

## OFFERING MEMORANDUM

# 10 ACRES INDUSTRIAL ZONING

HWY 395 Near Main Street, Hesperia, CA 92345

Contact Broker For Pricing

United States Cold Storage  
491,000 SF Development

Hesperia  
Commerce  
Center II  
3.75M SF  
Development

Highway 395

26,000 CPD

Main Street 20,000 CPD



## Presented By



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# EXECUTIVE SUMMARY

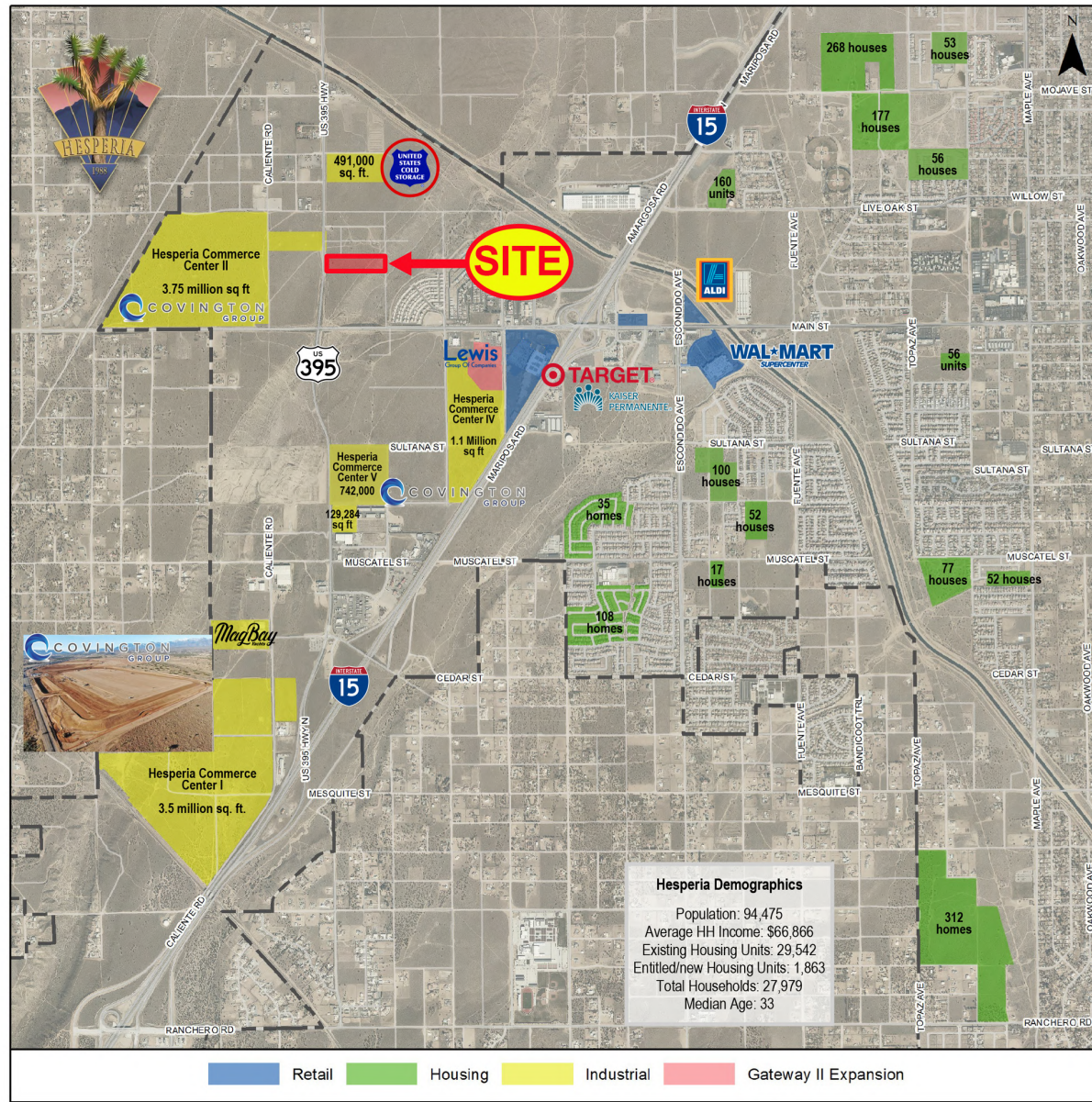


## PROPERTY OVERVIEW - Contact Broker for Pricing

- APN: 3064-431-09-0000
- Property is strategically located along Highway 395 near Main St. and less than 1 mile from the 15 freeway.
- Surrounded by Industrial and Logistics developments with Hesperia Commerce Center, a 3.75 Million square foot development approved right across the street.
