

Property Highlights



Opportunity to develop one of the last remaining high profile retail/ mixed use sites along the I-15



Strategically located to service a large, underserved trade area



Potential to phase project with multiple parcels in place. Conceptual plans completed for 250,000 – 300,000 sq ft Retail Project



Great exposure with I-15 freeway frontage, visibility and convenient access



Regional site in prime location for Mixed Use project with Retail, Hospitality, Medical & Multi Family



Within 10 Min drive time to Silverwood Community. A master planned residential community with 15,000 residential units in progress



MAIN STREET Marketplace

Mariposa Rd

I-15 | 129,000 ADT

SUBJECT SITE

IN ESCROW (APPROX. 6 ACRES)

Main St | 38,128 ADT

Demographics



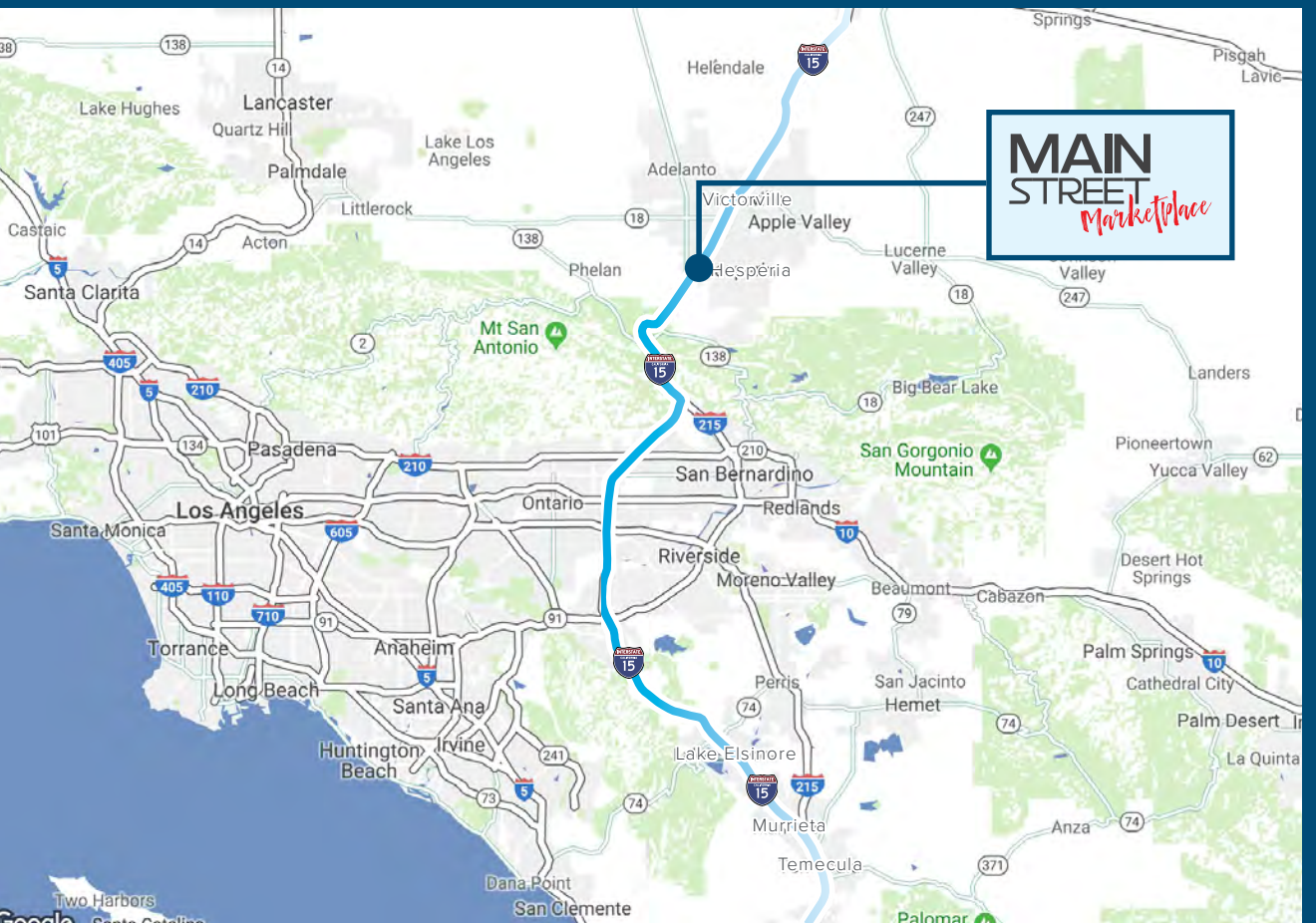
2023 Drive Distance Demographics

	5-MINUTES DRIVE	10-MINUTES DRIVE	15-MINUTES DRIVE
POPULATION	18,542	130,437	261,681
AVG HH SIZE	3.63	3.43	3.43
AVG HH INCOME	\$97,980	\$86,929	\$89,924
DAYTIME POPULATION	17,750	125,434	234,476

