

+/-21.55 Acres • For Sale

Verde Street, Hesperia, CA



Prime Location Along I-15 Corridor



COLDWELL BANKER
COMMERCIAL
LAND TEAM

Contents

01 PROPERTY OVERVIEW

04 Executive Summary

02 MARKET OVERVIEW

08 Aerial
09 Surrounding Retail & Public Works
10 Hesperia Overview
11 San Bernardino County Overview

Property Overview

SUBMIT OFFERS AND REQUEST INFORMATION:

MIKE PIZZAGONI
VP
(951) 267-2912
mpizzagoni@cbcsocalgroup.com
CalDre: 02200504

ERIC WASHLE
Senior VP
(951) 297-7429
ericw@cbcsocalgroup.com
CalDre: 02076218

BRANDON SUDWEEKS, CCIM
President
(951) 442-3763
brandons@cbcsocalgroup.com
CalDre: 01435174



**COLDWELL BANKER
COMMERCIAL
LAND TEAM**

CalDre: 02089395

Executive Summary

PROPERTY OVERVIEW

The CBC Land Team is pleased to present the opportunity to acquire approximately 21.55 acres of commercially designated land located on Verde Street in the City of Hesperia, California. Positioned immediately east of Interstate 15 and within one of the High Desert's emerging growth corridors, the property offers a rare opportunity for office, medical, and employment-generating commercial development in a rapidly expanding market.

The site is surrounded by established residential communities, educational institutions, healthcare providers, retail centers, and public facilities, creating a strong foundation for future commercial demand. Nearby amenities include Hesperia Community Park, Hesperia High School, Victor Valley College, Providence St. Mary Medical Center, and multiple regional shopping destinations.

Hesperia continues to experience residential and economic growth as businesses and residents seek more affordable alternatives within Southern California. The city's expanding population, strategic location along major transportation routes, and proximity to one of the nation's most important logistics corridors position the area for continued long-term investment and employment growth.

PROPERTY FACTS

LOCATION: Hesperia, San Bernardino County, CA

TOTAL SITE AREA: ±21.55 Acres

APNs:

0405-052-04-0000, 0405-052-05-0000,
0405-052-06-0000

ZONING: Office Park

GENERAL PLAN: Office Park

ZONING

The Office Park (OP) designation is intended to accommodate professional, administrative, and business office development in a landscaped campus-style setting. Permitted uses generally include corporate and professional offices, medical office, financial institutions, and limited ancillary commercial uses such as restaurants and employee-serving retail. The zoning supports employment-generating commercial development while maintaining a higher-quality office park environment.

ASKING PRICE

\$1,499,000 (\$69,560/AC)