- HWY 395 leads directly north to the Southern California Logistics Center, see page 6 for additional details.
- The Mojave River Valley boasts a vacancy rate of just 3.7% for the Industrial sector.
- Nearby 1 million SF Modway development along HWY 395 is now under construction and will be operational by fall of 2021.
- Property is zoned CIBP (Commercial Industrial Business Park) which supports a wide variety of uses. Refer to the Hesperia Main Street and Freeway Corridor Specific Plan Pg 195-200. Link here: [https://www.cityofhesperia.us/DocumentCenter/View/15940/MS\\_update](https://www.cityofhesperia.us/DocumentCenter/View/15940/MS_update)



# SURROUNDING DEVELOPMENTS



# PARCEL MAP (APN 3064-431-09-0000)

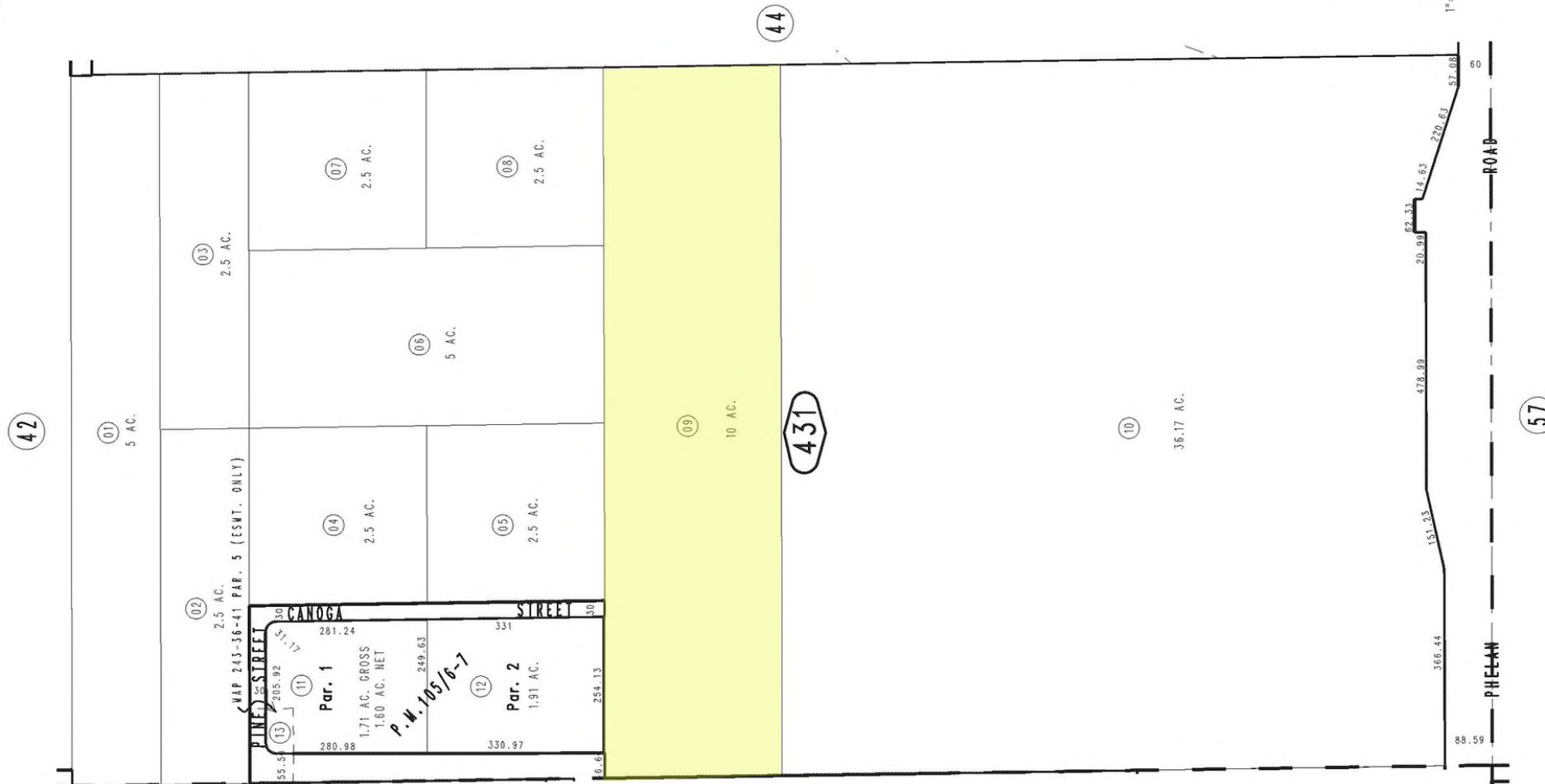
THIS MAP IS FOR THE PURPOSE  
OF AD VALOREM TAXATION ONLY.



