ESCONDIDO PLAZA SHOPS

13368 MAIN STREET, HESPERIA, CA 92345

OFFERING MEMORANDUM

Marcus & Millichap


COSTCO WHOLESALE
HARBOR FREIGHT
THE HOME DEPOT
DOLLAR TREE
Cane's
IHOP
HONDA
NISSAN
GMC
KIA
Providence
St. Mary
Medical Center
Walmart
target
Albertsons
ROSS DRESS FOR LESS
OLD NAVY
five BELOW
macy's
Bath&Body Works
JCPenney
BARNES & NOBLE
DICK'S SPORTING GOODS
CINEMARK
VANS
THE MALL OF VICTOR VALLEY
BEST BUY
Michaels
KOHL'S
LOWE'S
STAPLES
Walmart
THE HOME DEPOT
BEST BUY
LOWE'S
WinCo FOODS
Denny's
target
Burlington
PETSMART
HOBBY LOBBY
VICTOR VALLEY
COMMUNITY COLLEGE
±8,425 Students
SUBJECT PROPERTY
HESPERIA
HIGH SCHOOL
±2,400 Students
SULTANA
HIGH SCHOOL
±2,100 Students
TRACTOR SUPPLY CO
target
planet fitness
Burlington
golden corral
crumbl cookies
ROSS DRESS FOR LESS
FIVE GUYS BURGERS and FRIES
Marshalls
petco
DOLLAR TREE
Walmart Supercentre
ALDI
TEXAS ROADHOUSE
IN-N-OUT BURGER
Better Buzz COFFEE ROASTERS
BRIGHTLINE WEST
218-mile, $12B Las Vegas-to-LA high-speed rail system to run alongside I-15. The Hesperia Station will be 2 miles from the subject property. Construction commenced in 2024 and is scheduled for completion by 2029.
OAK HILLS
HIGH SCHOOL
±2,370 Students
15
SILVERWOOD MASTER-PLANNED COMMUNITY
9,000 Acres | 15,000+ Homes at Build-Out
N

Rent Roll

Lessee Information as of September 2026

13368 Main Street, Hesperia, CA 92345

TENANT NAME	APPROX. RENTABLE SQ.FT.	PERCENT OCCUPANCY	EST. LEASE COMMENCEMENT	EST. LEASE EXPIRATION	APPROX RENT PSF	BASE RENT PER MONTH	ANNUAL RENT	LEASE TYPE	RENTAL INCREASES	RENEWAL OPTIONS
T-Mobile	1,464	20.9%	9/21/2017	9/30/2029	$35.23	$4,297.92	$51,575.04	NNN	3% Annually	None Remaining
Marcos Pizza	1,400	20.0%	9/1/2024	1/31/2035	$40.39	$4,712.00	$56,548.80	NNN	2% Annually	2, 5 Year Options
Western Dental	4,136	59.1%	3/15/2019	3/31/2029	$39.60	$13,648.80	$163,785.60	NNN	10% Every 5 Years	3, 5 Year Options

Total SF	**7,000**	**100%**	**Monthly Income**	**$22,659**
Occupied SF	**7,000**	**100%**	**Annual Income**	**$271,909**
Available SF	**0**	**0%**	**Average Per SF**	**$38.84**

Income & Expense Summary

PROPERTY SUMMARY		
Total Square Feet per Leases	7,000 SF	
Year Built	2017	
Lot Size	0.88 Acres	
Occupancy as of September 2026	100%	
INCOME		
Scheduled Base Rent	$271,909	
Plus Expense Reimbursements	$111,114	
EFFECTIVE GROSS INCOME	$383,024	
ESTIMATED OPERATING EXPENSES		**PSF**
CAM Expense	$54,022	$7.72
Insurance	$5,068	$0.72
Property Taxes	$46,523	$6.65
Management Fee (1)	$8,157	$1.17
TOTAL OPERATING EXPENSES	$113,770	$16.25
NET OPERATING INCOME	**$269,254**	
OFFERING PRICE	**$4,683,000**	
CAPITALIZATION RATE	**5.75%**	
PRICE PER SF	**$669.00**	

FOOTNOTE:

(1) Management Fee equal to 3% of scheduled base rent. T-Mobile pays 15% of Pro-Rata share of CAM towards MGMT Fee; Marcos and Western Dental each pay 10% of Pro-Rata share of CAM towards MGMT Fee.