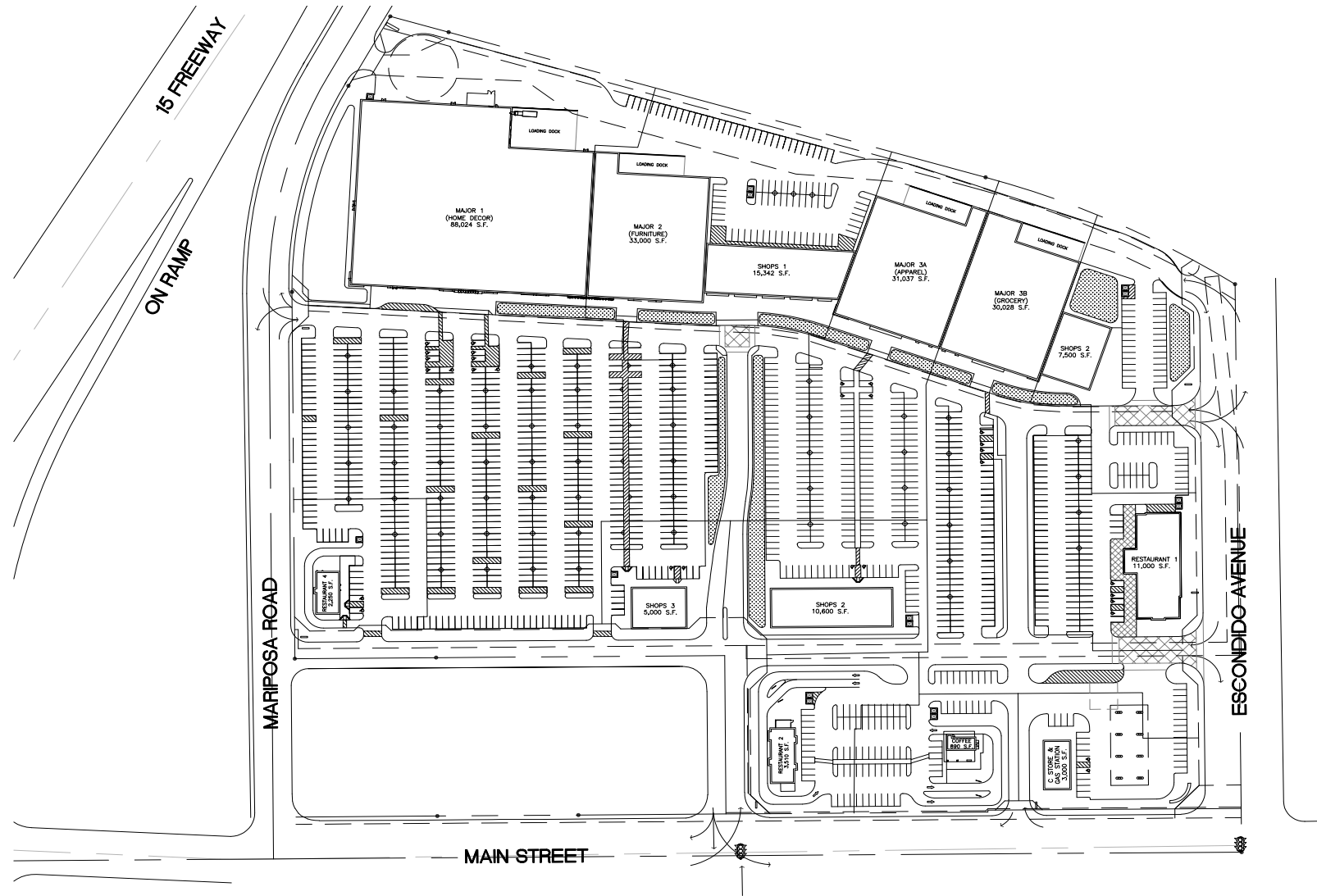


Traffic Counts

I-15 @ MAIN ST	129,000 ADT
MAIN ST @ ESCONDIDO AVE	38,128 ADT



Conceptual / Sample Site Plan Option 1



PROJECT SUMMARY

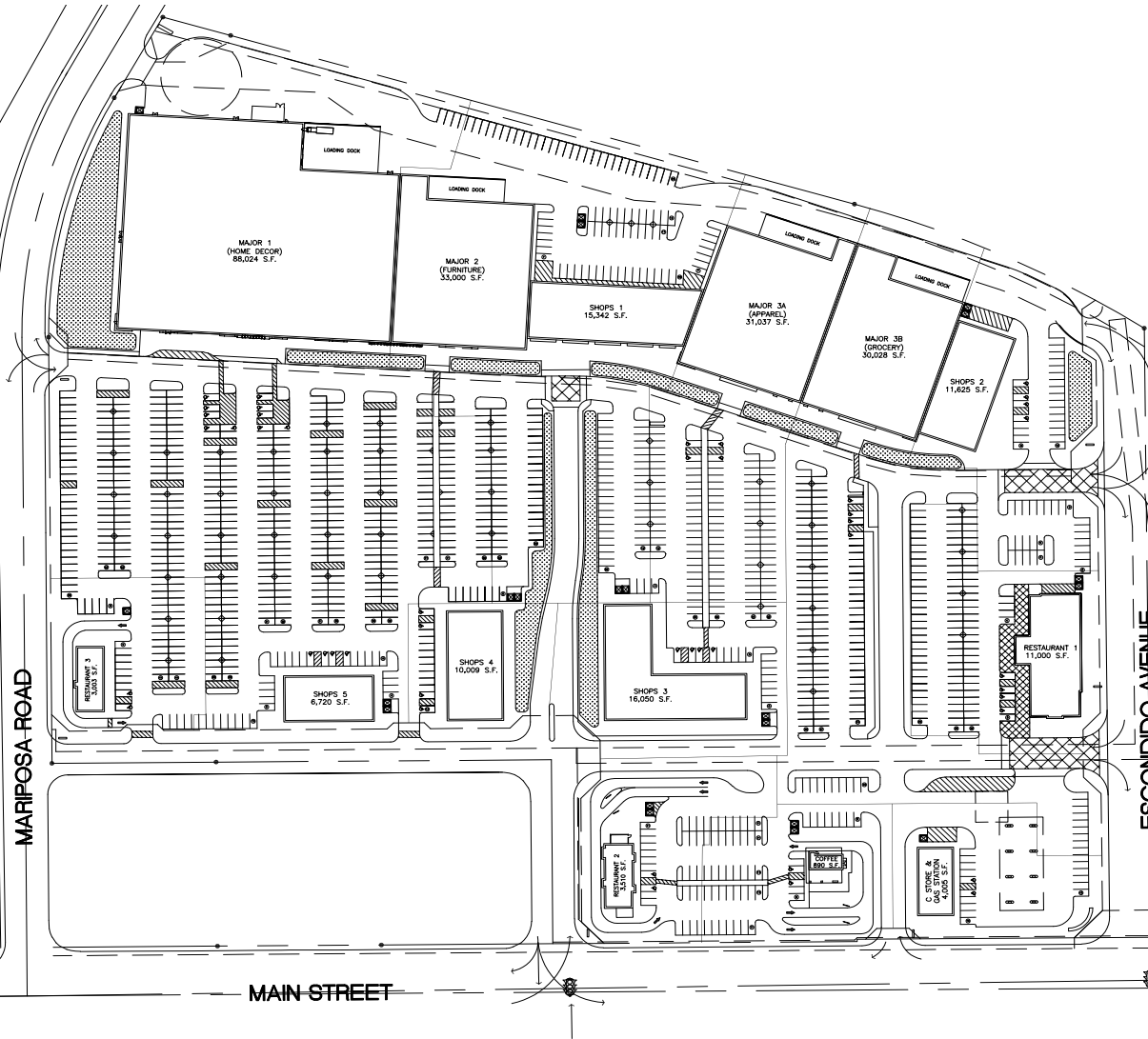
MAJOR 1 (HOME DECOR)	88,024 S.F.	294 stalls
MAJOR 2 (FURNITURE)	33,000 S.F.	66 stalls
SHOPS 1	15,342 S.F.	52 stalls
MAJOR 3A (APPAREL)	31,037 S.F.	104 stalls
MAJOR 3B (GROCERY)	30,028 S.F.	100 stalls
SHOPS 2	7,500 S.F.	25 stalls
RESTAURANT 1	11,000 S.F.	110 stalls
C STORE / GAS STATION	3,000 S.F.	10 stalls
COFFEE SHOP	890 S.F.	9 stalls
RESTAURANT 2	3,510 S.F.	36 stalls
SHOPS 3	10,600 S.F.	36 stalls
SHOPS 4	5,000 S.F.	17 stalls
RESTAURANT 3	2,250 S.F.	23 stalls
TOTAL BUILDING AREA	241,181 S.F.	
RETAIL	190,531 S.F.	
RESTAURANTS	17,650 S.F.	
FURNITURE	33,000 S.F.	
TOTAL	241,181 S.F.	
TOTAL BUILDING AREA	241,181 S.F.	
TOTAL SITE AREA	26.42 ACRES	
BUILDING / SITE RATIO	20.99%	
TOTAL PARKING REQUIRED		882 stalls
TOTAL PARKING PROVIDED		1,367 stalls



