

17501 Lemon St.

17501 Lemon St., Hesperia CA 92345



OFFERING MEMORANDUM

17501 Lemon St.

CONTENTS

01 Executive Summary

Investment Summary	5
Location Summary	6

02 Property Description

Property Features	8
Aerial Map	9
Property Images	10

03 Demographics

Demographics	17
Demographic Charts	19

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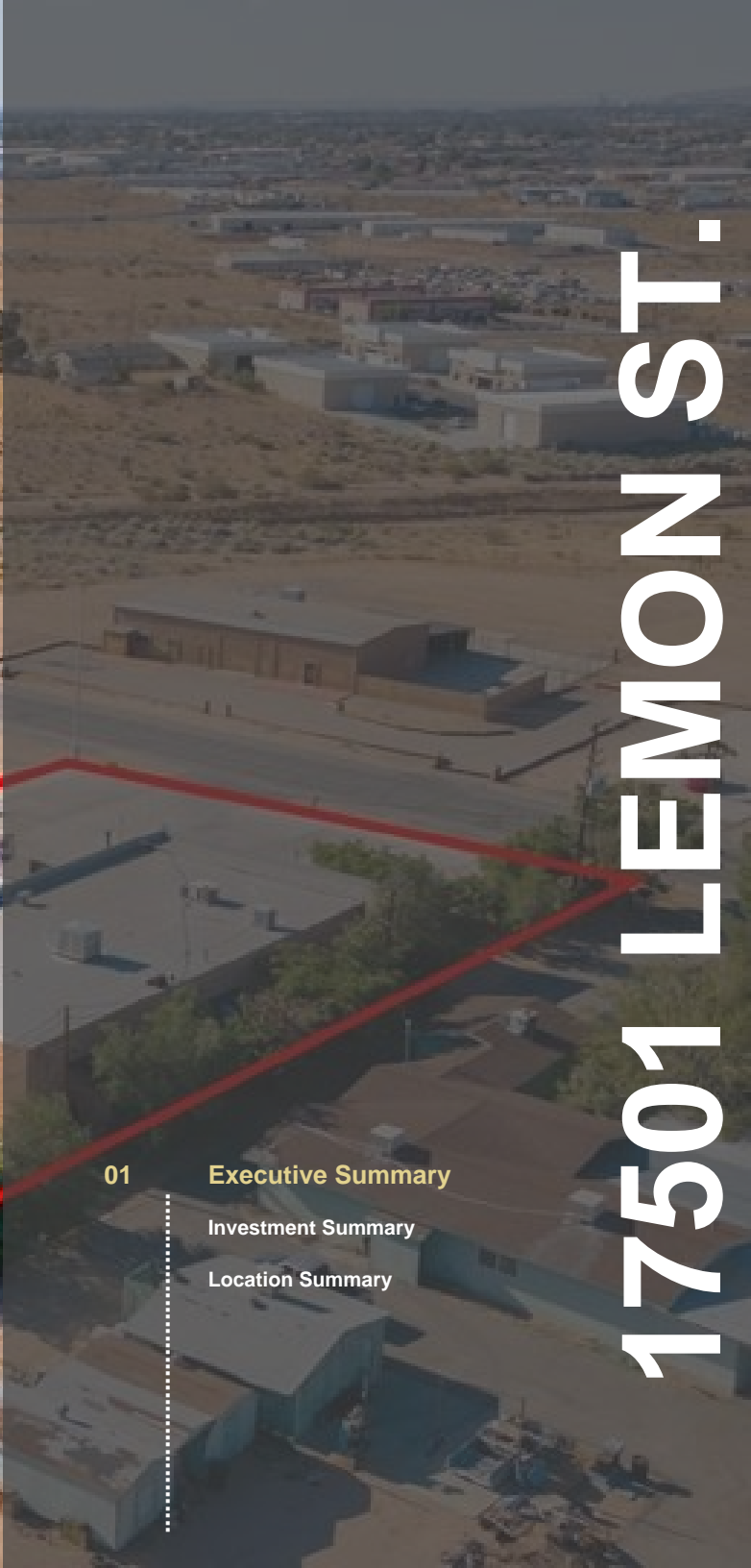
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17501 LEMON ST.

