

# Pad Opportunity Available Within the Mojave Plaza Retail Center Bear Valley Rd & Fish Hatchery Rd., Hesperia, CA



Available Pad For Sale or Lease  
Can Accommodate up to a  
±10,000 Sq. Ft. Bldg.

Proposed

Proposed

Tires  
LES SCHWAB

Wendy's

Auto  
Zone

ALDI

Panera  
BREAD

KinderCare  
LEARNING CENTERS

Quick Quack  
CAR WASH

±56,758 CPD Bear Valley Road




LIC # 01057618

The  
**BRADCO**  
Companies  
a commercial real estate company

Joseph W. Brady CCIM, SIOR  
PH. 760.951.5111 Ext 101 FAX. 760.951.5113  
[jbrady@thebradco.com](mailto:jbrady@thebradco.com)

DRE LIC #00773589

P.O. Box 2710  
Victorville, CA 92393

Connect with us on   

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPAL, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY ANY MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. JOSEPH W. BRADY INC., DBA THE BRADCO COMPANIES CA DRE LIC # 01057618

# Pad Opportunity Available Within the Mojave Plaza Retail Center

## Bear Valley Rd & Fish Hatchery Rd., Hesperia, CA

### Property Highlights

- Grocery anchored shopping center
- Just announced and coming soon Les Schwab Tire & KinderCare Learning Center
- Signalized intersection with over  $\pm 56,000$  cars per day along Bear Valley Rd.
- Current tenants in the center include Aldi, Planet Fitness, Quick Quack Car Wash, Auto Zone, Wendy's, & Panera Bread
- Located across the street from Victor Valley College with a headcount of  $\pm 25,216$  students that includes credit, non-credit, non-residents and contract ed
- Located less then five miles east of I-15
- $\pm 42,370$  Sq. Ft. pad available For Sale or Lease that can accommodate up to a  $\pm 10,000$  Sq. Ft. Bldg.
- Free standing pylon signage available along Bear Valley Rd



LIC # 01057618

The  
**BRADCO**  
Companies  
a commercial real estate company

Joseph W. Brady CCIM, SIOR  
PH. 760.951.5111 Ext 101 FAX. 760.951.5113  
[jbrady@thebradco.com](mailto:jbrady@thebradco.com)

DRE LIC #00773589

P.O. Box 2710  
Victorville, CA 92393

Connect with us on



NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPAL, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY ANY MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. JOSEPH W. BRADY INC., DBA THE BRADCO COMPANIES CA DRE LIC # 01057618

# Pad Opportunity Available Within the Mojave Plaza Retail Center Bear Valley Rd & Fish Hatchery Rd., Hesperia, CA



LIC # 01057618

The **BRADCO** Companies  
a commercial real estate company

Joseph W. Brady CCIM, SIOR  
PH. 760.951.5111 Ext 101 FAX. 760.951.5113  
[jbrady@thebradco.com](mailto:jbrady@thebradco.com)

DRE LIC #00773589

P.O. Box 2710  
Victorville, CA 92393

Connect with us on



NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPAL, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY ANY MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. JOSEPH W. BRADY INC., DBA THE BRADCO COMPANIES CA DRE LIC # 01057618

# Pad Opportunity Available Within the Mojave Plaza Retail Center Bear Valley Rd & Fish Hatchery Rd., Hesperia, CA

## RETAIL AERIAL

Victor Valley Community College  
2021-2022 Enrolled Credited Students  
±14,497

**Site**

**FUTURE**

LIC # 01057618

The **BRADCO** Companies  
a commercial real estate company

Joseph W. Brady CCIM, SIOR  
PH. 760.951.5111 Ext 101 FAX. 760.951.5113  
[jbrady@thebradco.com](mailto:jbrady@thebradco.com)

