

0.70 AC AVAILABLE FOR SALE

12060 5th Ave., Hesperia, CA 92345
Offered at: \$699,000



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PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



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Confidentiality & Disclaimer

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All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

INVESTMENT SUMMARY

THE OPPORTUNITY

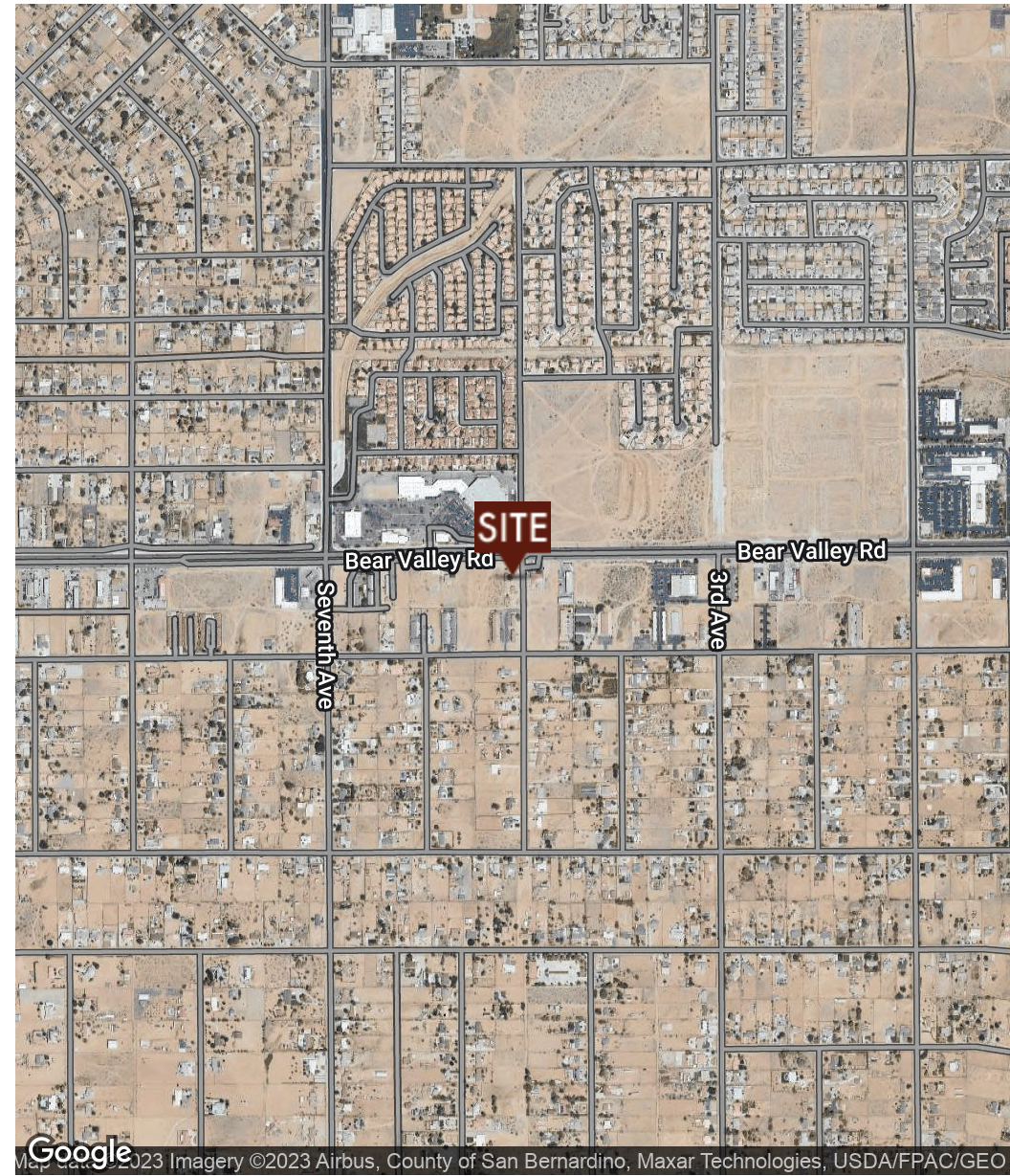
- Located on a hard corner, a signalized intersection on Bear Valley Rd with over 50,000 CPD
- Conveniently located across from Food 4 Less and Rite Aid Anchored Shopping Center
- Ideal for an express car wash, gas & drive-thru
- Flexible zoning (C2 General Commercial)
- Currently improved with 6 residential units creating built-in income during the redevelopment process (All tenants are MTM, Contact broker for additional information)
- Adjacent parcel may be available, contact broker for details