01 **Executive Summary**
Investment Summary
Location Summary

OFFERING SUMMARY

ADDRESS	17501 Lemon St. Hesperia CA 92345
BUILDING SF	10,000 SF
LAND SF	56,628 SF
YEAR BUILT	1981
APN	0410-021-41-0000

FINANCIAL SUMMARY

OFFERING PRICE	\$1,333,333
PRICE PSF	\$133.33

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	2,016	56,264	147,180
2020 Median HH Income	\$70,079	\$48,288	\$55,672
2020 Average HH Income	\$79,038	\$64,572	\$74,514



Investment Summary

- EXECUTIVE SUMMARY
Property Has an Extra 1000 sqft added to the back unit legally but it does not show on the tax rolls. Presently subdivided into 3 units.

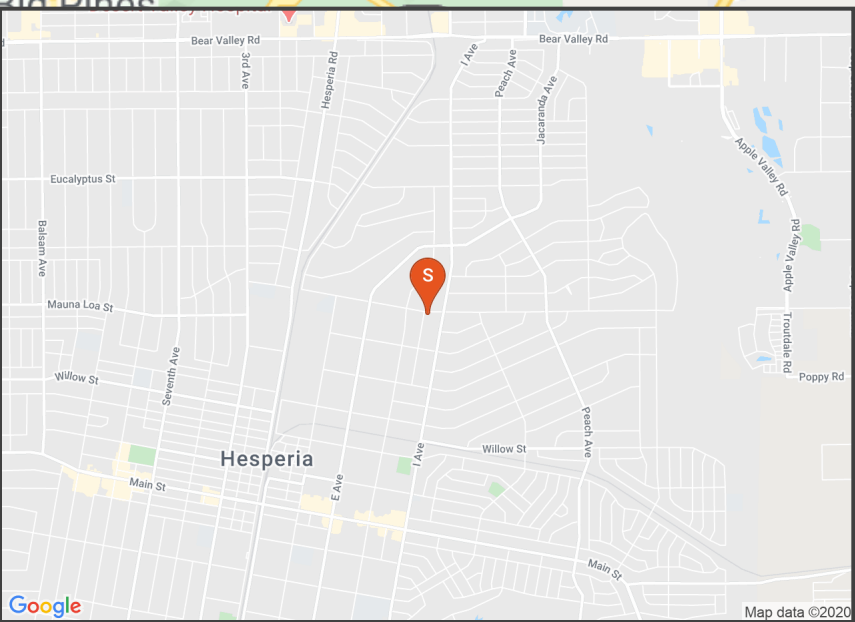
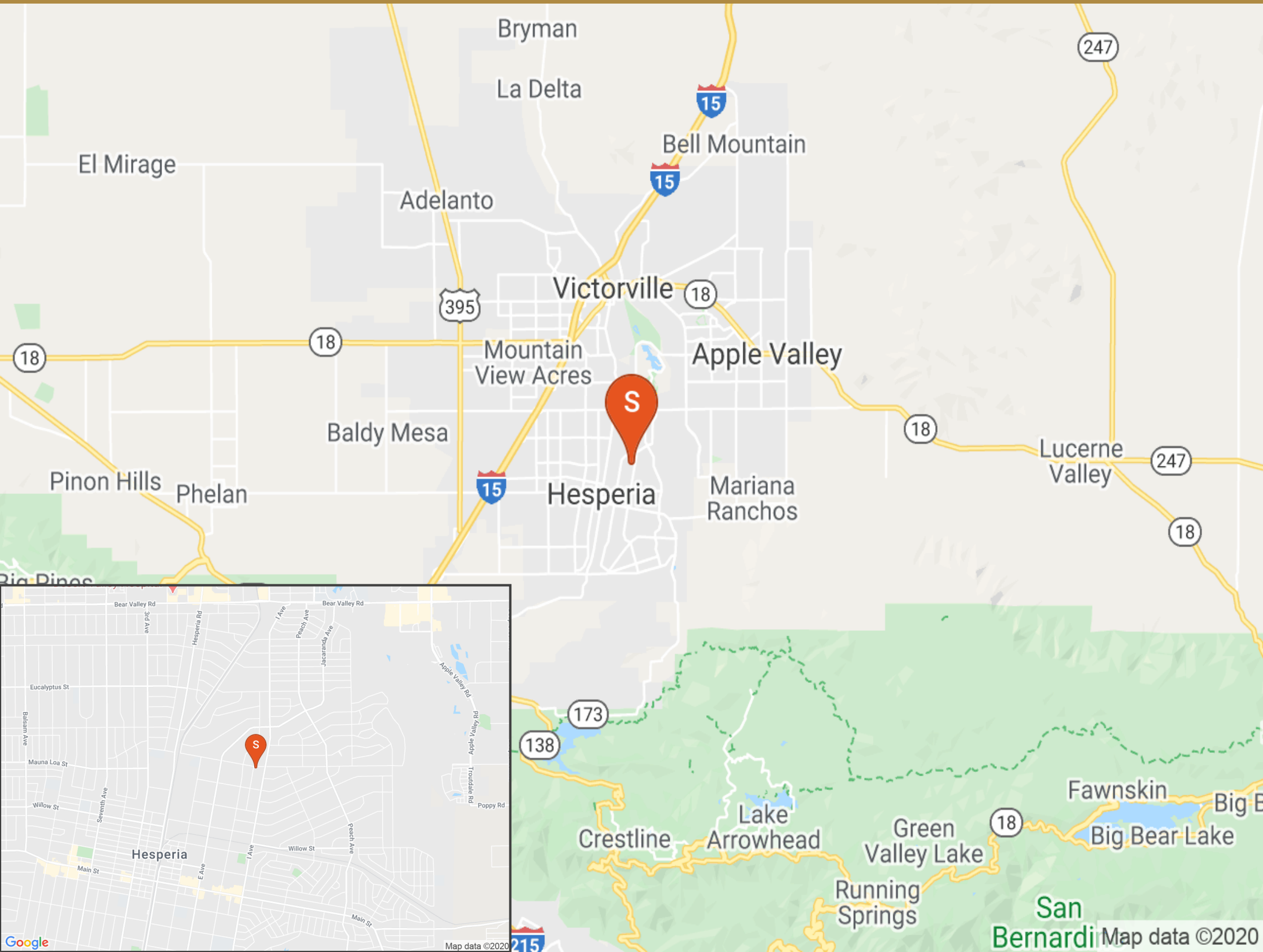
UTILITIES