7,000 SF

TOTAL SQUARE FEET PER LEASES

100%

OCCUPANCY AS OF SEPTEMBER 2026


amazon
modway
MAERSK
Warehouses
COURTYARD BY MARRIOTT
BW Best Western Hotels & Resorts
Jack in the box
Denny's
BURGER KING
FAMOUS footwear
Burlington
target
planet fitness
golden corral
crumbl cookies
ROSS DRESS FOR LESS
FIVE GUYS BURGERS and FRIES
Marshalls
TRACTOR SUPPLY CO
MISSION CREST ELEMENTARY SCHOOL
CANYON RIDGE HIGH SCHOOL
15
TEXAS ROADHOUSE
KAISER PERMANENTE
O'Reilly AUTO PARTS
PANDA EXPRESS CHINESE KITCHEN
WING STOP
Jersey Mike's SUBS
IHOP
±210,000 CPD
INTERSTATE 15
Supercentre Walmart
Mister
petco
Raising Cane's CHICKEN FINGERS
IN-N-OUT BURGER
POPEYES LOUISIANA KITCHEN
Better Buzz COFFEE ROASTERS
CHIPOTLE MEXICAN GRILL
FIREHOUSE SUBS
Yogurtland get real
Great Clips
Wendy's
±32,000 CPD
MAIN STREET
Tires LES SCHWAB
SUBJECT PROPERTY
ALDI
DOLLAR TREE
N


macy's
Bath&Body Works
JCPenney
BARNES &NOBLE
DICK'S SPORTING GOODS
CINEMARK
VANS
THE MALL OF VICTOR VALLEY
THE HOME DEPOT
planet fitness
Smart&Final.
Fairfield BY MARRIOTT
El Super
15
BEST BUY
Michaels
KOHL'S
LOWE'S
STAPLES
Walmart
HESPERIA COMMUNITY PARK
TOPAZ PREPARATORY ACADEMY
HESPERIA HIGH SCHOOL
±2,400 Students
STATER BROS. markets
McDonald's
ExtraSpace Storage
±32,000 CPD
MAIN STREET
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Supercentre
Walmart
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FIREHOUSE SUBS
Yogurtland get real.
Great Clips
petco
N

