



HIGH DESERT GATEWAY & HIGH DESERT GATEWAY WEST

Hesperia, California



**LEWIS
RETAIL CENTERS**

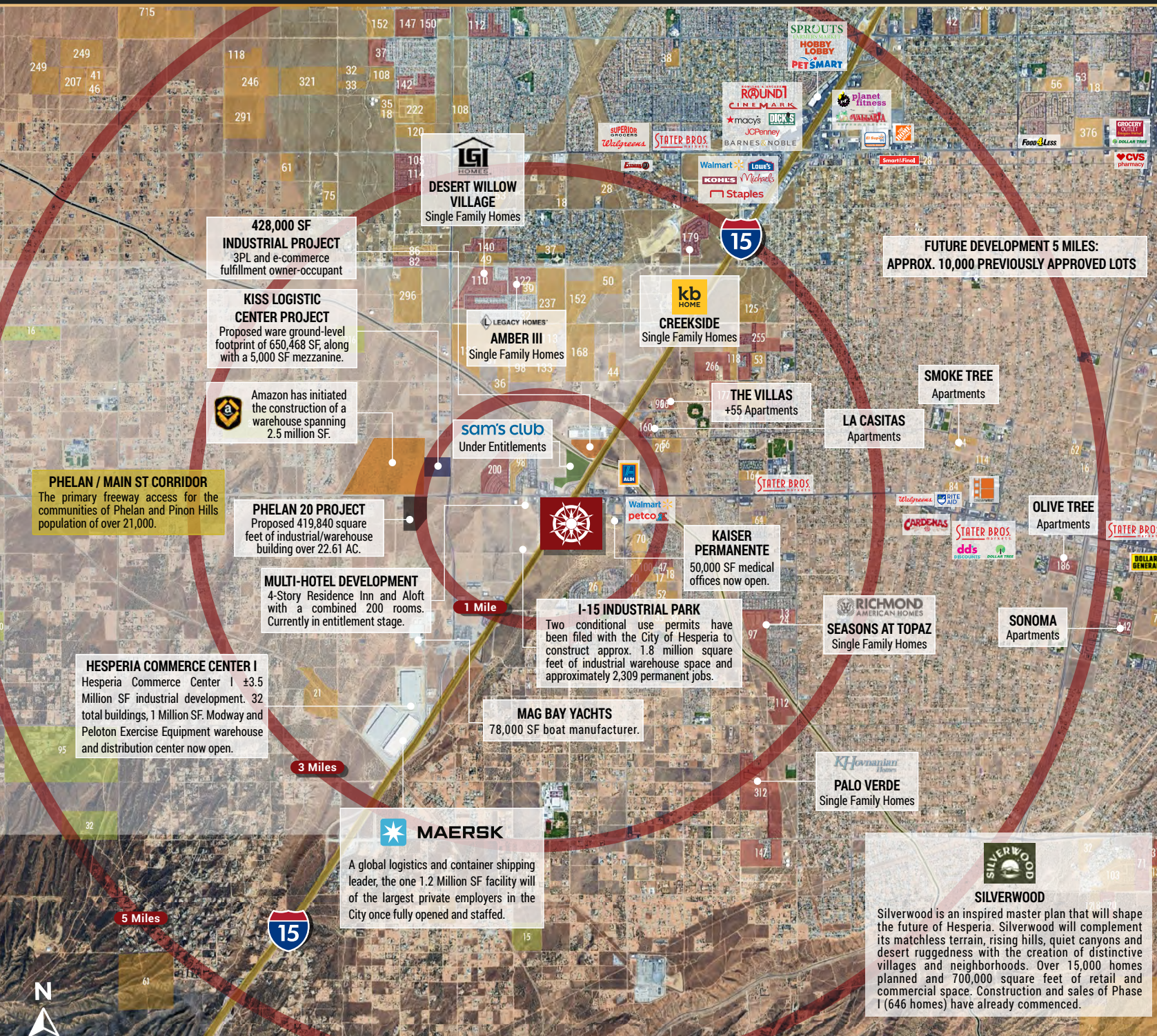
HIGH DESERT GATEWAY & HIGH DESERT GATEWAY WEST



