

# ENTITLED LAND PARCELS FOR SALE / GROUND LEASE

SWC & SEC Bear Valley Rd & I Ave, Hesperia, CA



## CAMERON CROWNER

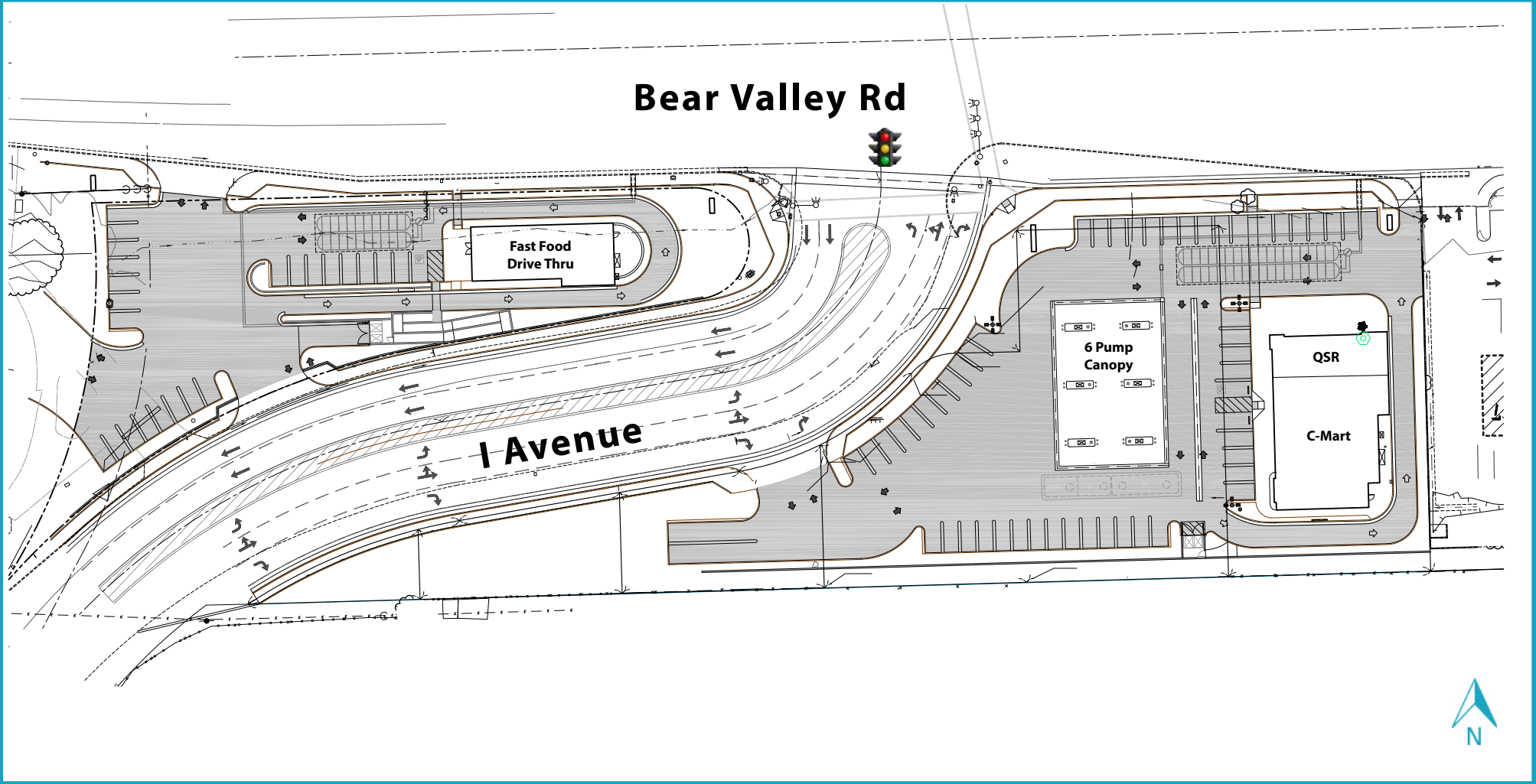
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FOUNDING MEMBER | CHAINLINKS  
RETAIL ADVISORS

# Site Plan





# The Offering

Two land parcels, each entitled by the City of Hesperia, offered for sale individually or together. Buyer to be responsible for off-site improvements:

- I Ave - curb and gutter, sidewalks, street median, street lights
- Bear Valley Rd - curb and gutter, sidewalk
- Intersection - install 2 upgraded traffic signals and new paving

SEC - 1.38 acres to accommodate a full service gas station consisting of a six pump canopy and a 5,563 SF C-Mart/QSR building (with drive-thru and 650 SF patio). Entitlements also include a 21 liquor license (off premises liquor sales).

SWC - .71 acres to accommodate a fast food drive-thru restaurant at +/- 2,300 SF with 15 + car stacking with 85 + seating.



	Population
	<b>1 MILE</b> 6,751
	<b>2 MILE</b> 29,543
	<b>3 MILE</b> 56,151
	Med. Household Income
	<b>1 MILE</b> \$71,543
	<b>2 MILE</b> \$81,360
	<b>3 MILE</b> \$75,926
	Daytime Population
	<b>1 MILE</b> 2,926
	<b>2 MILE</b> 9,642
	<b>3 MILE</b> 13,017

	Traffic Counts	
	Bear Valley Rd (W)	56,673 CPD
	Bear Valley Rd (E)	52,572 CPD

SURROUNDING RETAILERS





# Trade Area Aerial

