

# For Lease

SEC MAIN ST & I-15 | HESPERIA, CA



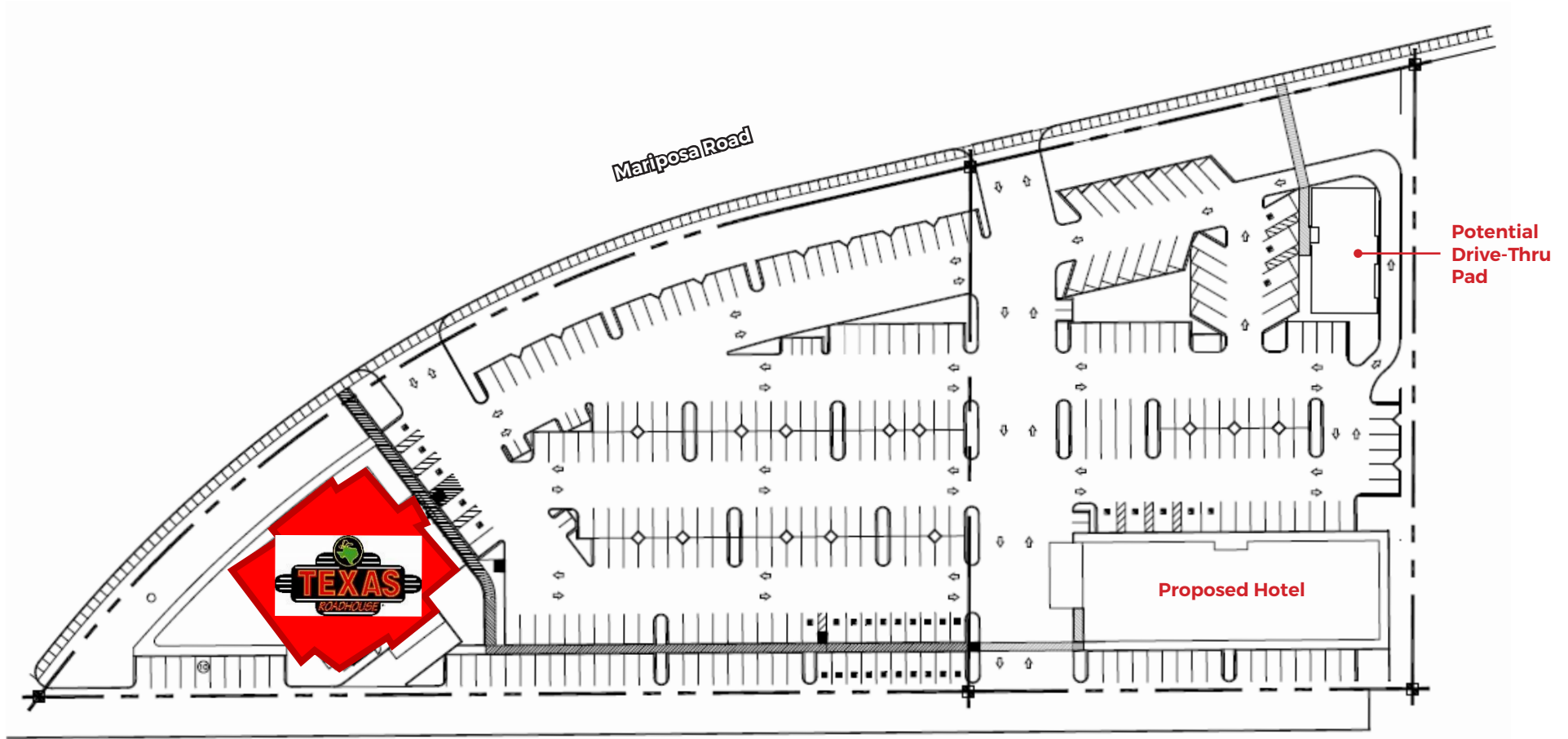
- Proposed 5-acre development
- Texas Roadhouse
- Fast food drive-thru opportunity
- Hotel opportunity



