

RETAIL FOR LEASE COTTONWOOD PLAZA

14895 Bear Valley Road, Hesperia, CA 92345



ECONOMIC DATA

LEASE RATE: \$1.75 SF/month (NNN)

PROPERTY INFORMATION

COUNTY: San Bernardino

MARKET: Inland Empire

SUBMARKET: High Desert

BUILDING DATA

TOTAL BUILDING SF: ±6,193 SF

YEAR BUILT: 1986

ZONING: C2

PROPERTY OVERVIEW

Welcome to Cottonwood Plaza, a highly visible strip center located less than 0.25 miles from the I-15 Freeway. Units B and C each offer approximately 700 square feet of flexible retail space in a multi-tenant strip center located at the corner of Cottonwood Avenue and Bear Valley Road in the City of Hesperia.

Each unit is offered in shell condition with an existing restroom, providing a blank canvas for a tenant to design the space around their specific business needs.

Positioned at a visible corner location along the well-traveled Bear Valley Road corridor, these units provide an affordable opportunity for small retail, service, boutique, wellness, office, or specialty users seeking a manageable footprint in an established commercial setting. Both units are offered at a lease rate of \$1.75 PSF NNN, bringing the total monthly rent to approximately \$1,600.00 per month per unit, including estimated NNN fees.

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

RETAIL FOR LEASE 14895 BEAR VALLEY RD. UNITS B & C

Hesperia, CA 92345



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Per Unit Space:	±700 SF	Lease Rate:	\$1.75 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite C	Available	700 SF	NNN	\$1.75 SF/month	<p>Unit C is an approximately 700 square foot retail space located in a multi-tenant strip center at the corner of Cottonwood Avenue and Bear Valley Road in the City of Hesperia. The space is offered in shell condition with an existing restroom, providing a flexible blank canvas for a wide range of small business uses. Its open layout allows a tenant to design and build out the space to fit their specific operational needs, whether for retail, service, boutique, wellness, office, or specialty use.</p> <p>Positioned at a visible corner location along the well-traveled Bear Valley Road corridor, Unit C benefits from convenient access and surrounding commercial activity. The space is offered at a lease rate of \$1.75 PSF NNN, bringing the total monthly rent to approximately \$1,600.00 per month, including estimated NNN fees. This presents an affordable opportunity for a business owner seeking a manageable retail footprint in a recognizable Hesperia location.</p>
Suite B	Available	700 SF	NNN	\$1.75 SF/month	<p>Unit B is an approximately 700 square foot retail space located in a multi-tenant strip center at the corner of Cottonwood Avenue and Bear Valley Road in the City of Hesperia. The space is offered in shell condition with an existing restroom, providing a flexible blank canvas for a wide range of small business uses. Its open layout allows a tenant to design and build out the space to fit their specific operational needs, whether for retail, service, boutique, wellness, office, or specialty use.</p> <p>Positioned at a visible corner location along the well-traveled Bear Valley Road corridor, Unit B benefits from convenient access and surrounding commercial activity. The space is offered at a lease rate of \$1.75 PSF NNN, bringing the total monthly rent to approximately \$1,600.00 per month, including estimated NNN fees. This presents an affordable opportunity for a business owner seeking a manageable retail footprint in a recognizable Hesperia location.</p>

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Unit B Interior



Unit B Interior

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Unit C Interior



Unit C Interior

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,982	70,081	148,773
Average Age	28.4	28.7	28.6
Average Age (Male)	26.3	26.8	27.7
Average Age (Female)	30.7	30.7	29.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,034	20,454	43,286
# of Persons per HH	3.4	3.4	3.4
Average HH Income	\$59,624	\$59,991	\$58,617
Average House Value	\$246,066	\$246,392	\$256,547

2020 American Community Survey (ACS)

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