

VERSATILE COMMERCIAL SPACE WITH EXCELLENT VISIBILITY  
**9980 HESPERIA RD**

Hesperia, CA 92345



**ECONOMIC DATA**

**LEASE RATE:** \$1.10 SF/month (MG)

**PROPERTY INFORMATION**

**COUNTY:** San Bernardino  
**MARKET:** Inland Empire North  
**SUBMARKET:** High Desert

**BUILDING DATA**

**TOTAL BUILDING SF:** 15,771 SF  
**YEAR BUILT:** 2011  
**ZONING:** SP-MSFC-NC

**LISTING DATA**

**AVAILABLE SF:** ±7,395 SF  
**COMMENTS:**

**PROPERTY OVERVIEW**

Positioned on Hesperia Road with excellent frontage and visibility, this two-story commercial building offers a well-designed layout that can accommodate a variety of office, educational, assembly, or faith-based uses.

The first floor ±4,550 SF features a welcoming front lobby, a private pastor's office with its own restroom, four classrooms, a multi-purpose room, and separate men's and women's restrooms, providing a functional balance of private and shared space.

The second floor ±2,845 SF includes a large open area ideal for meetings, training, classroom use, or gatherings.

Total Available Space is: ±7,395 SF

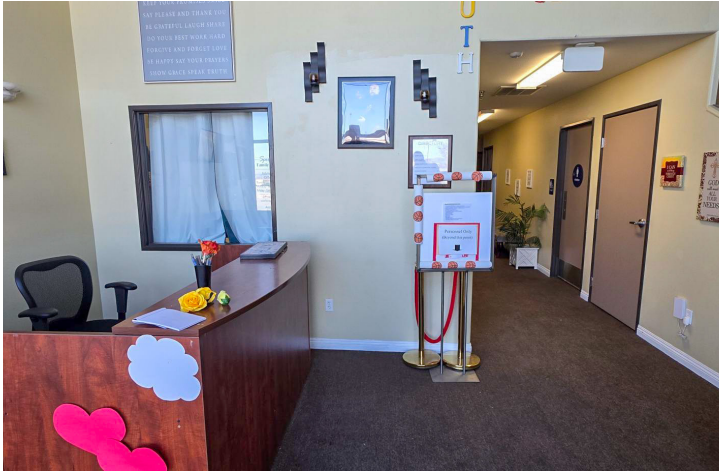
The property's flexible configuration and strong street exposure make it an attractive opportunity for users seeking a visible and practical commercial location.

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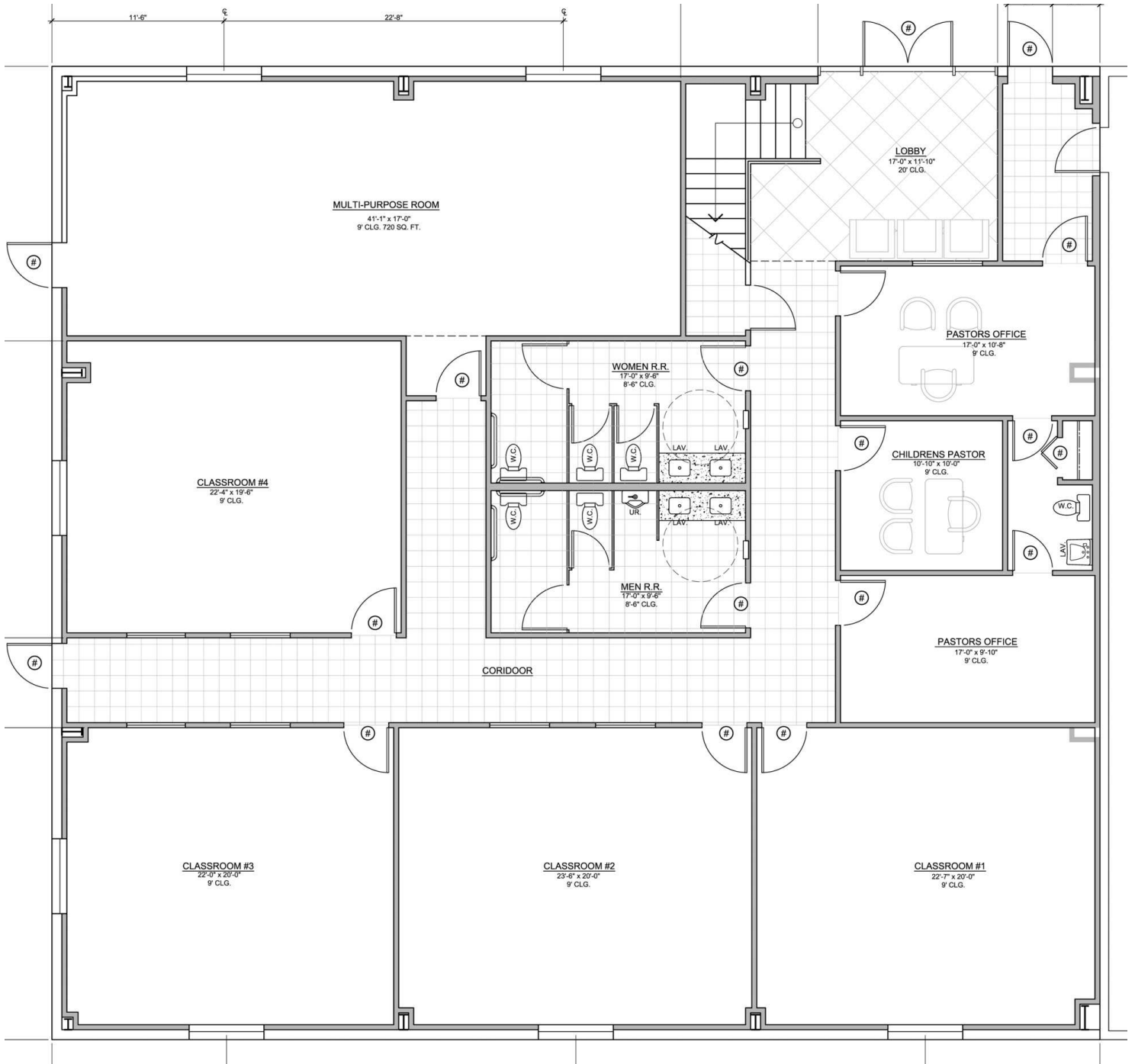