Conceptual / Sample Site Plan Option 2

15 FREeway

ON RAMP



PROJECT SUMMARY

MAJOR 1 (HOME DECOR)	88,024 S.F.	294 stalls
MAJOR 2 (FURNITURE)	33,000 S.F.	66 stalls
SHOPS 1	15,342 S.F.	52 stalls
MAJOR 3A (APPAREL)	31,037 S.F.	104 stalls
MAJOR 3B (GROCERY)	30,028 S.F.	100 stalls
SHOPS 2	11,625 S.F.	39 stalls
RESTAURANT 1	11,000 S.F.	110 stalls
C STORE / GAS STATION	4,000 S.F.	14 stalls
COFFEE SHOP	890 S.F.	9 stalls
RESTAURANT 2	3,510 S.F.	36 stalls
SHOPS 3	16,050 S.F.	54 stalls
SHOPS 4	10,009 S.F.	34 stalls
SHOPS 5	6,720 S.F.	23 stalls
RESTAURANT 3	3,003 S.F.	31 stalls
TOTAL BUILDING AREA	246,238 S.F.	
RETAIL		
RETAIL	212,835 S.F.	
RESTAURANTS		
RESTAURANTS	18,403 S.F.	
FURNITURE		
FURNITURE	33,000 S.F.	
TOTAL	246,238 S.F.	
TOTAL BUILDING AREA	246,238 S.F.	
TOTAL SITE AREA	26.38 ACRES	
BUILDING / SITE RATIO	22.99%	
TOTAL PARKING REQUIRED		966 stalls
TOTAL PARKING PROVIDED		1,234 stalls
PARKING SURPLUS		+268 stalls