- ±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



27,113

2025 TOTAL DAYTIME
WORKER POPULATION
5-MILES



118,477

2025 TOTAL
POPULATION
5-MILES



\$104,903

2025 AVERAGE
HOUSEHOLD INCOME
5-MILES



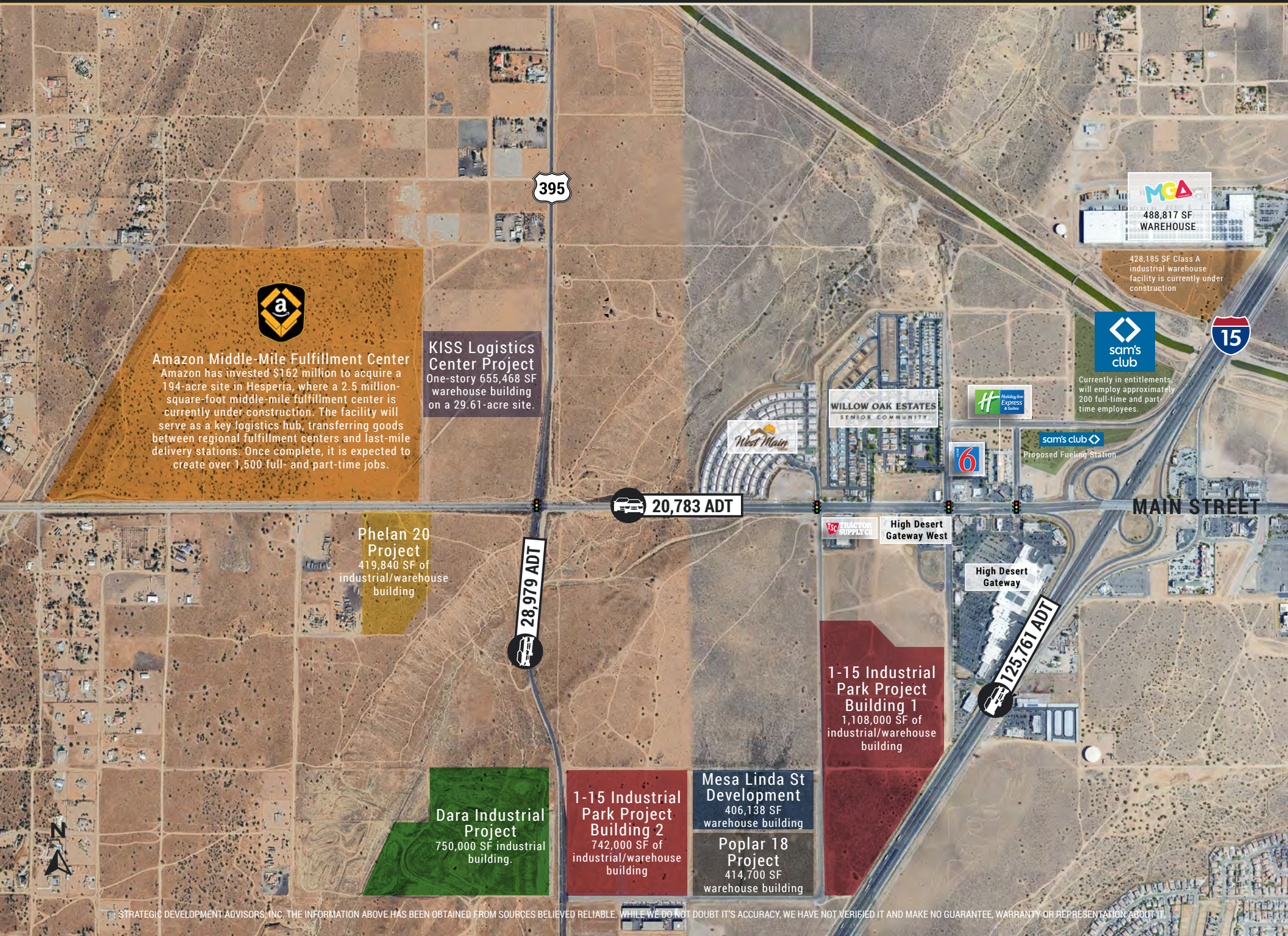
AREA HOUSING
DEVELOPMENT

PROPOSED/
IN APPLICATION

APPROVED

UNDER
DEVELOPMENT

AERIAL OVERVIEW



AERIAL OVERVIEW

FUTURE WAREHOUSE
(NOT A PART)

HIGH DESERT GATEWAY
PHASE III



AERIAL OVERVIEW



HIGH DESERT SMILES
AMERIDIAN
URGENT CARE
SUPERCUTS
(In Lease)
MyKids
verizon

Bath & Body Works
GNC
AT&T
carter's

target

ROSS
DRESS FOR LESS

Marshalls

ULTA

Burlington

FAMOUS
Footwear

LESLIE'S
CHOICE
MEDICAL GROUP
ONE REALTY ONE GROUP

planet
fitness

golden
corral

CHASE

Farmer Boys

JUICE IT UP
5
BURGERS and FRIES
Royal Pan
Chinese Restaurant
WaBa

FIVE GUYS
BURGERS and FRIES
menchie's
Oasis SUSHI

sleep & number
crumbl
cookies
SALLY
BEAUTY

AMERICA'S BEST
CONTACTS & EYEGLASSES
EYEBROW RUS
Threading Salon
UBREAK IFIX

Olive
Garden

Nail
Nail
GLOBAL
CREDIT UNION

Shell
BEYOND

Domino's
Signature Barbering