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First Floor Floor Plan

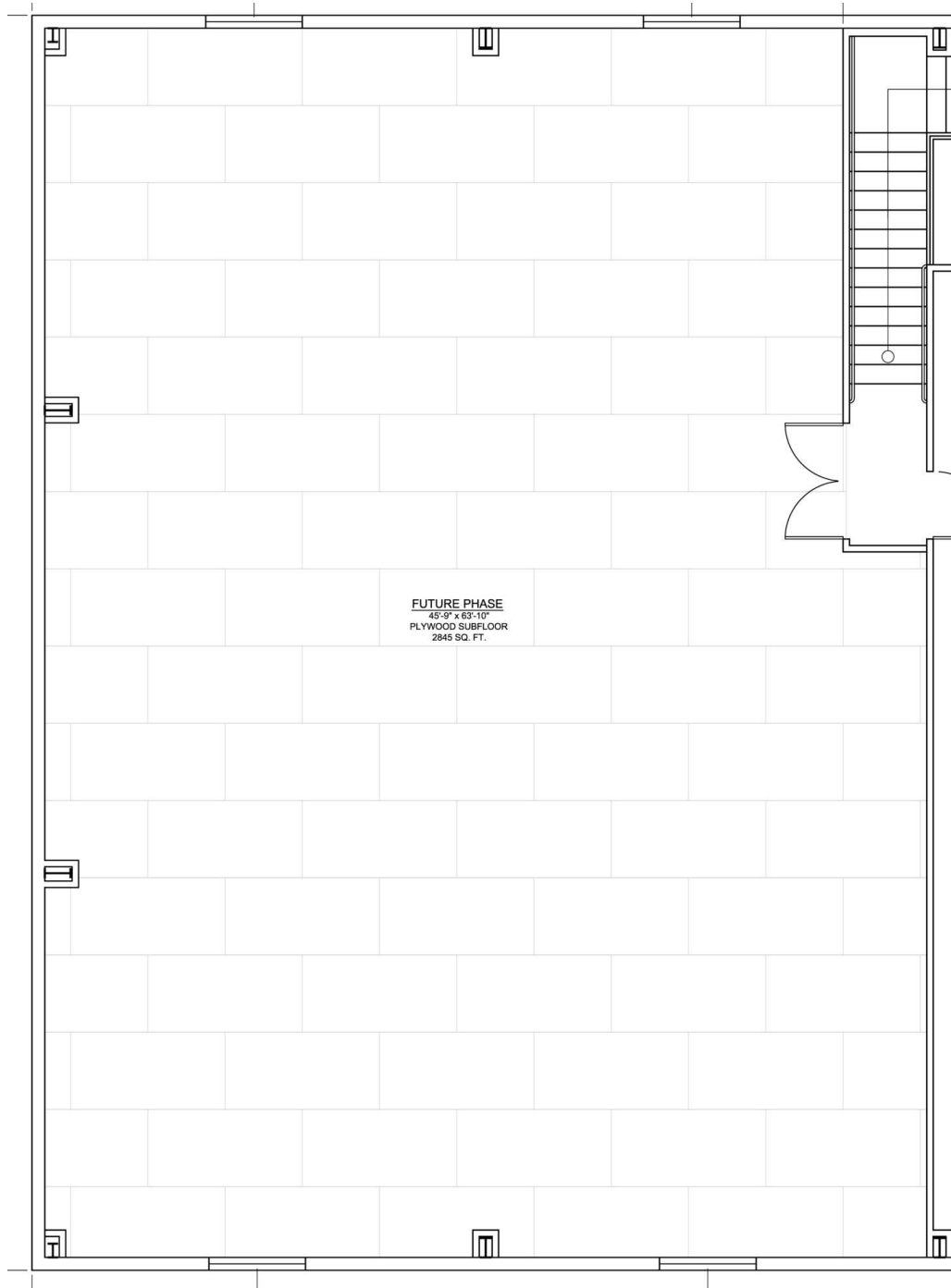
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Second Floor Floor Plan

