

DRIVE-THRU, RETAIL & GAS STATION OPPORTUNITIES

SWC Main Street & Escondido Ave. | Hesperia, CA 92344

Main St. & Escondido Ave.

FOR LEASE, BTS & RBTS



FEATURES

- Great One-acre Hard Corner with Terrific Access located at a Signalized Intersection
- Average household income over \$84,000 within a 1-mile radius
- Suitable for Drive-Thru, Retail, & Gas Station uses
- Amazing Visibility with over 200 feet of Frontage on Main St.
- Experienced Developer offering a BTS, RBTS, or Ground Lease
- Adjacent to Super Walmart and Aldi anchored shopping centers
- Strong QSR synergy at this intersection
- Future Kaiser Permanente Medical Center breaking ground Q4 of 2019

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	6,313	37,288	117,698
Average Income	\$84,496	\$75,400	\$71,408
Daytime Population	4,561	27,554	87,064

TRAFFIC COUNTS

53,000 CPD on Main Street & Escondido Ave.

** Derived from Sites to Do Business*

VISIT INTERACTIVE MAP



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CONCEPTUAL SITE PLAN II | Drive-Thru, Retail & Gas Station Opportunities



RETAILER MAP | Drive-Thru, Retail & Gas Station Opportunities



AERIAL PHOTOS | Drive-Thru, Retail & Gas Station Opportunities

