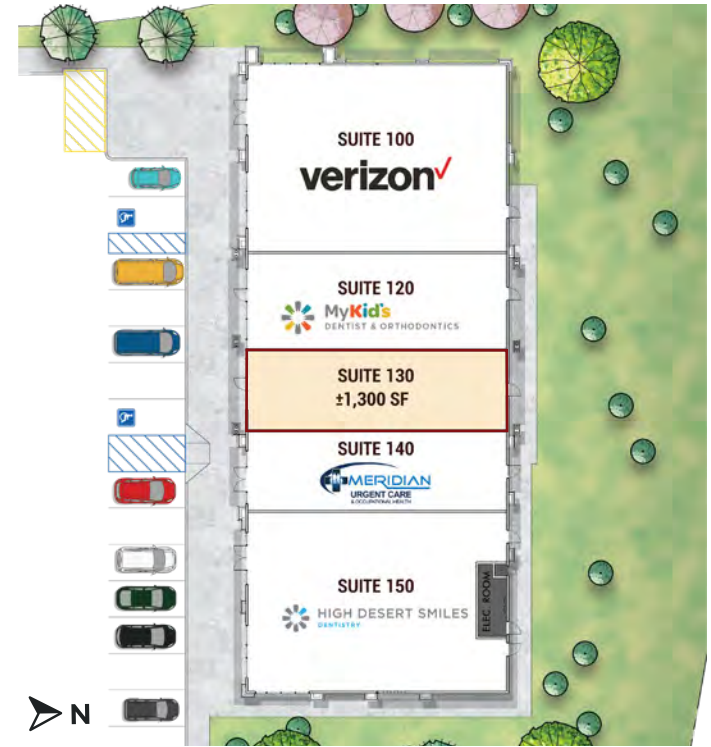
MEDICAL



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



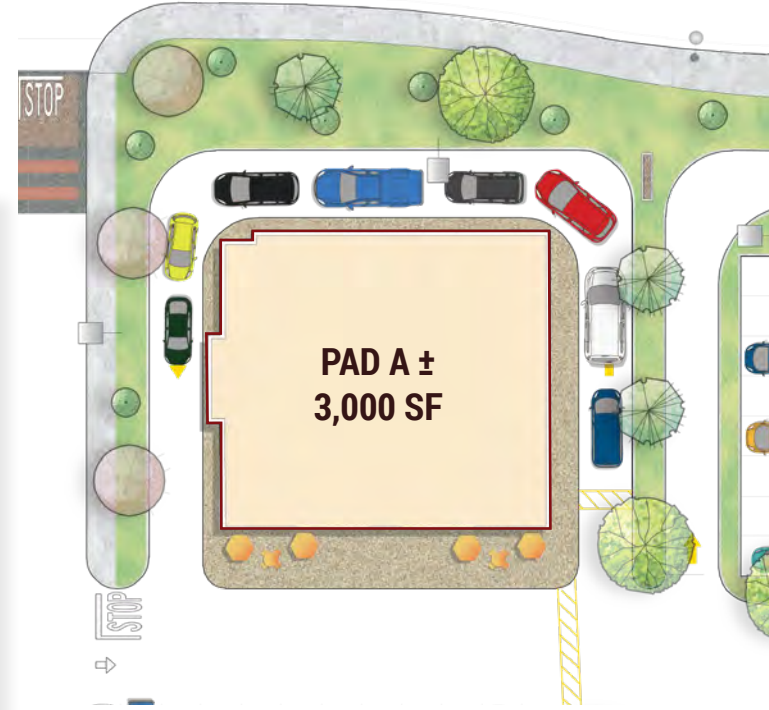
CHINESE FOOD



BANK



CHICKEN



HIGH DESERT WEST - MAJOR A

±22,500
SQ FT



ARTS AND CRAFTS



SOFT GOODS



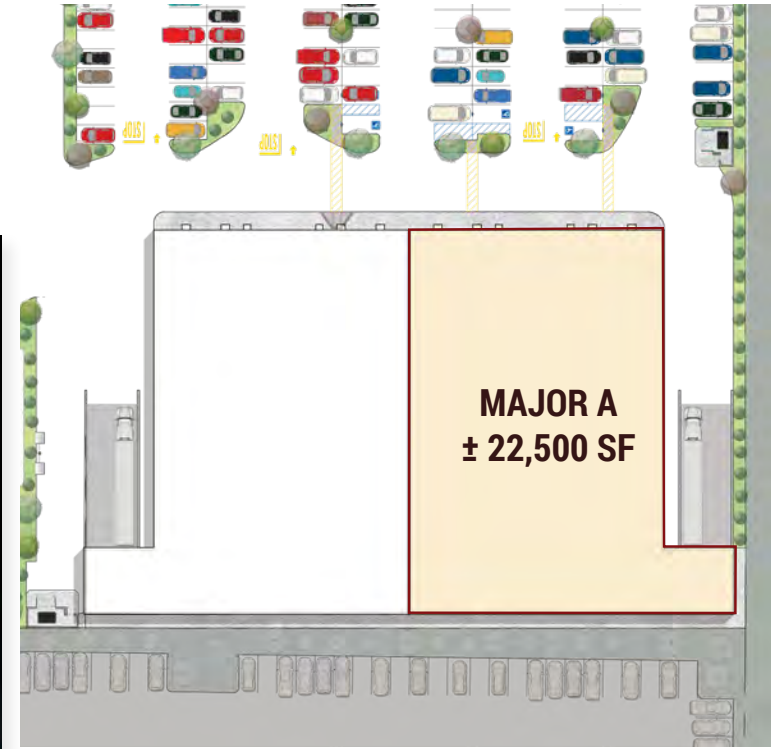
SPORTING GOODS



FURNITURE