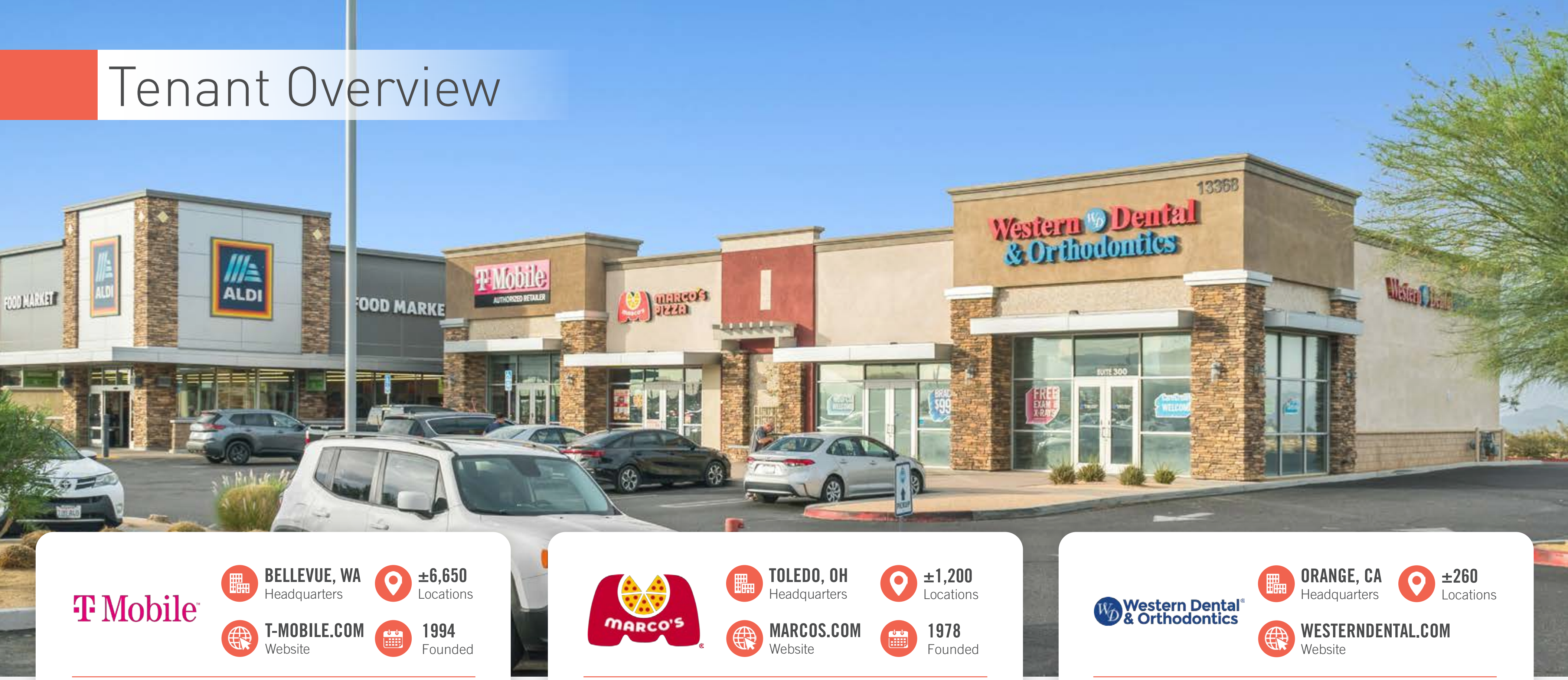
Property Description

INVESTMENT HIGHLIGHTS

- **100% Leased to a Diverse Mix of Tenants: T-Mobile, Marco's Pizza, and Western Dental**
- All NNN, ±10-Year Leases with Regularly-Occurring Rental Increases
- **Located within Escondido Plaza Shopping Center, Shadow-Anchored by ALDI and Directly Across from a Super Walmart-Anchored Power Center**
- Excellent Frontage Along Main Street in Hesperia's Primary Retail Thoroughfare, Accessible by ±32,000 Cars per Day
- **Growing Trade Area with 130,673 Residents within a 5-Mile Radius**
- Average Household Income Exceeds $102,000 in the Immediate Area
- **Prime Location Just Off Interstate 15, One of Southern California's Primary North-South Transportation Corridors**
- Adjacent to the Future Location of Brightline West, America's First High-Speed Rail System that Will Connect Las Vegas to Southern California - Subject Property is 2 Miles from the Hesperia Station
- **20 Minutes from the 9,000-Acre Silverwood Master-Planned Community (15,000+ Homes at Build-Out)**

DEMOGRAPHICS	1-mile	3-miles	5-miles
Population			
2030 Projection	6,518	43,178	133,802
2025 Estimate	6,345	41,689	130,673
Growth 2025 - 2030	2.73%	3.57%	2.40%
Households			
2030 Projection	1,999	12,278	38,796
2025 Estimate	1,937	11,815	37,782
Growth 2025 - 2030	3.19%	3.92%	2.69%
Income			
2025 Est. Average Household Income	$102,766	$98,200	$94,437
2025 Est. Median Household Income	$94,115	$85,358	$80,398

Tenant Overview



T-Mobile

BELLEVUE, WA
Headquarters

±6,650
Locations

T-MOBILE.COM
Website

1994
Founded

T-Mobile US, Inc. (NASDAQ: TMUS) is a major American telecommunications company and is the second-largest wireless carrier in the United States by subscriber count. T-Mobile provides services through its subsidiaries and operates its flagship brands: T-Mobile, Metro by T-Mobile, and Mint Mobile.

For the tenth consecutive year, T-Mobile led the industry with 6.1 million postpaid net customer additions in 2024. The company ended the year with approximately 129.5 million customers. Additionally, T-Mobile's service revenues reached a record $66.2 billion, up 5% year-over-year, fueled by postpaid customer growth and deeper customer relationships.

Marco's

TOLEDO, OH
Headquarters

±1,200
Locations

MARCOS.COM
Website

1978
Founded

Marco's Pizza is one of the largest pizza restaurant chains in the United States. Founded in 1978, the company has built its brand around fresh ingredients, dough made daily, and authentic Italian-inspired recipes. Today, Marco's operates primarily through a franchise model and has expanded beyond the U.S. into international markets including Puerto Rico, Mexico, and the Bahamas.