W.1/2, S.W.1/4, Sec. 15, T.4N., R.5W., S.B.M.

City of Hesperia  
Tax Rate Area  
20118

3064-43







# WHY HESPERIA?

## CITY OF HESPERIA

- The City of Hesperia lies in the Mojave Desert Region, 35 miles north of San Bernardino. Hesperia expands across 73 square miles with a population of 102,040 residents and a residential base with an average household income of \$60,930. Hesperia has three high schools, three junior high schools, and 14 elementary schools. Hesperia is home to Victor Valley College, Brandman University, San Joaquin Valley College, and a satellite campus of Azusa Pacific University.
- Hesperia is bisected by Interstate 15 and Highway 395 borders the city, providing ample traffic as Hesperia is a stepping-stone to tourist destinations such as Mammoth Lakes and Las Vegas. The High Speed Train to Las Vegas continues to move forward and Brightline announced in late 2020 it would raise \$3.2 billion in capital through the issuance of bonds backed by California and Nevada. The 260-mile rail system is designed to take cars off the road and offer eco-friendly travel between the country's gaming capital and Los Angeles. The project is expected to cost \$8 billion.
- The top employers in Hesperia are Hesperia Unified School District, County of San Bernardino, and Stater Bros. with a total of 32,503 people employed in Hesperia. Hesperia has an unemployment rate of 5.4%.
- At the northern end of the Mojave River Valley lies the Southern California Logistics Airport. The Southern California Logistics Airport is a multi-modal logistics airport uniquely positioned to cater to industrial, manufacturing, aviation and aerospace companies in one location. It was just announced this year that Amazon will be building a 1 million square foot fulfillment center that will bring over 1,000 jobs to the area and it will be located on Gateway Drive at the Southern California Logistics Airport. The Amazon facility is set to launch in late 2022.
- The city has recently completed several developments and is continuing to work on others. Among these is a Modway Inc., a major distributor of living, dining, bedroom, outdoor, lighting and office furniture, who will open a new one-million-square-foot build-to-suit industrial building at the 200-acre Hesperia Commerce Center One project in Hesperia. Modway will sustain 200 jobs in this new location, which will become operational by fall 2021. Another project is Tapestry, a master-planned community in the Summit Valley of Hesperia. It was announced that groundbreaking will begin in July of this year for this 15,663 home site and 700,000 square feet of retail and commercial space.