MOVIE THEATER



HIGH DESERT WEST - MAJOR B

±22,500
SQ FT



ARTS AND CRAFTS



SOFT GOODS



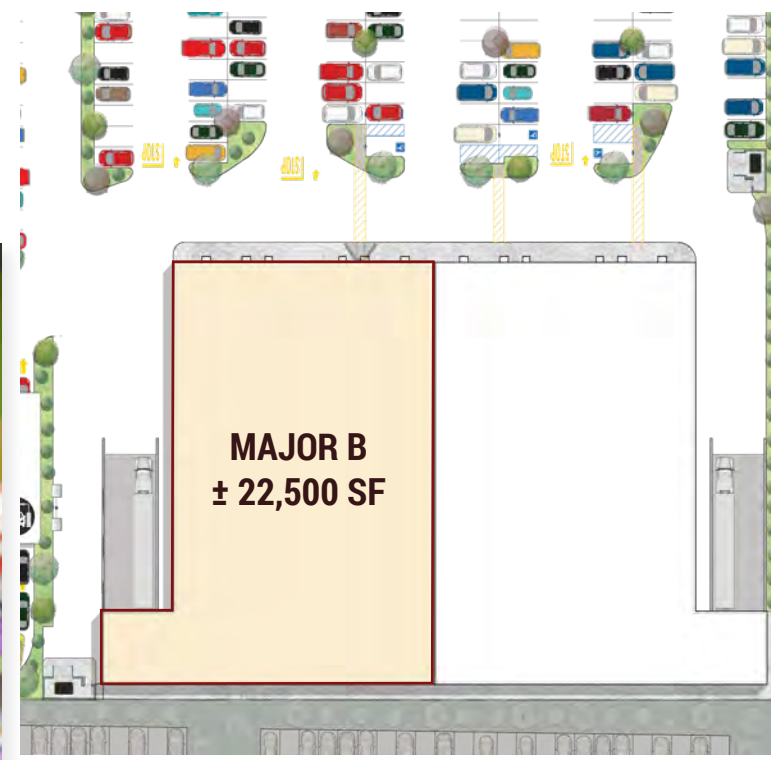
SPORTING GOODS

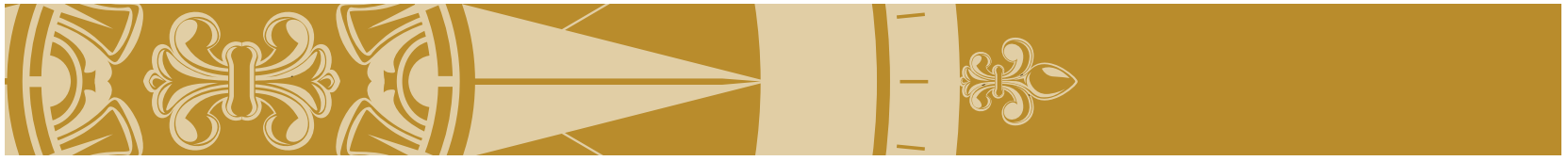


FURNITURE



DISCOUNT STORE





FOR LEASING INFORMATION



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**LEWIS
RETAIL CENTERS**

