

# Available for lease!

11146 Hesperia Road  
Hesperia, California 92345



DAVID MALING  
Principal  
213.453.1770 Call/Text  
david.maling@avisonyoung.com  
License No. 01139115

**AVISON  
YOUNG**

# Leasing Terms

## SUITES 103 & 202

SF AVAILABLE: ±1,000

ASKING RENT: \$1.20

TERM: 3 to 5 Years

LEASE TYPE: Modified Gross



**Available space  
is designed to  
accommodate a variety  
of uses!**

# Location Overview

## Demographics

**101,836**

Population

**32,199**

Households

**42,600**

Employees

**\$68,971**

Average household income

**34%**

Renter occupied

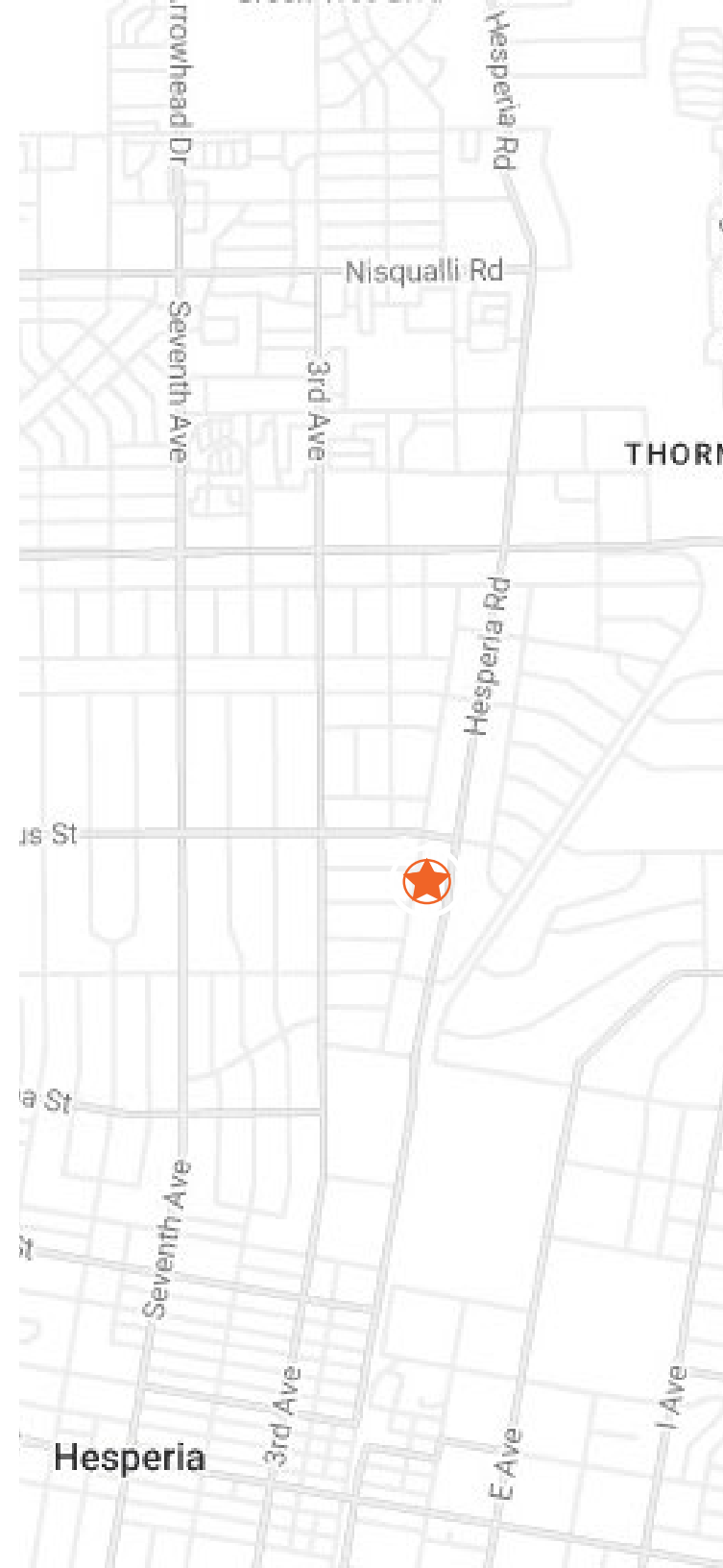
## About Hesperia, California

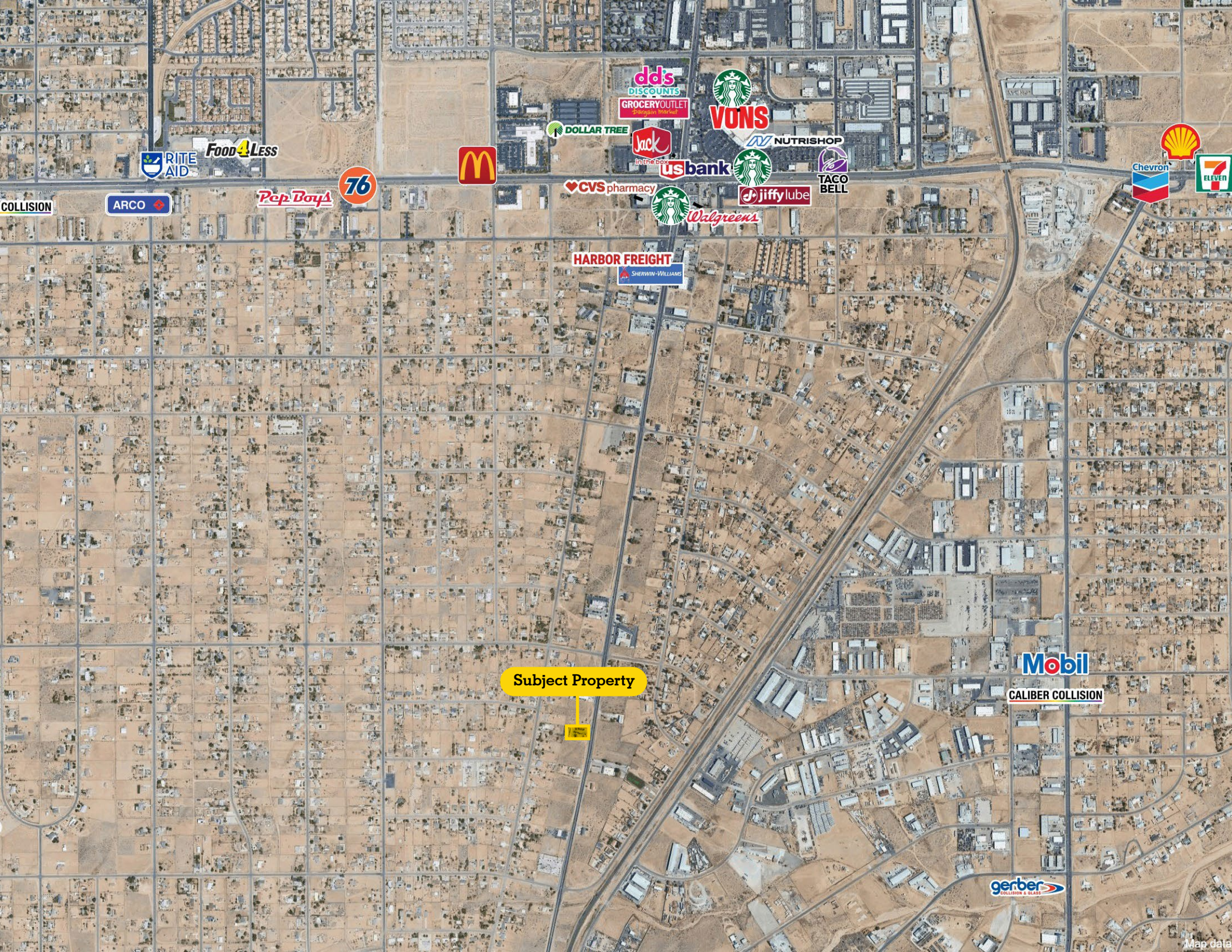
The city of Hesperia is located in the upper Mojave Desert region of San Bernardino County and tucked between both the San Bernardino and San Gabriel Mountain ranges. Hesperia is a growing community with a median age of 30.2 years, reflecting a youthful and expanding population. It is approximately 35 miles from the Inland Empire and 90 miles northeast of Los Angeles.

