High Desert Gateway I & II

SWC I-15 and Main Street • Hesperia, CA

Population & Income

<table>
<thead>
<tr>
<th>3 Mile Radius</th>
<th>5 Mile Radius</th>
<th>10 Mile Radius</th>
</tr>
</thead>
<tbody>
<tr>
<td>2025 Total Population</td>
<td>33,418</td>
<td>112,417</td>
</tr>
<tr>
<td>2020 Total Population</td>
<td>32,063</td>
<td>108,779</td>
</tr>
<tr>
<td>2020 Total Daytime Population</td>
<td>29,769</td>
<td>97,298</td>
</tr>
<tr>
<td>2020 Daytime Population: Workers</td>
<td>8,962</td>
<td>26,095</td>
</tr>
<tr>
<td>2020 Daytime Population: Residents</td>
<td>20,807</td>
<td>71,203</td>
</tr>
<tr>
<td>2020 Median Age</td>
<td>30.8</td>
<td>31.4</td>
</tr>
<tr>
<td>2020 Total Households</td>
<td>8,777</td>
<td>31,073</td>
</tr>
<tr>
<td>2020 Total Households</td>
<td>8,477</td>
<td>30,211</td>
</tr>
<tr>
<td>2020 Average Household Size</td>
<td>3.78</td>
<td>3.60</td>
</tr>
<tr>
<td>2020 Median Household Income</td>
<td>$71,108</td>
<td>$63,941</td>
</tr>
<tr>
<td>2020 Average Household Income</td>
<td>$86,431</td>
<td>$79,804</td>
</tr>
<tr>
<td>2020 Housing Units</td>
<td>9,330</td>
<td>32,433</td>
</tr>
<tr>
<td>Owner Occupied</td>
<td>5,887</td>
<td>20,610</td>
</tr>
<tr>
<td>Renter Occupied</td>
<td>2,590</td>
<td>9,600</td>
</tr>
<tr>
<td>2020 Average Home Value</td>
<td>$350,251</td>
<td>$328,922</td>
</tr>
</tbody>
</table>

Source: U.S. Census

Traffic Counts

- Main St (0 Key Pointe Ave): 35,198 cars/day
- I-15 Freeway at Main Street: 214,384 cars/day


Target
- 531,200 Square Feet of GLA on 57.2 Acres
- Regional site, prime location
- Excellent visibility and positioning on the I-15 Freeway
- Positioned to serve existing trade area as well as future growth
- Part of the Main Street Master Plan
- Situated at the gateway to the High Desert Trade Area

Anchored Community Center Anchor, Pad and Shop Space Available

Summarized Demographic Profile

- Population & Income
  - 3 Mile Radius: 33,418
  - 5 Mile Radius: 112,417
  - 10 Mile Radius: 306,674
- Median Age: 30.8
- Median Household Income: $71,108
- Average Household Income: $86,431
- Housing Units: 9,330
- Owner Occupied: 5,887
- Renter Occupied: 2,590
- Average Home Value: $350,251

Source: ESRI, U.S. Census
Strategic Development Advisors, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.
High Desert Gateway I & II

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High Desert Gateway 7 & 11

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HIGH DESERT GATEWAY 2 & 7

MAIN STREET
CATABA ROAD
35,198 ADT

Oasis Sushi
1,544 SF
Available

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**SITE PLAN**

**LOCATION**
SWC I-15 and Main Street
Hesperia, CA

**LAND AREA**
57.2 Acres

**GROSS LEASABLE AREA**
531,200 SF

**TRAFFIC COUNTS**
Main St (@Key Pointe Ave)
35,198
I-15 Freeway at Main St
214,384
Average daily traffic for 24 hours, both directions.

**2020 POPULATION**
3 Miles: 32,063
5 Miles: 108,779
10 Miles: 294,718

**AVG HH INCOME**
3 Miles: $86,431
5 Miles: $79,804
10 Miles: $74,966

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