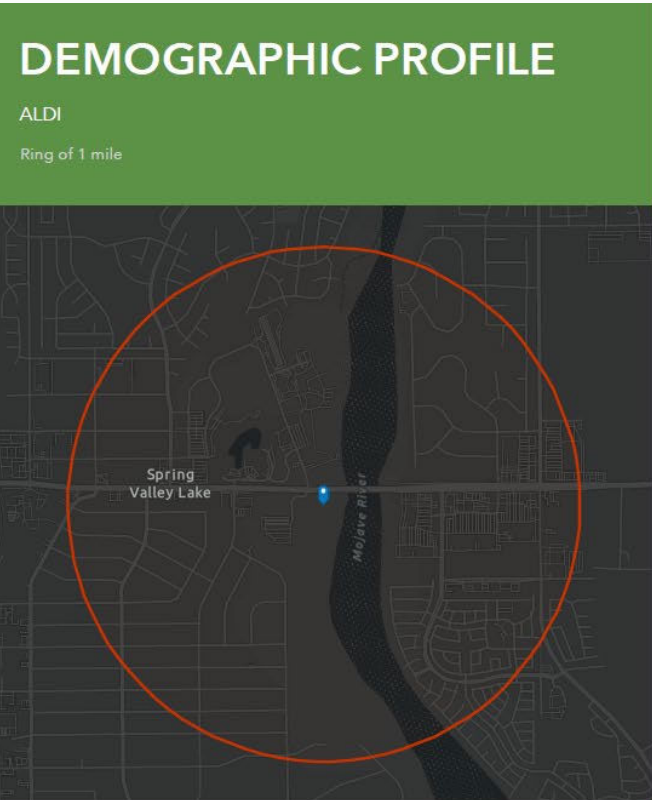
DRE LIC #00773589

P.O. Box 2710  
Victorville, CA 92393

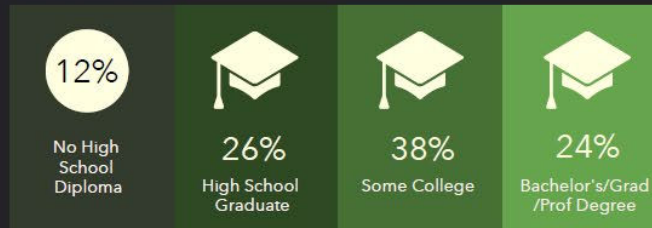
Connect with us on

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPAL, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY ANY MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. JOSEPH W. BRADY INC., DBA THE BRADCO COMPANIES CA DRE LIC # 01057618

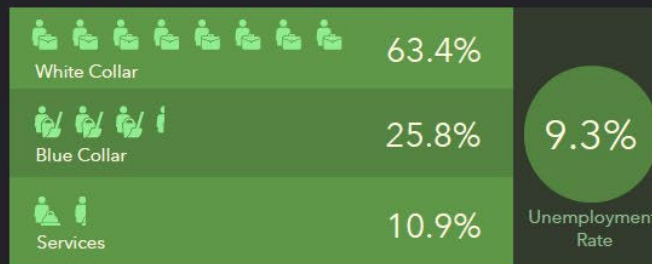
# Pad Opportunity Available Within the Mojave Plaza Retail Center Bear Valley Rd & Fish Hatchery Rd., Hesperia, CA



### EDUCATION



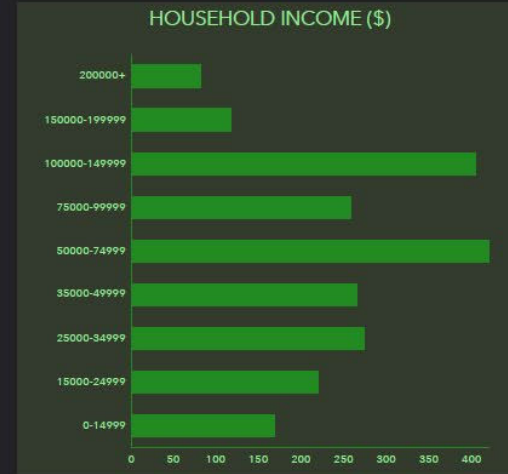
### EMPLOYMENT



### INCOME



### KEY FACTS



This infographic contains data provided by Esri. The vintage of the data is 2023, 2028  
© 2023 Esri  
THE SCIENCE OF WHERE