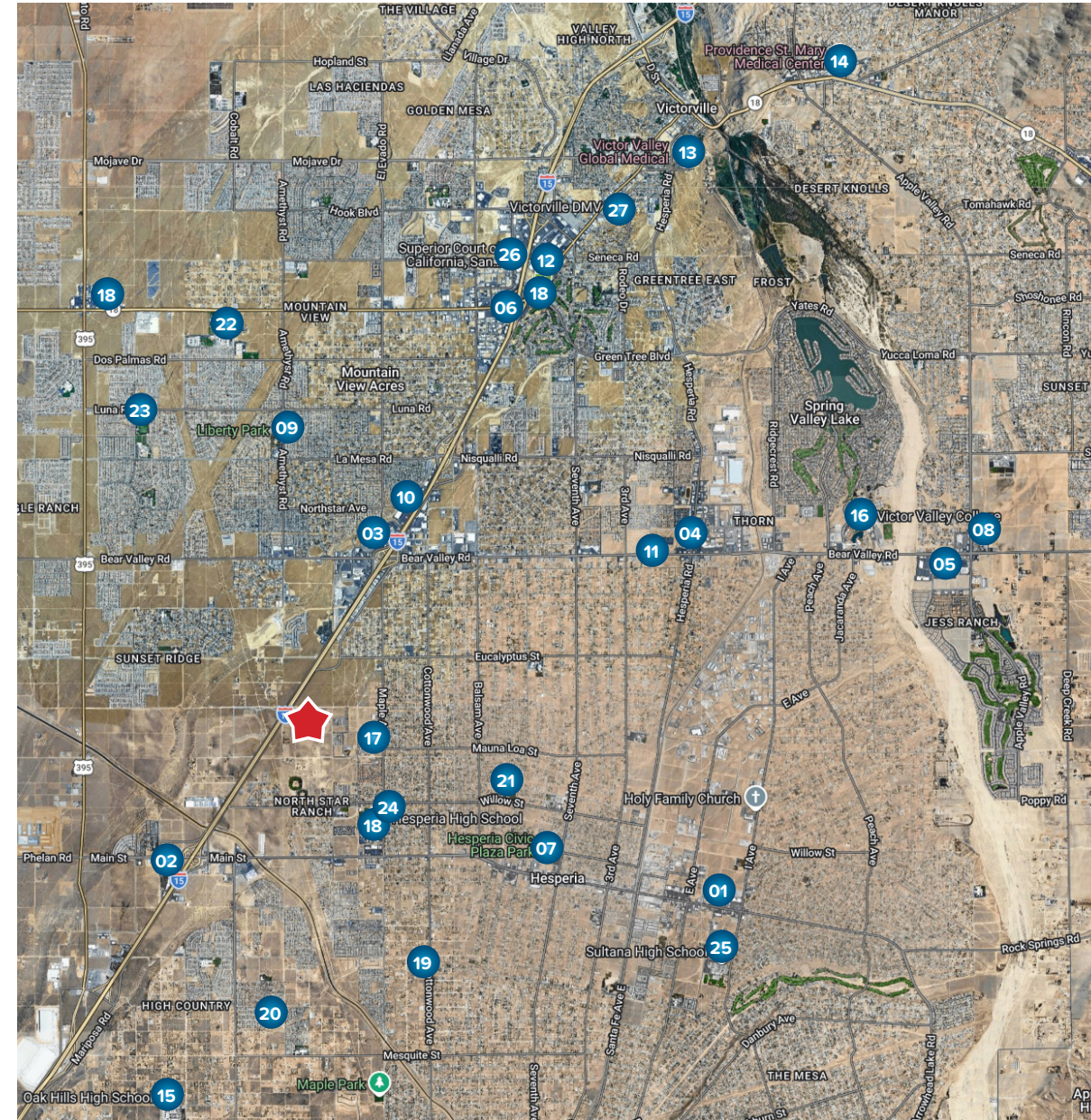
An aerial photograph of a city, likely Denver, Colorado, showing a wide river (the South Platte River) winding through the urban landscape. The city is densely packed with buildings and roads, with a major highway (Interstate 70) visible in the foreground. In the background, a range of mountains with snow-capped peaks is visible under a clear blue sky. The entire image is overlaid with a semi-transparent blue gradient on the left side.

Market Overview

Location Aerial



Surrounding Retail & Public Works



- SHOPPING CENTERS**
 - 01 Hesperia Town Center
 - 02 High Desert Gateway
 - 03 The Mall of Victor Valley
 - 04 Victor Valley Town Center
 - 05 Jess Ranch
 - 06 Park Center Shopping
- ENTERTAINMENT**
 - 07 Hesperia Civic Plaza Park
 - 08 Victor Valley Museum
 - 09 Liberty Park
- MEDICAL FACILITIES**
 - 10 St. Mary High Desert Imaging
 - 11 Desert Valley Medical Group
 - 12 High Desert Medical Office
 - 13 Victor Valley Global Medical
 - 14 Providence St. Mary Medical Center
- EDUCATION**
 - 15 Oak Hills High School
 - 16 Victor Valley College
 - 17 Maple Elementary School
 - 18 Mojave River Academy
 - 19 Cottonwood Elementary School
 - 20 Cedar Middle School
 - 21 Hesperia Junior High School
 - 22 Larrea Middle School
 - 23 Morgan Kincaid Preparatory School
 - 24 Hesperia High School
 - 25 Sultana High School
- GOVERNMENT**
 - 26 Superior Court of California
 - 27 Victorville DMV