Marco's Pizza opened 70 new stores in 2024 and more than 60 additional stores in 2025, with plans to open more than 80 locations in 2026. Between 2018 and 2024, Marco's increased system-wide sales by nearly 69%, outpacing many major pizza competitors.

Western Dental & Orthodontics

ORANGE, CA
Headquarters

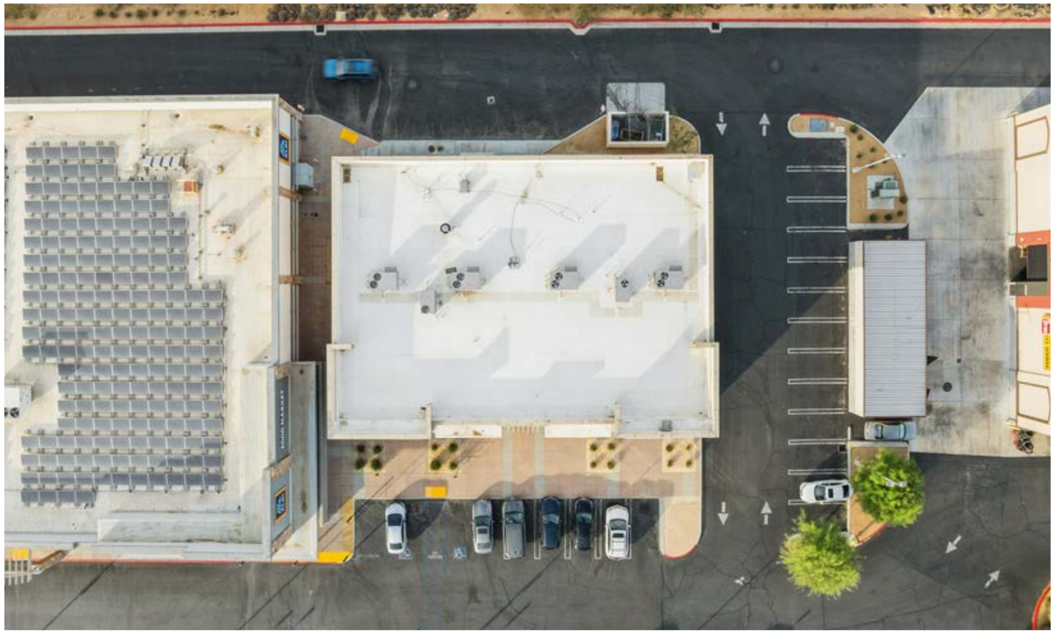
±260
Locations

WESTERNDENTAL.COM
Website

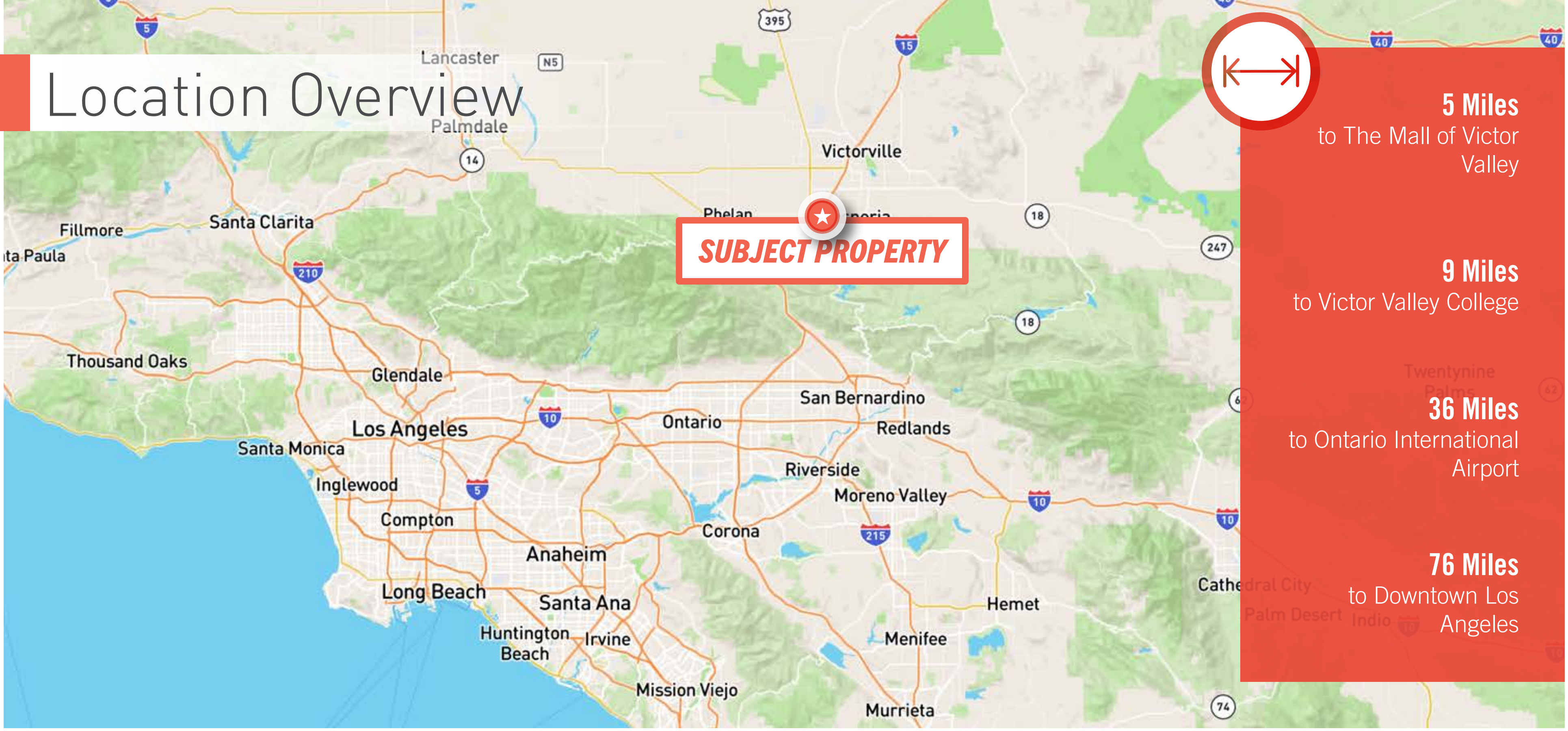
Western Dental provides a comprehensive range of dental services, including general dentistry, orthodontics, pediatric dentistry, oral surgery, and cosmetic treatments. Western Dental focuses on making dental care accessible and affordable for families and accepts a variety of insurance plans.

Western Dental has grown into a major regional healthcare provider with more than 260 locations across California and Arizona. With its long operating history, broad service offerings, and large network of offices, Western Dental remains one of the most established and recognized dental brands in the western United States.

Property Photos



Location Overview



5 Miles
to The Mall of Victor Valley

9 Miles
to Victor Valley College

36 Miles
to Ontario International Airport

76 Miles
to Downtown Los Angeles

Hesperia is a growing city in San Bernardino County, California, located in the High Desert region of the Mojave Desert. The city lies roughly 35 miles north of San Bernardino, 40 miles from Ontario, and 75 miles northeast of Los Angeles, giving residents access to major employment centers while maintaining a more affordable suburban lifestyle. Hesperia is strategically positioned along Interstate 15, one of the nation's busiest transportation corridors connecting Southern California to Las Vegas and the Intermountain West.

Hesperia has experienced significant growth in recent years, driven by residential development, infrastructure investment, and regional population expansion. One of the most notable projects is the 9,000-acre Silverwood master-planned community, a development expected to bring more than 15,000 new homes and substantially increase the city's population over time. Local development materials project that Hesperia could grow well beyond 150,000 residents in the coming decades as these large-scale housing projects are completed. Improvements to transportation infrastructure, including the planned Brightline West high-speed rail connection between Southern California and Las Vegas, are expected to further enhance the city's economic prospects and regional connectivity.

The city's economy is anchored by retail, logistics, distribution, healthcare, construction, and service-sector employment. Nearby metropolitan areas including Victorville, Apple Valley, San Bernardino, Riverside, and Ontario provide additional employment opportunities and economic integration.

[exclusively listed by]

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