

HESPERIA SQUARE

# FORMER RESTAURANT FOR SALE, LEASE, OR GROUND LEASE

17398 Main St, Hesperia, CA 92345



ALBERT LOPEZ

Senior Retail Specialist

O: 909.230.4500 | C: 909.900.8922

Albert@progressiverep.com

DRE #01409003

PROGRESSIVE  
REAL ESTATE PARTNERS



## Presented By



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# THE OPPORTUNITY

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- Restaurant PAD Available for Sale, Lease or Ground Lease
- Shopping center is anchored by Vallarta Supermarkets and Dollar Tree
- Located on highly traffic signalized intersection of Main Street and I Avenue with a traffic count of  $\pm 56,633$  CPD
- Building comes with monument signage and approximately a 184 seating capacity
- The property serves a trade area of over 152,374 people with an average household income in excess of \$87,000 within 15-minutes of the property
- Over 50% of Hesperia's population is located east of the subject property

## OFFERING SUMMARY

Sale Price:	\$2,200,000
Lease Rate:	\$135,000/year
Building Size:	5,020 SF
Year Built:	1984
Parking:	Reciprocal with the Shopping Center



# LOCATION MAPS



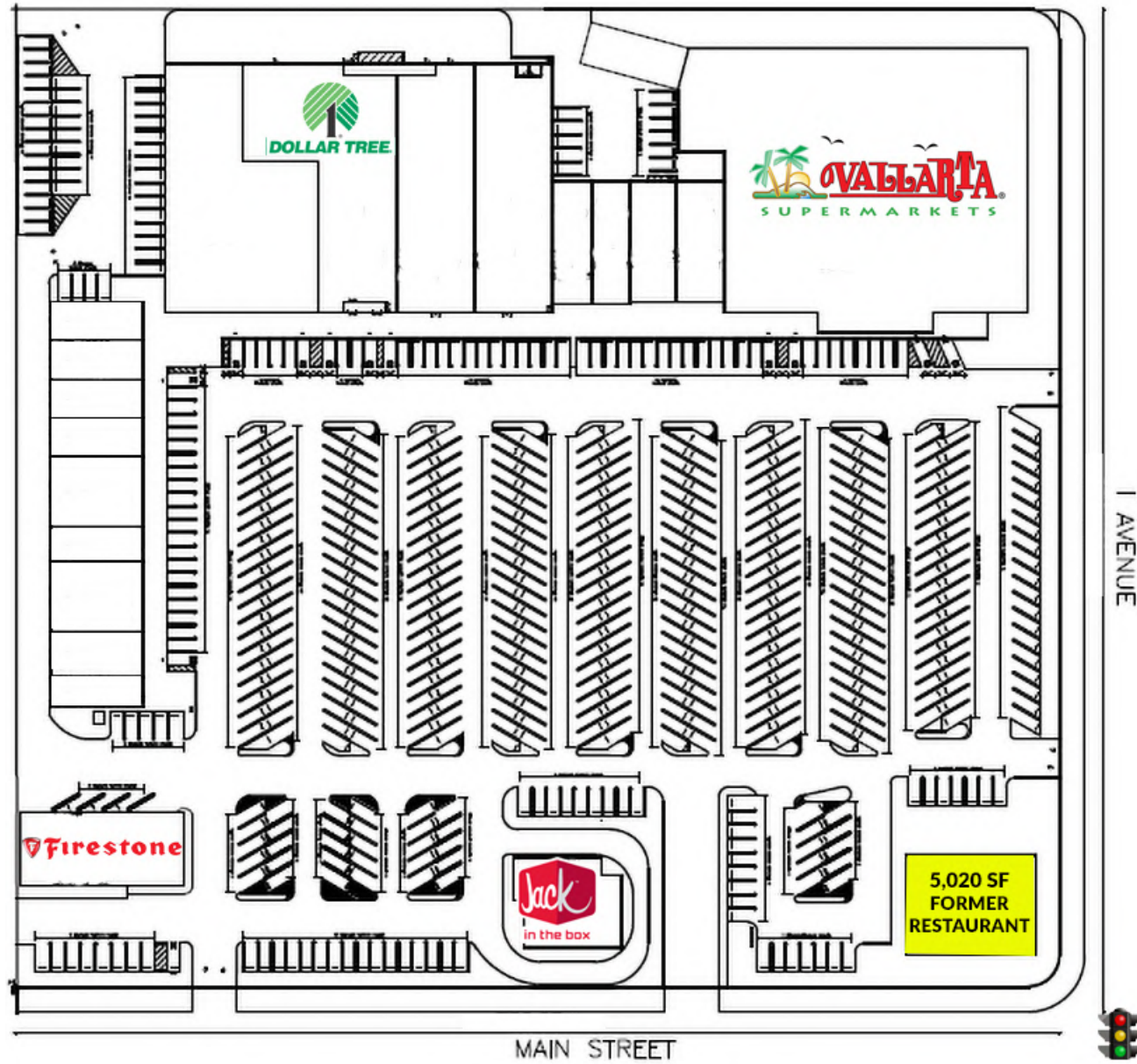


# RETAILER MAP





# SITE PLAN



# EAST TO WEST DEMOGRAPHICS



## DEMOGRAPHIC DATA

	TRADE AREA
POPULATION (2023)	52,878
HOUSEHOLDS (2023)	18,059
AVERAGE HOUSEHOLD INCOME (2023)	\$84,291
MEDIAN HOUSEHOLD INCOME (2023)	\$68,149
PER CAPITA INCOME (2023)	\$28,827



# DEMOGRAPHICS

	5 minutes	10 minutes	15 minutes
<b><u>POPULATION</u></b>			
2023 Total Population	27,677	76,178	152,374
2023 Median Age	32.8	33.9	34.3
2023 Total Households	8,624	23,146	47,596
2023 Average Household Size	3.2	3.3	3.2
<b><u>INCOME</u></b>			
2023 Average Household Income	\$77,888	\$85,176	\$87,089
2023 Median Household Income	\$56,163	\$67,200	\$69,604
2023 Per Capita Income	\$24,307	\$25,902	\$27,240
<b><u>BUSINESS SUMMARY</u></b>			
2023 Total Businesses	917	2,223	4,168
2023 Total Employees	5,577	14,872	28,387