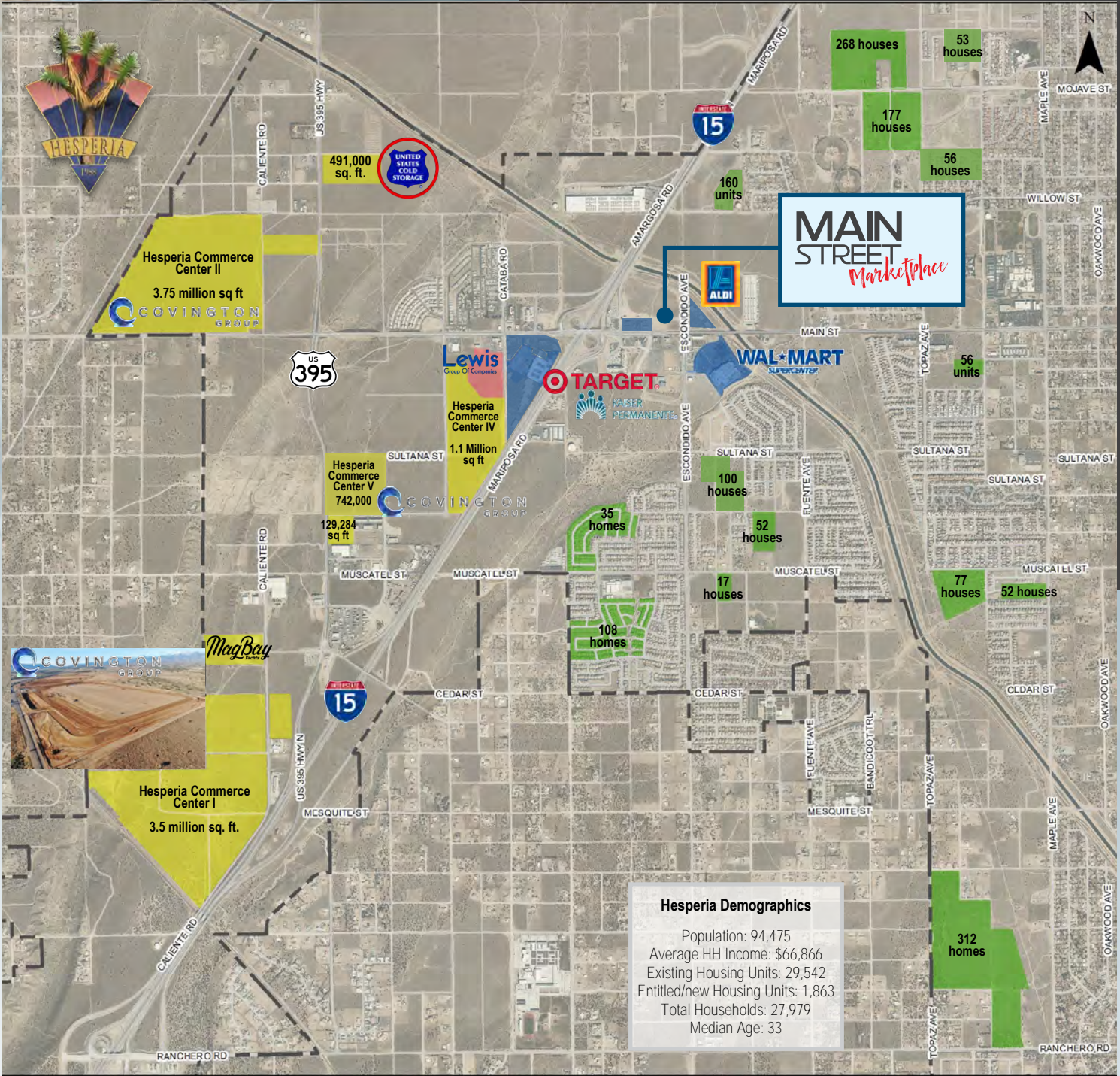
Explore Hesperia

Hesperia Offers Prime Locations, Cost Efficient Land & a Pro-Business Attitude Strengthening the Mojave River Valley

- 20-mile Radius Population 571,778
- Moves 250k vehicles through the City daily
- \$2.5 Billion in Trade Potential
- Active Industrial Entitlements exceeding 12 million square feet
- Regional Workforce of 115,000+

Silverwood is a new lifestyle community planned in Hesperia having broke ground on Phase 1, at more than 9, 000 acres in size and entitled for more than 15, 000 homes. Silverwood will be one of the largest new communities developed in Southern California. Hesperia's labor force & future consumer base is positioned for persistent progress.