MEXICAN
STARBUCKS

MAIN STREET

Future
aloft
HOTELS
100 Rooms

Adjacent Property

Future
Residence
Inn
Marriott
100 Rooms

TSC TRACTOR
SUPPLY CO
(NOT A PART)

CATABA ROAD

HIGH DESERT GATEWAY
PHASE III

FUTURE
WAREHOUSE
(NOT A PART)

SITE PLAN

HIGH DESERT SMILES
DENTISTRY

MERIDIAN
URGENT CARE
& OCCUPATIONAL HEALTH

SUPERCUTS
(In Lease)

MyKid's
DENTIST & ORTHODONTICS

verizon

20,783 ADT

JUICE IT UP?

5
STATION

Royal Pan

WaBa Grill

Nail & Spa
EUROPEAN CENTER

Vegan Burg

GLOBAL
CREDIT UNION

MAIN STREET



AVAILABLE
NOT CONSTRUCTED

CATABA ROAD

HIGH DESERT GATEWAY
PHASE III

Domino's
Signature Barbering

MEXICO 100

STARBUCKS

MAJOR B
22,500 SF

MAJOR A
22,500 SF

DEMOGRAPHIC PROFILE

POPULATION

	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS
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.

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

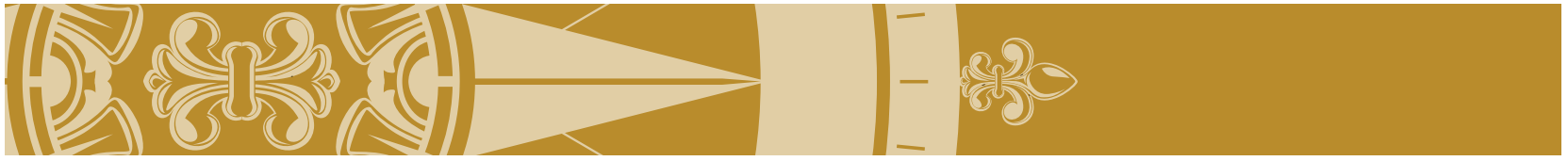


SPORTING GOODS



SHOE STORE





FOR LEASING INFORMATION



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**LEWIS
RETAIL CENTERS**