Location Overview

HESPERIA OVERVIEW

Hesperia is a city in the High Desert region of California, located in San Bernardino County about 35 miles north of San Bernardino and roughly 80 miles northeast of Los Angeles. It sits within the Victor Valley area of the Mojave Desert.

Hesperia is known for its suburban-rural feel, larger residential lots, desert scenery, and relatively lower housing costs compared with many parts of Southern California. Many residents commute to jobs elsewhere in the region, while others work in local education, healthcare, retail, logistics, and government sectors.

Economy

Major employers include the local school district, county government, retail centers, and logistics-related businesses. The city has experienced residential growth in recent years as people seek more affordable housing than in coastal Southern California.

Recreation and Attractions

Some popular local attractions include:

Hesperia Lake Park — fishing, camping, and community events.
 Hesperia Golf & Country Club — a historic golf course that once hosted PGA Tour events.
 Outdoor recreation throughout the High Desert, including off-roading, hiking, and access to nearby mountain areas.

Education

The public school system in Hesperia is primarily operated by Hesperia Unified School District (HUSD), which serves Hesperia and surrounding High Desert communities. The district covers roughly 140 square miles and educates more than 20,000 students from transitional kindergarten through 12th grade.

2025 Summary

Population	100,964
Households	29,245
Median Age	34.6
Median Household Income	\$72,520
Average Household Income	\$88,740



SAN BERNARDINO COUNTY OVERVIEW

San Bernardino County is the largest county by area in the contiguous United States, covering about 20,105 square miles. It stretches from the urbanized Inland Empire region eastward through mountains and deserts to the borders of Nevada and Arizona.

Key Facts

Region: Part of the Inland Empire metropolitan area along with Riverside County.
 Population Distribution: Most residents live in the southwestern portion of the county around cities such as San Bernardino, Fontana, Ontario, and the Victor Valley area, while much of the county consists of sparsely populated desert and mountain terrain.
 Geography

The county contains a remarkable variety of landscapes:

The San Bernardino Mountains, including Big Bear Lake.
 Large sections of the Mojave Desert.
 The Colorado River along its eastern boundary.
 Major transportation corridors connecting Southern California with Nevada and the Southwest.
 Economy

San Bernardino County's economy is driven by:

Logistics and warehousing (major distribution hubs serving Southern California).
 Transportation and freight movement.
 Healthcare and government services.
 Manufacturing.
 Tourism, especially in mountain resort communities and outdoor recreation areas.

The county's location along Interstate 10, Interstate 15, and major rail routes makes it one of the nation's most important logistics centers.

2025 Summary

Population	2,229,400
Households	674,915
Median Age	34.7
Median Household Income	\$85,000
Average Household Income	\$128,000



FOR MORE INFORMATION CONTACT:

MIKE PIZZAGONI

DIRECT: (951) 267-2912

CELL: (480) 625-7495

E-MAIL: mpizzagoni@cbcsocalgroup.com

CALDRE: 02200504

ERIC WASHLE

DIRECT: (951) 297-7429

CELL: (714) 323-3862

E-MAIL: ericw@cbcsocalgroup.com

CALDRE: 02076218

BRANDON SUDWEEKS

DIRECT: (951) 297-7425

CELL: (951) 442-3763

E-MAIL: brandons@cbcsocalgroup.com

CALDRE: 01435174



**COLDWELL BANKER
COMMERCIAL
LAND TEAM**

27368 Via Industria, Suite 102

Temecula, CA 92590

T:(951) 200-7683 | F:(951) 239-3147

www.cbcsocalgroup.com

CALDRE: 02089395