## FEATURES

- Fast-growing communities of the high desert
- Trade area population over 325,000
- Combined traffic count approximately 150,000 ADT
- Main Street exit: easy-on, easy-off in all directions on I-15
- Regional retail hub with Target, Walmart, and other national retailers

# Site Plan



# Expanded Demographic Profile

ESTIMATED 2016 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

5, 7, 10 MILE RADII | MAIN ST & I-15 | HESPERIA, CA

## POPULATION

	5 MILE	7 MILES	10 MILES
Estimated Population	113,452	202,277	295,319
Forecasted Population (2022)	117,684	211,193	308,716

## HOUSEHOLDS

	5 MILE	7 MILES	10 MILES
Households	31,534	57,416	85,221

## AVG HHD INCOME

	5 MILE	7 MILES	10 MILES
Estimated Avg Household Income	\$72,659	\$67,676	\$67,921

## MEDIAN HH INCOME

	5 MILE	7 MILES	10 MILES
Estimated Median Household Income	\$58,421	\$53,747	\$53,334

## \$\$\$ PER CAPITA INCOME

	5 MILE	7 MILES	10 MILES
Est. Proj. Per Capita Income	\$20,202	\$19,284	\$19,866

## \$\$ OTHER INCOME

	5 MILE	7 MILES	10 MILES
Est. Proj. Median Disposable Income	\$50,158	\$45,581	\$45,096

## DAYTIME DEMOS

	5 MILE	7 MILES	10 MILES
Total Number of Employees	95,245	180,395	257,941

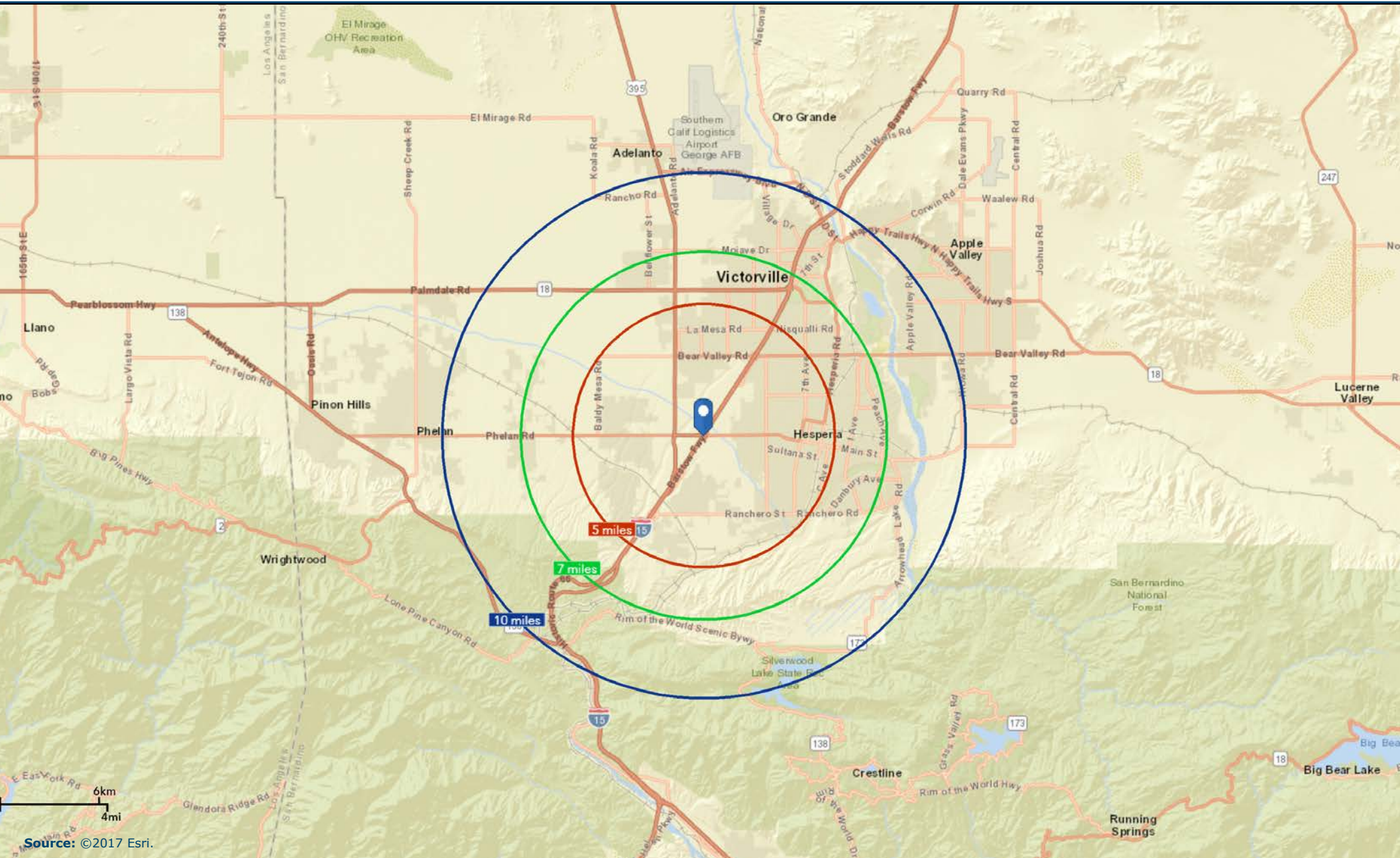
## RACE & ETHNICITY

	5 MILE	7 MILES	10 MILES
White	60,154 53.02%	105,756 52.28%	159,539 54.02%
Black or African American	9,834 8.67%	21,627 10.69%	31,727 10.74%
American Indian & Alaskan Native	1,385 1.22%	2,343 1.16%	3,503 1.19%
Asian	4,070 3.59%	7,217 3.57%	10,502 3.56%
Hawaiian & Pacific Islander	382 0.34%	794 0.39%	1,121 0.38%
Other Race	31,144 27.45%	52,442 25.93%	71,282 24.14%
Two or More Races	6,483 5.71%	12,099 5.98%	17,645 5.97%