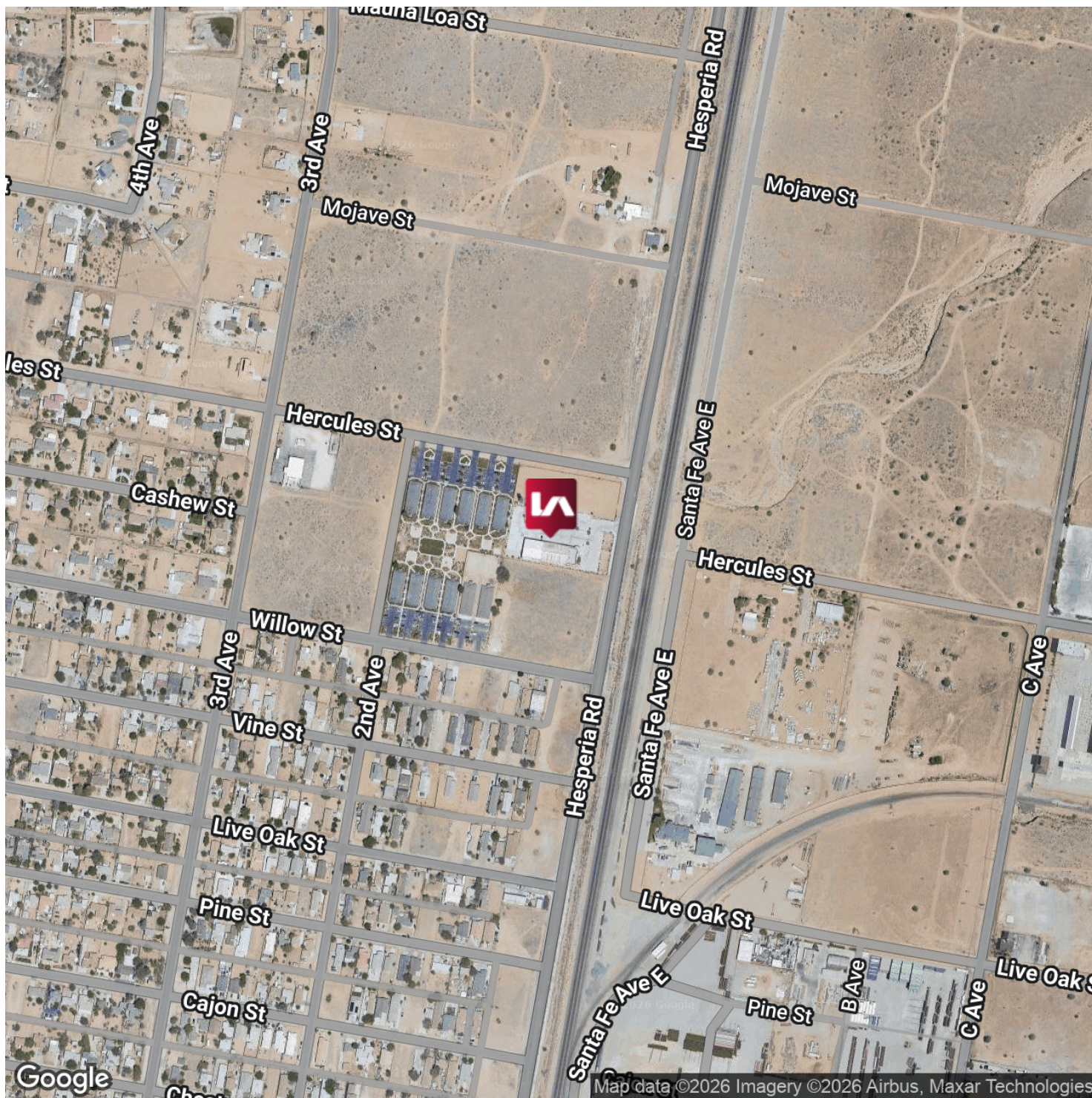
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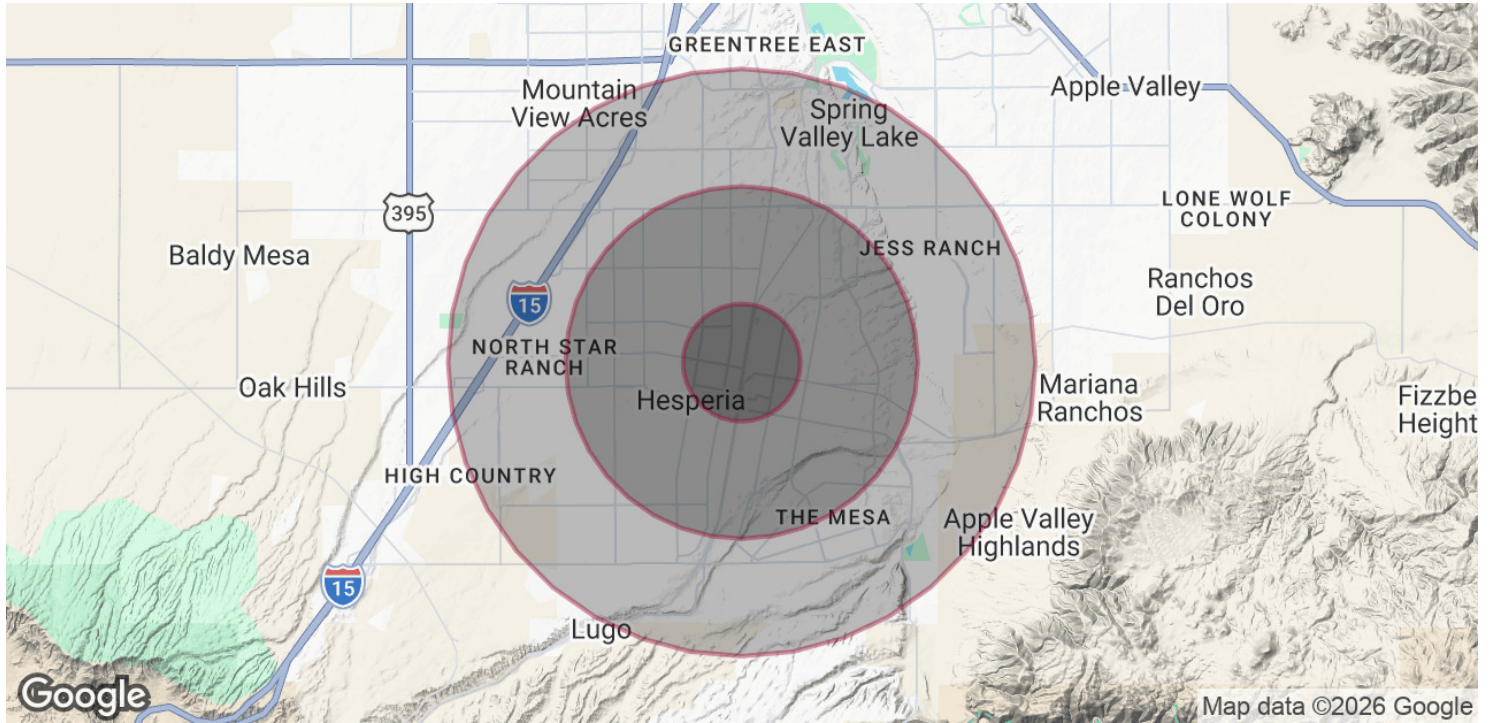


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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,426	63,621	152,426
Average Age	31.9	33.0	34.6
Average Age (Male)	29.9	32.5	33.0
Average Age (Female)	32.7	33.8	35.6

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,067	18,746	46,474
# of Persons per HH	3.6	3.4	3.3
Average HH Income	\$62,164	\$76,985	\$85,581
Average House Value	\$283,187	\$349,211	\$370,355

2023 American Community Survey (ACS)

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