

RETAIL DEVELOPMENT SITE

9635 Mountain Vista Avenue, Hesperia, California

Highlights:

- New Development with flexible site plan
- Booming Main Street Hesperia Interstate 15 Exit
- Ideally positioned project between Walmart and Target Power Centers



For more information about this property, please contact:

Austin Dias, MSRE
(619) 269-6077
Austin@DuhsCommercial.com
CA License: 01888482

Scott Duhs
(619) 491-0614
Scott@DuhsCommercial.com
CA License: 01048874



SITE PLAN



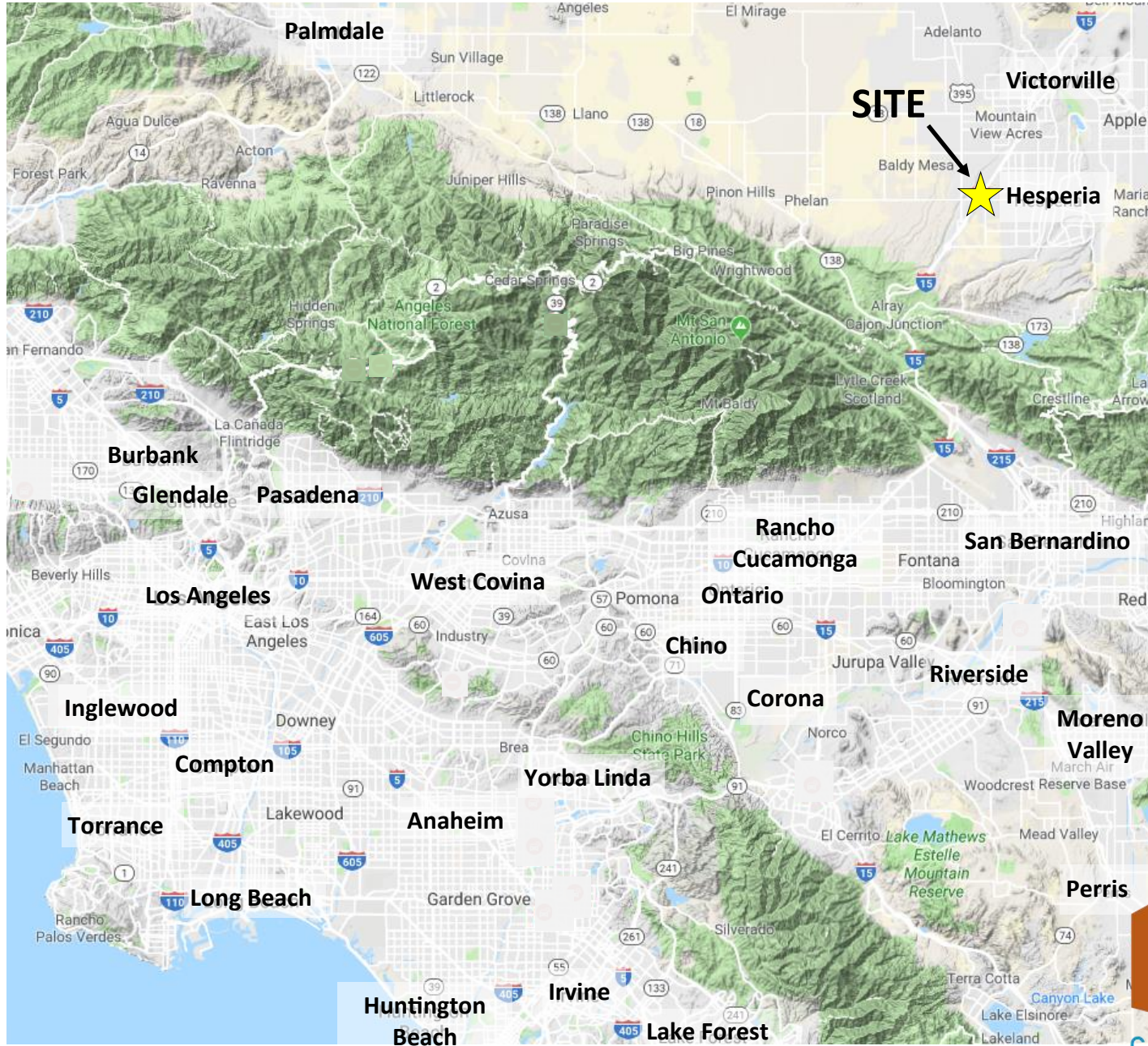
For more information about this property, please contact:

Austin Dias, MSRE
 (619) 269-6077
 Austin@DuhsCommercial.com
 CA License: 01888482

Scott Duhs
 (619) 491-0614
 Scott@DuhsCommercial.com
 CA License: 01048874



REGIONAL MAP



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com

DEMOGRAPHICS



Population

2019 Population
2024 Projection

3 Miles

35,825
37,230

5 Miles

107,825
111,288



Households

2019 Households

9,842

30,730



Average HH Income

2019

\$73,001

\$68,339



Traffic Count

I-15

113,000 ADT

Main Street

38,174 ADT

For more information about this property, please contact:

Austin Dias, MSRE
(619) 269-6077
Austin@DuhsCommercial.com
CA License: 01888482

Scott Duhs
(619) 491-0614
Scott@DuhsCommercial.com
CA License: 01048874