## AGE DISTRIBUTION

	5 MILE	7 MILES	10 MILES
Median Age	30.8 yrs	30.5 yrs	31.8 yrs

# 5, 7, 10 Mile Radii



# Expanded Demographic Profile

ESTIMATED 2016 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

10, 20, & 30 MINUTE DRIVE TIMES | MAIN ST & I-15 | HESPERIA, CA

## POPULATION

	10 MINS	20 MINS	30 MINS
Estimated Population	74,653	288,612	432,112
Forecasted Population (2022)	77,489	301,651	451,549

## HOUSEHOLDS

Households	20,750	82,970	127,875
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## AVG HHD INCOME

Estimated Avg Household Income	\$71,490	\$67,120	\$69,512
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## MEDIAN HH INCOME

Estimated Median Household Income	\$56,646	\$52,976	\$53,447
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## \$\$\$ PER CAPITA INCOME

Est. Proj. Per Capita Income	\$19,768	\$19,455	\$20,897
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## \$\$ OTHER INCOME

Est. Proj. Median Disposable Income	\$48,515	\$44,702	\$45,224
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## DAYTIME DEMOS

	10 MINS	20 MINS	30 MINS
Total Number of Employees	73,386	256,792	370,708

## RACE & ETHNICITY

White	38,856 52.05%	154,300 53.46%	239,423 55.41%
Black or African American	6,415 8.59%	31,426 10.89%	46,721 10.81%
American Indian & Alaskan Native	932 1.25%	3,486 1.21%	5,086 1.18%
Asian	2,725 3.65%	10,044 3.48%	15,228 3.52%
Hawaiian & Pacific Islander	252 0.34%	1,131 0.39%	1,631 0.38%
Other Race	21,226 28.43%	70,660 24.48%	98,166 22.72%
Two or More Races	4,248 5.63%	17,565 6.09%	25,857 5.38%

## AGE DISTRIBUTION

Median Age	30.9 yrs	31.3 yrs	32.2 yrs
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