LIC # 01057618

a commercial real estate company

**Joseph W. Brady CCIM, SIOR**  
**PH. 760.951.5111 Ext 101 FAX. 760.951.5113**  
[jbrady@thebradco.com](mailto:jbrady@thebradco.com)

**DRE LIC #00773589**

**P.O. Box 2710  
Victorville, CA 92393**

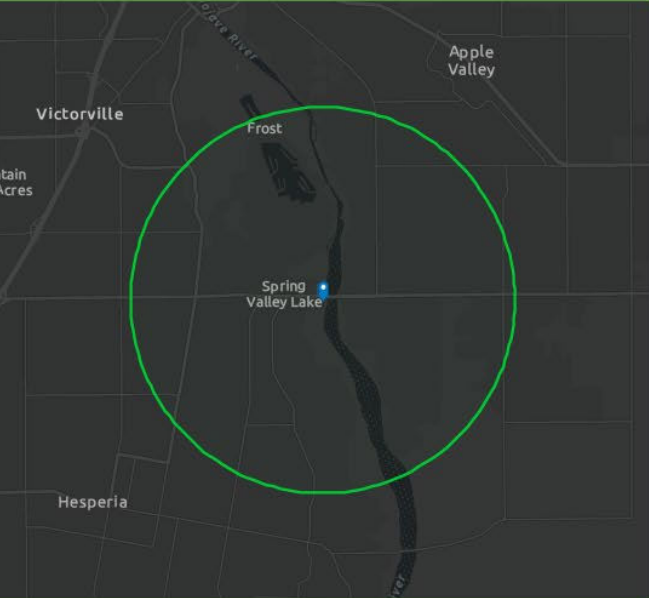
Connect with us on

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPAL, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY ANY MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. JOSEPH W. BRADY INC., DBA THE BRADCO COMPANIES CA DRE LIC # 01057618

# Pad Opportunity Available Within the Mojave Plaza Retail Center Bear Valley Rd & Fish Hatchery Rd., Hesperia, CA

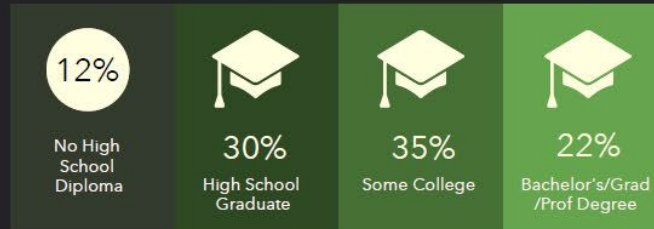
## DEMOGRAPHIC PROFILE

ALDI  
Ring of 3 miles

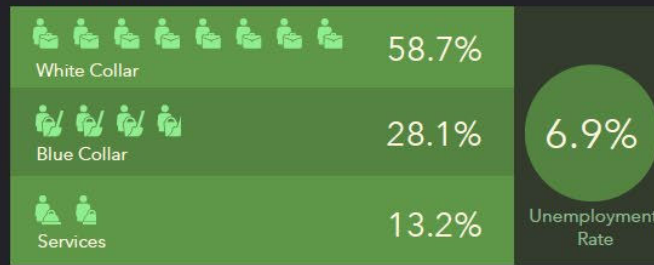


This infographic contains data provided by Esri. The vintage of the data is 2023, 2028.  
© 2023 Esri  
THE SCIENCE OF WHERE

### EDUCATION



### EMPLOYMENT



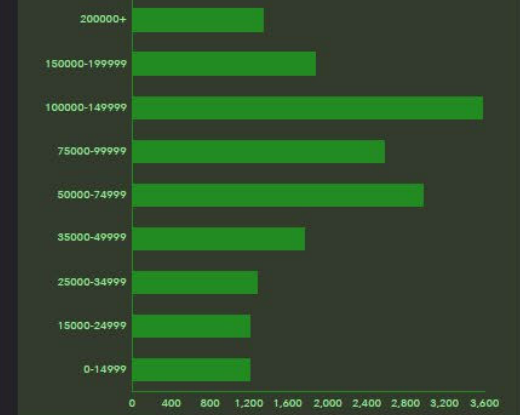
### INCOME



### KEY FACTS



### HOUSEHOLD INCOME (\$)



LIC # 01057618  
 a commercial real estate company

**Joseph W. Brady CCIM, SIOR**  
PH. 760.951.5111 Ext 101 FAX. 760.951.5113  
[jbrady@thebradco.com](mailto:jbrady@thebradco.com)