Hesperia Commerce Center II
3.75 million sq ft
COVINGTON GROUP

491,000 sq. ft.
UNITED STATES COLD STORAGE

Lewis
Group Of Companies
Hesperia Commerce Center IV
1.1 Million sq ft

Hesperia Commerce Center V
742,000 sq ft
COVINGTON GROUP



MagBay
RETAIL

Hesperia Commerce Center I
3.5 million sq. ft.

MAIN STREET Marketplace

TARGET

WAL-MART SUPERCENTER

35 homes

108 homes

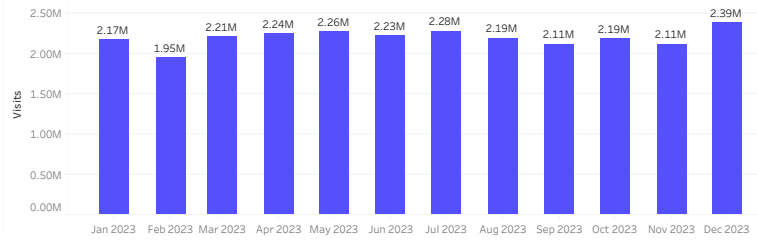
Hesperia Demographics
Population: 94,475
Average HH Income: \$66,866
Existing Housing Units: 29,542
Entitled/new Housing Units: 1,863
Total Households: 27,979
Median Age: 33

■ Retail
 ■ Housing
 ■ Industrial
 ■ Gateway II Expansion

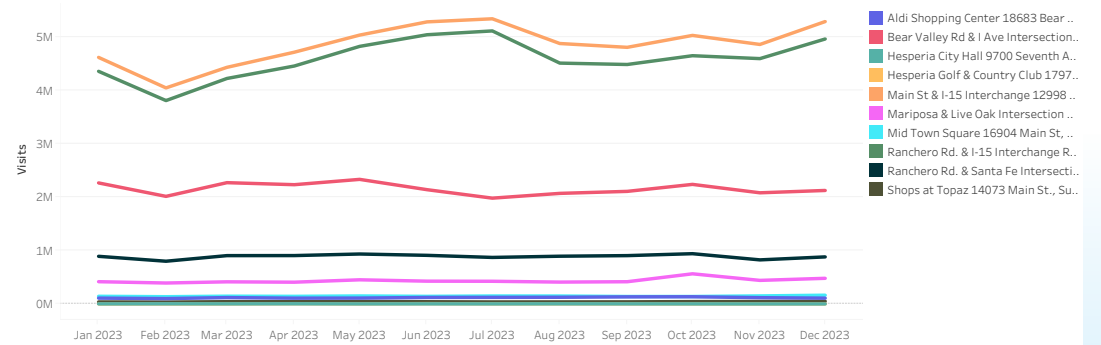
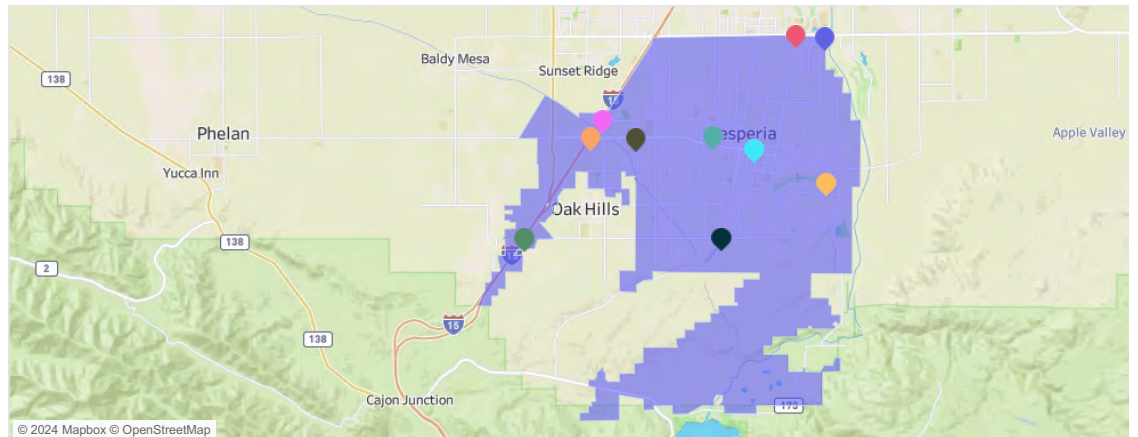
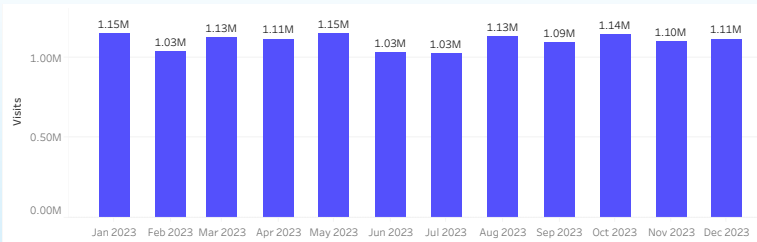
Civic Report - Dec 2023

