### 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 TRAFFIC COUNTS	4,561	27,554	87,064
53,000 CPD on Main Street & Escondido Ave. *Detived from Sites to Do Business			

### VISIT INTERACTIVE MAP



The information contained herein was obtained from sources believed to be reliable, however, Progressive Real Estate Partners makes no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of conditions prior to sale or lease or withdrawal without notice.

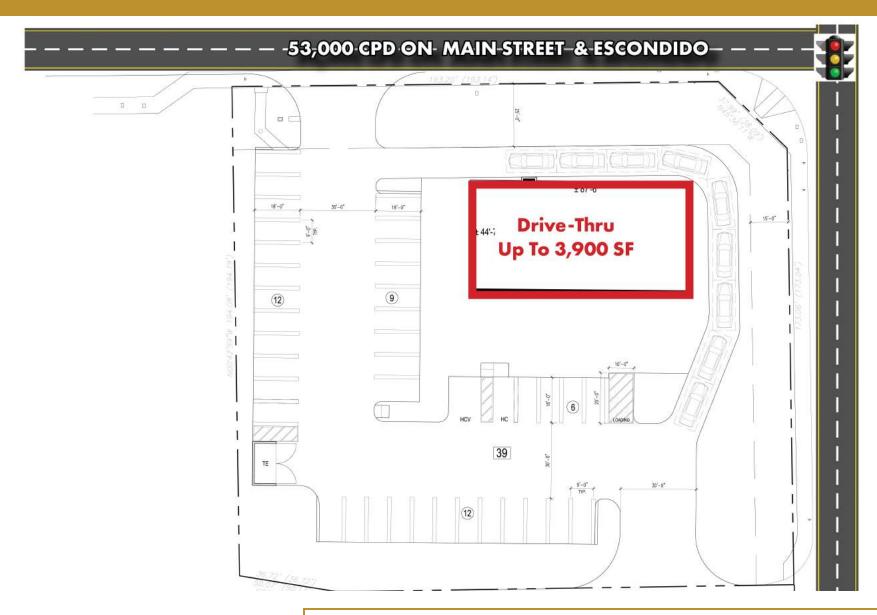


#### **ROXY KLEIN**

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#### PAUL GALMARINI

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



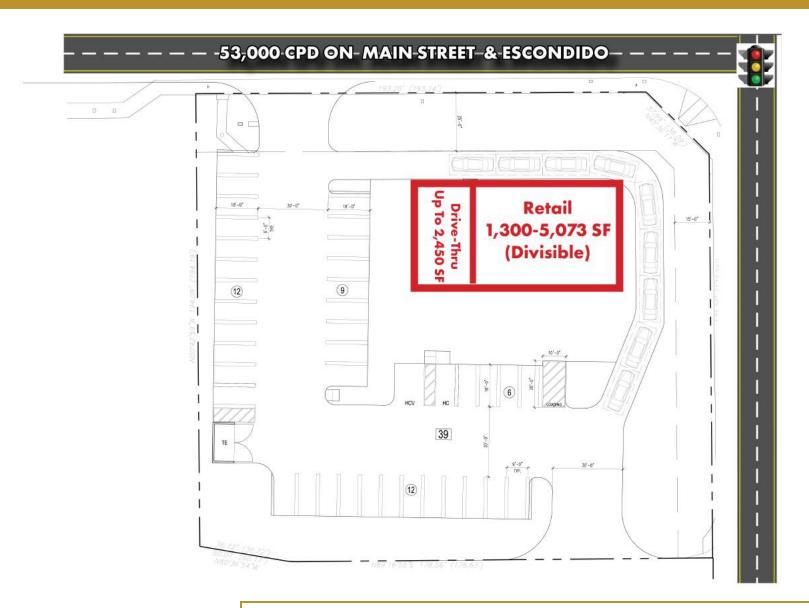


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### CONCEPTUAL SITE PLAN II | Drive-Thru, Retail & Gas Station Opportunities





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





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





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