**DRE LIC #00773589**

**P.O. Box 2710  
Victorville, CA 92393**

Connect with us on

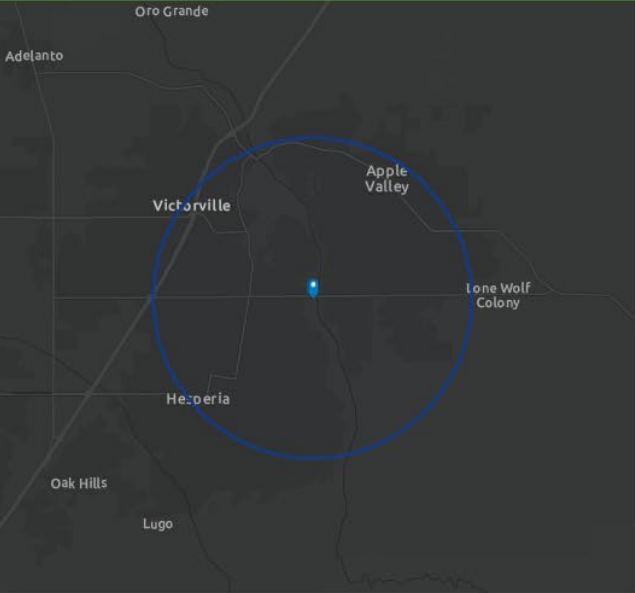
NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPAL, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY ANY MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. JOSEPH W. BRADY INC., DBA THE BRADCO COMPANIES CA DRE LIC # 01057618

# Pad Opportunity Available Within the Mojave Plaza Retail Center Bear Valley Rd & Fish Hatchery Rd., Hesperia, CA

## DEMOGRAPHIC PROFILE

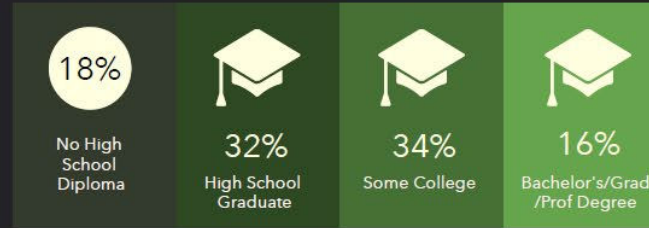
ALDI

Ring of 5 miles



This infographic contains data provided by Esri. The vintage of the data is 2023, 2028  
© 2023 Esri

### EDUCATION



### EMPLOYMENT



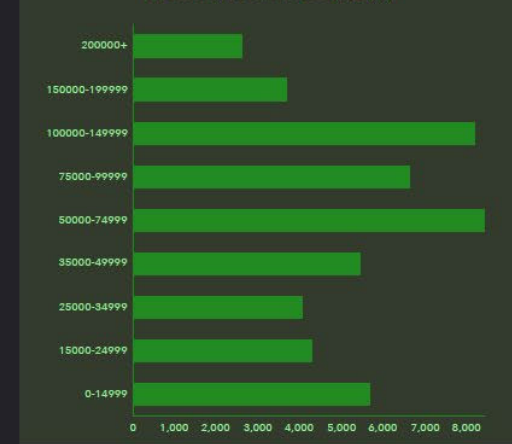
### KEY FACTS



### INCOME



### HOUSEHOLD INCOME (\$)



LIC # 01057618



**Joseph W. Brady CCIM, SIOR**  
PH. 760.951.5111 Ext 101 FAX. 760.951.5113  
[jbrady@thebradco.com](mailto:jbrady@thebradco.com)

DRE LIC #00773589

P.O. Box 2710  
Victorville, CA 92393

Connect with us on

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPAL, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY ANY MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES. JOSEPH W. BRADY INC., DBA THE BRADCO COMPANIES CA DRE LIC # 01057618