

# 17525 CATALPA STREET HESPERIA, CA

**LEE & ASSOCIATES®**  
COMMERCIAL REAL ESTATE SERVICES



**FOR  
LEASE**

**KATHRYN BAILEY**  
Sales/Leasing Associate  
760.684.4541  
kbailey@lee-associates  
BRE# 01317901

**ADDRESS** 17525 Catalpa Street  
Hesperia, CA

**ZONING** Industrial

**APN** 0415-272-06

**BUILDING TYPE** Multi-Tenant

**YEAR BUILT** 1989

**LEASE PRICE** **\$0.55 psf MG**

## PROPERTY HIGHLIGHTS

- Improved Office Space
- Located in the Hesperia Enterprise Zone
- 13' ceiling heights
- Central location between Main St. and Bear Valley Rd.
- 40 free surface spaces ratio 1.74:1,000 SF

Lee & Associates®  
Inland Empire North  
Corp ID #: 01328146  
14369 Park Avenue  
Suite 200  
Victorville, CA 92392

**Phone:** 760.241.5211  
**Fax:** 760.241.1208

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Contact agent for **Confidentiality Agreement** and detailed **Offering Memorandum**

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## TRAFFIC COUNTS

±70,347 ADT Bear Valley Cutoff and Santa Fe Ave., Hesperia, CA  
±68,638 ADT Bear Valley Rd. and Tamarisk Rd., Hesperia, CA

## DEMOGRAPHICS

	3-miles	5-miles	10-miles
Population (2010):	4,015	49,129	142,085
Avg. HH Inc. (2010):	\$52,571	\$60,901	\$59,971

## AVAILABLE:

109 ± 1,878 sq. ft



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