**Hesperia**  
CALIFORNIA

102,040

Population

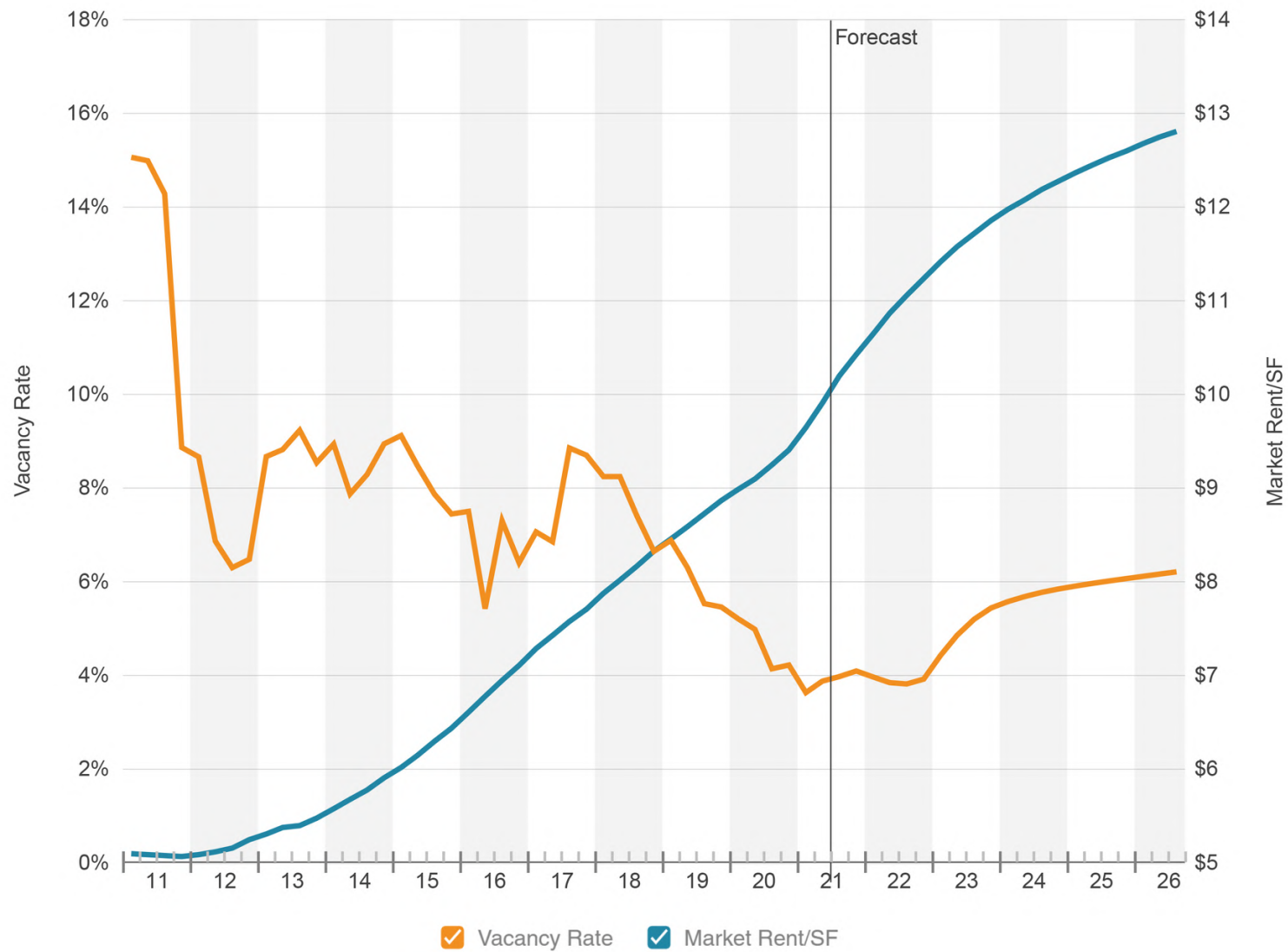
41.04%

Population Growth  
Rate

3.7%

Industrial  
Vacancy Rate

# INDUSTRIAL SECTOR



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8/11/2021



# DEMOGRAPHICS

	<u>1 mi</u>	<u>3 mi</u>	<u>5 mi</u>
<b><u>POPULATION</u></b>			
2021 Total Population	978	26,210	93,249
2021 Median Age	36.5	31.4	32.0
2021 Total Households	373	6,880	25,724
2021 Average Household Size	2.62	3.81	3.62
<b><u>INCOME</u></b>			
2021 Median Household Income	\$61,946	\$79,805	\$73,582
2021 Average Household Income	\$84,777	\$90,284	\$85,476
2021 Per Capita Income	\$25,639	\$24,089	\$23,527
<b><u>BUSINESS SUMMARY</u></b>			
2021 Total Businesses	30	530	1,851
2021 Total Employees	269	3,803	14,777