OFFERING SUMMARY

| | |
|-------------|-------------|
| Sale Price: | \$699,000 |
| Lot Size: | 0.7 Acres |
| Price / SF: | \$22.95/PSF |



LOCATION MAPS



RETAILER MAP





TRADE AREA INFORMATION

THE CITY OF HESPERIA

Hesperia is a thriving city located in San Bernardino County, within Southern California's Inland Empire. It is strategically positioned at the top of the Cajon Pass, offering close proximity to major employment centers such as Ontario, San Bernardino, and Riverside. As part of the nation's largest county by land mass and one of the fastest growing regions in the United States, Hesperia benefits from its pro-business and pro-growth environment. The city takes advantage of its strategic location by providing a family-oriented community with affordable housing options, shopping centers, ample open space, clean air, and a range of outdoor activities. It serves as an ideal midpoint between Los Angeles/Orange Counties and Las Vegas, while being conveniently located just an hour away from popular destinations like Big Bear and Lake Arrowhead in the San Bernardino Mountains.

The Hesperia trade area extends beyond the city limits, encompassing neighboring areas such as Victorville, Oak Hills, and Phelan. The region boasts a diverse economy, with major employers including the Southern California Logistics Airport, Victor Valley College, Walmart Distribution Center, CEMEX, General Atomics, County of San Bernardino, Fiber Care Baths, Federal Correctional Institution, and Desert Valley Hospital.

Experiencing significant population growth in recent years, Hesperia has over 100,000 residents and is projected to see future growth following the recent groundbreaking of one of Southern California's largest community developments, Silverwood. The project is expected to add over 15,000 homes within the next few decades, with the initial phase anticipating 2,000 homes delivered in 2024.

Additionally, the trade area has witnessed the construction of over 1,00,000 square feet of retail space in the past decade, attracting renowned businesses like Target, Super Walmart, Aldi, and Marriot. Numerous restaurants have opened in new locations, offering a variety of dining options for residents and visitors alike. Hesperia's future growth prospects look promising due to its availability of undeveloped industrial, residential, and commercial land in close proximity to areas that are becoming built out. With a proactive government and a favorable business climate, the city is well-positioned to continue its growth and development.

DEMOGRAPHICS

| | 1 mi | 3 mi | 5 mi |
|--|----------|----------|----------|
| <u>POPULATION</u> | | | |
| 2023 Total Population Estimate | 10,251 | 73,737 | 202,803 |
| 2023 Median Age Estimate | 33.1 | 33.0 | 33.5 |
| 2023 Total Households Estimate | 3,142 | 22,581 | 62,108 |
| 2023 Average Household Size | 3.3 | 3.2 | 3.2 |
| <u>INCOME</u> | | | |
| 2023 Projected Average Household Income Estimate | \$80,141 | \$81,882 | \$92,506 |
| 2023 Median Household Income Estimate | \$57,526 | \$64,465 | \$70,359 |
| 2023 Per Capita Income Estimate | \$24,571 | \$25,126 | \$28,392 |
| <u>BUSINESS SUMMARY</u> | | | |
| 2023 Total Businesses Estimate | 366 | 2,821 | 5,793 |
| 2023 Total Employees Estimate | 2,633 | 20,219 | 40,048 |

0.70 ACRES
AVAILABLE

5TH AVE.