	VISITORS	EMPLOYEEES
VISITS	2.39M	1,113.3K
MOM	12.9%	1.7%
YOY	-2.6%	-7.1%
YO3Y	12.2%	43.2%

VISITORS



EMPLOYEES



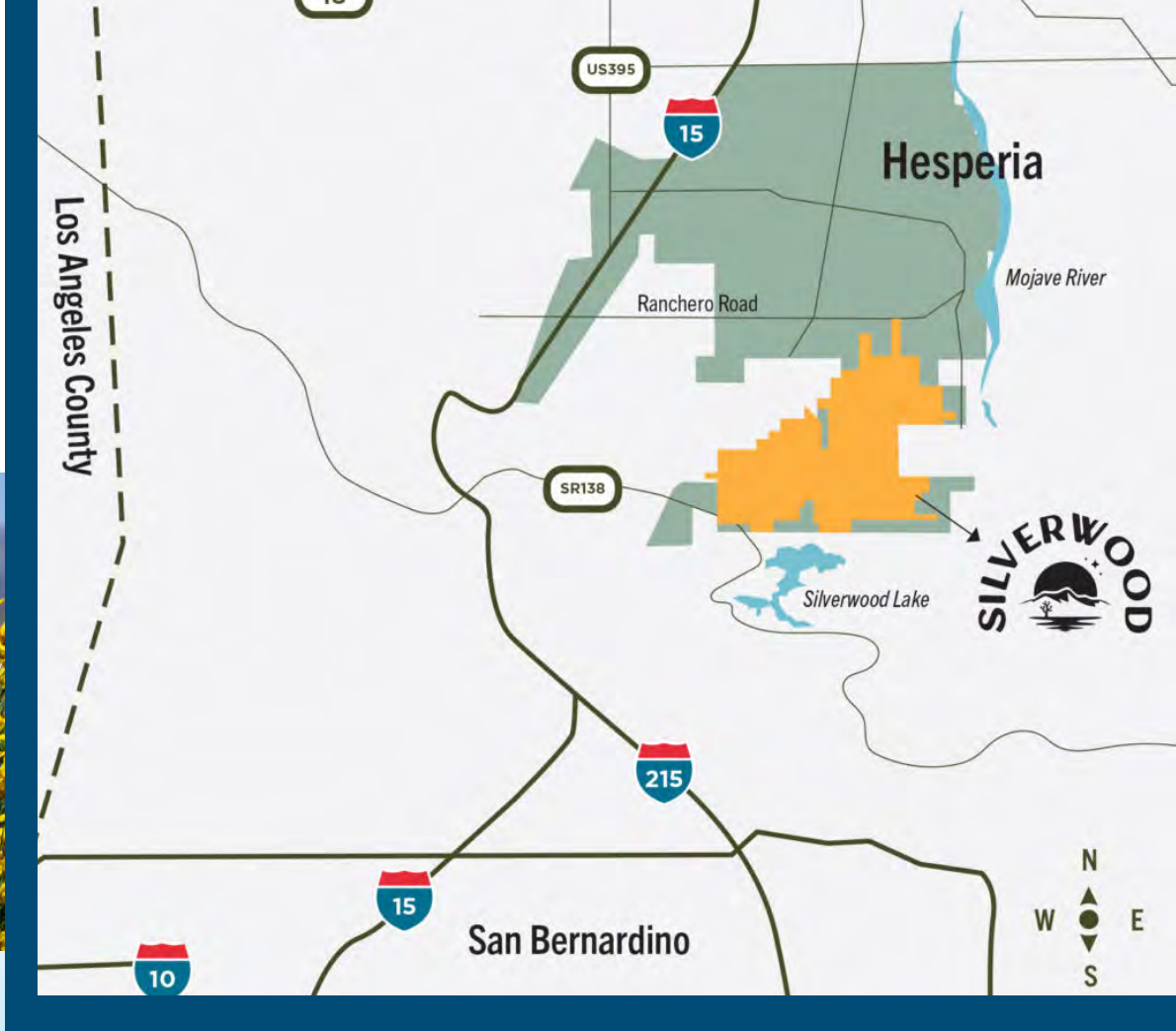
Name	Address	Visits	MoM	YoY	Yo3Y	
Shops at Topaz	14073 Main St., Suite 108 Suite 108, Hesperia, CA, United States	0.05M	10.29%	11.00%	45.19%	🟩
Aldi Shopping Center	18683 Bear Valley Rd, Hesperia, CA, United States	0.11M	-7.19%	32.56%	314.87%	🟦
Hesperia Golf & Country Club	17970 Bangor Ave, Hesperia, CA, United States	0.00M	-13.98%	-25.32%	10.15%	🟧
Hesperia City Hall	9700 Seventh Ave, Hesperia, CA, United States	0.00M	2.17%	-5.41%	-43.01%	🟨
Mid Town Square	16904 Main St, Hesperia, CA, United States	0.17M	8.47%	-4.77%	19.19%	🟩
Bear Valley Rd & I Ave Intersection	I Avenue, Hesperia, CA, United States	2.13M	2.11%	111.62%	14.83%	🟥
Rancho Rd. & Santa Fe Intersection	16139 Rancho Road, Hesperia, CA, United States	0.88M	6.76%	-8.74%	27.17%	🟩
Rancho Rd. & I-15 Interchange	Rancho Road, Hesperia, CA, United States	4.97M	8.00%	3.20%	23.92%	🟩
Main St & I-15 Interchange	12998 Main Street, Hesperia, CA, United States	5.29M	8.82%	4.66%	29.76%	🟧
Mariposa & Live Oak Intersection	9967 Mariposa Road, Hesperia, CA, United States	0.48M	8.79%	2.70%	33.60%	🟪



Silverwood, CA

A Charming California Location

In southern California's vast Inland Empire, Silverwood is the place where you can wake up to towering mountains and rolling desert landscape, and at the end of the day, take the most beautiful drive home in the country on your daily commute.



Silverwood is ideally located in Hesperia, California, where rolling foothills and sweeping mountain views evoke the wonder of a national park. Folded into the Mojave River Valley and nestled next to the San Bernardino National Forest, the community is 19 miles from San Bernardino's major employment centers, 28 miles from Ontario, and 63 miles from Los Angeles.



MAIN STREET Marketplace

FOR MORE INFORMATION, PLEASE CONTACT

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NEC I-15 & MAIN STREET, HESPERIA, CA



**Retail • Grocery - Anchor • Drive -Thrus • Fuel Station
Hospitality | Service Retail | Medical | Multi family**

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