

ENTITLED LAND PARCELS FOR SALE / GROUND LEASE

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



Available
1.39 AC
Entitled
Gas Station / C-Mart

SEQUOIA ST

Available
.71 AC
Entitled
Fast food DT Restaurant

I AVE

BEAR VALLEY RD

56,673 CPD

TAMARISK RD

Austin Cole

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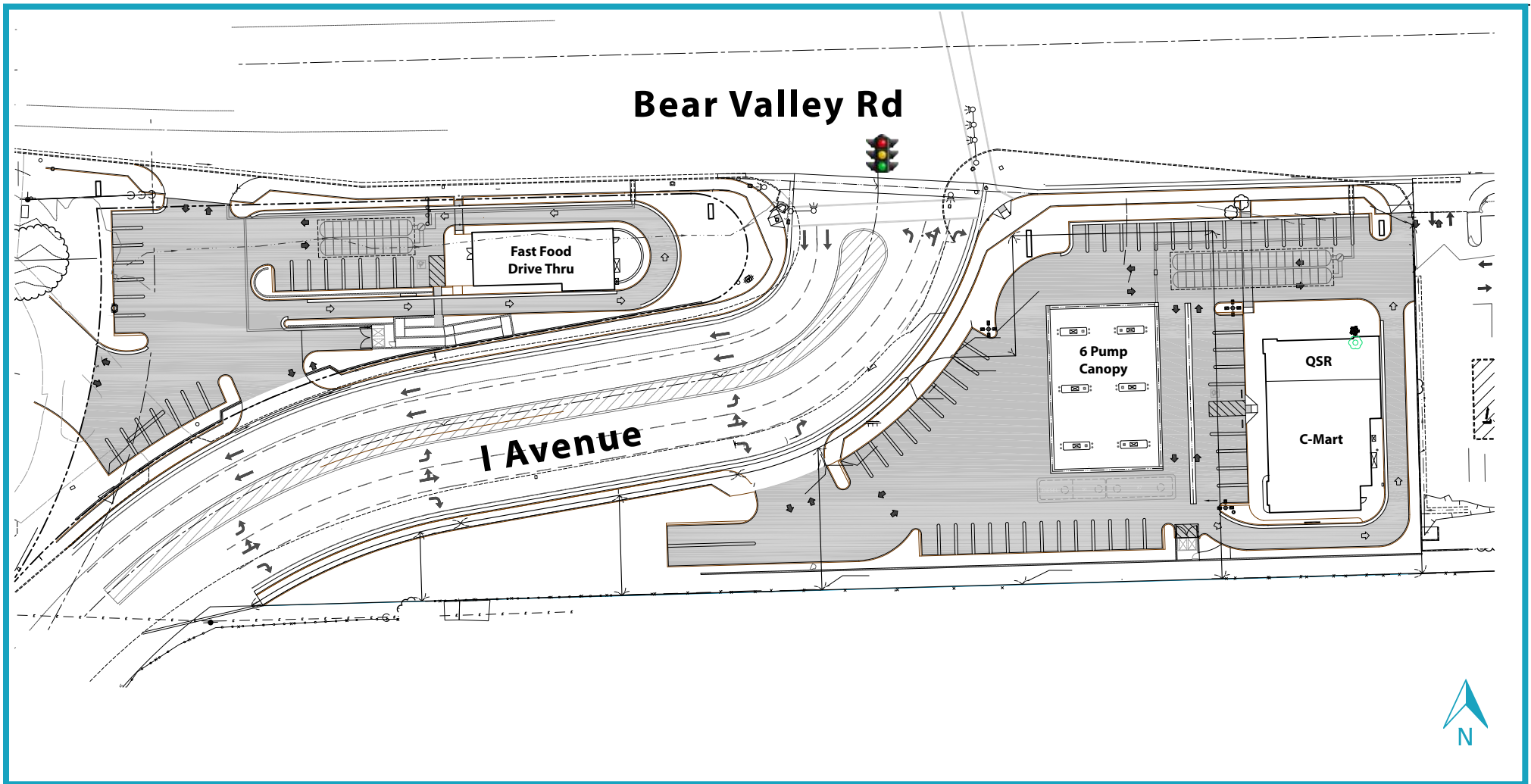
cameron.crowner@matthews.com



FOUNDING
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RETAIL ADVISORS

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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.



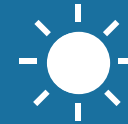
Population

1 MILE	6,751
2 MILE	29,543
3 MILE	56,151



Med. Household Income

1 MILE	\$71,543
2 MILE	\$81,360
3 MILE	\$75,926



Daytime Population

1 MILE	2,926
2 MILE	9,642
3 MILE	13,017

Traffic Counts



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

SURROUNDING RETAILERS



epsteen & associates

Trade Area Aerial



This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.