The local economy is primarily supported by industries such as construction, transportation, retail trade, and warehousing. Major employers in the area include the Hesperia Unified School District, Walmart, Target, Stater Bros. Markets, and the City of Hesperia. The city benefits from its proximity to major transportation corridors, including Interstate 15 and Highway 395, providing convenient access to regional and statewide markets. Nearby points of interests include Hesperia Lake Park, Hesperia Golf & Country Club, Hesperia BMX Track and CalEarth.

<https://www.hesperiacal.gov/150/Demographics-Facts>

<https://www.rentcafe.com/average-rent-market-trends/us/ca/hesperia/>





RITE AID

Food 4 Less

Pep Boys

76

ARCO

COLLISION



DOLLAR TREE

dd's DISCOUNTS GROCERY OUTLET



usbank

CVS pharmacy



Walgreens



jiffy lube

NUTRISHOP



TACO BELL



HARBOR FREIGHT

SHERWIN-WILLIAMS

Subject Property



Mobil

CALIBER COLLISION

gerber COLLISION & GLASS

**Suite 103**



**Suite 202**



---

**AVISON  
YOUNG**

---

We look forward to  
speaking with you!

David Maling  
Principal  
213.453.1770 Call/Text  
david.maling@avisonyoung.com  
License No. 01139115

Visit us online  
[avisonyoung.com](https://www.avisonyoung.com)

---

© 2024. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