Lighting
Gas
Water

ABOUT 17501 LEMON ST, HESPERIA, CA 92345

Original Property was about 8850 sqft, then past owner added about 1000 sqft to back unit making it almost 10000 sqft. Property is subdivided into a front building of approximately 3856 sqft which is presently leased and a rear building of approximately 6000 sqft, both with separate electric meters, on a 1.3 Acre lot. Centrally located in the city of Hesperia between Ave i and Ave G. Separate entrances from the front gate and Parking ,side gate and rear gate.

Drive by ,Do not disturb tenants or call listing agent first. Rear Unit is also for Lease at this time





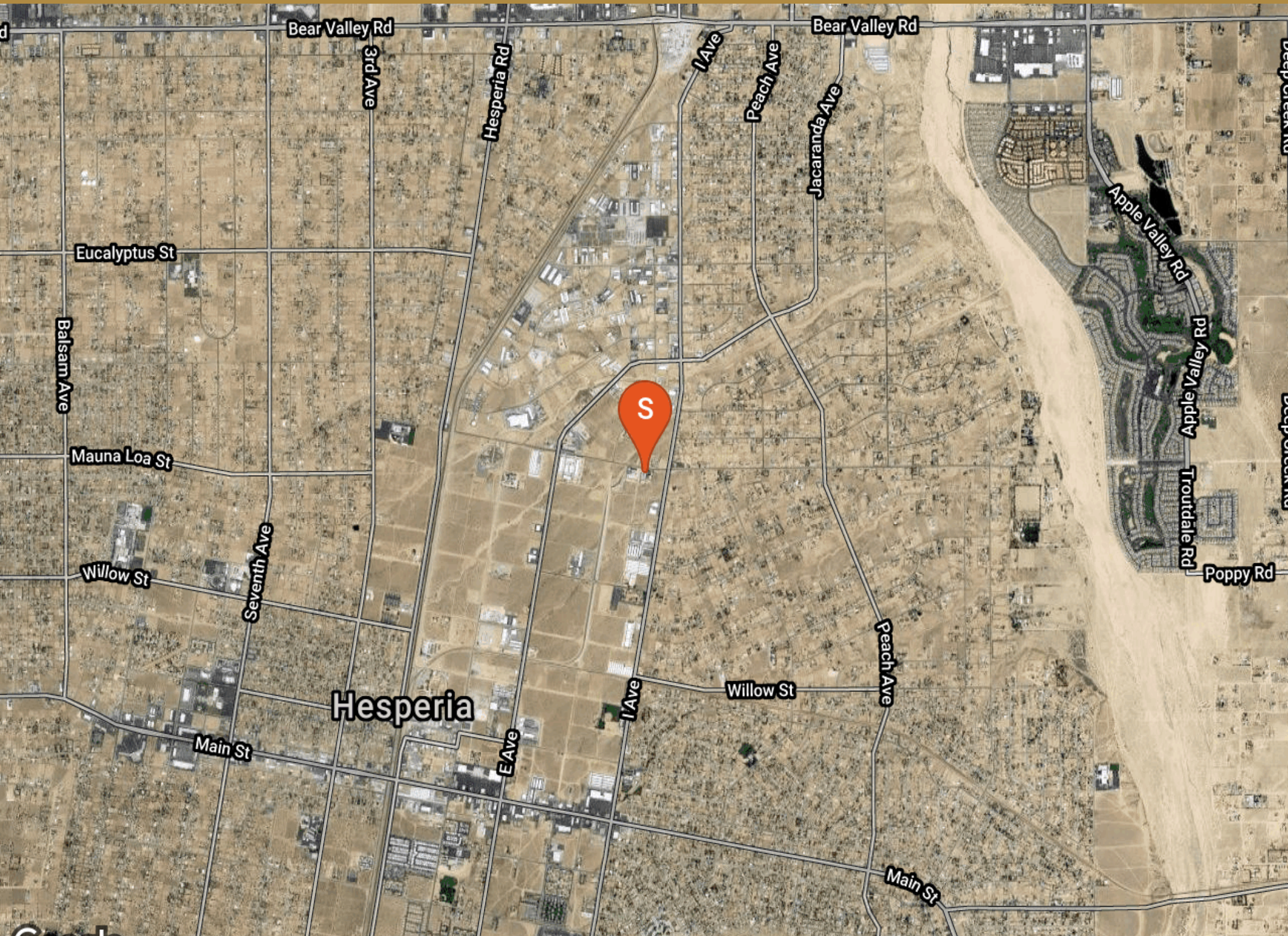
17501 LEMON ST.

- 02 **Property Description**
- Property Features
- Aerial Map
- Parcel Map
- Additional Maps
- Pictures with Captions

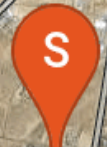
PROPERTY FEATURES

BUILDING SF	10,000
LAND SF	56,628
LAND ACRES	1.30 AC
YEAR BUILT	1981
BUILDING CLASS	C
NUMBER OF STORIES	1
LOT DIMENSION	1.30 AC
PARKING RATIO	2.5/1,000 SF





Hesperia

















03

Demographics

Demographic Details

Demographic Charts

17501 LEMON ST.

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,347	37,712	100,403
2010 Population	1,784	51,388	136,721
2020 Population	2,016	56,264	147,180
2025 Population	2,114	58,422	152,523
2020 African American	73	3,720	11,413
2020 American Indian	17	642	1,766
2020 Asian	40	1,458	4,924
2020 Hispanic	1,088	29,813	73,635
2020 Other Race	556	14,954	36,160
2020 White	1,209	32,298	83,810
2020 Multiracial	109	3,008	8,631
2020-2025: Population: Growth Rate	4.75 %	3.80 %	3.60 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	45	2,370	5,141
\$15,000-\$24,999	42	2,545	5,118
\$25,000-\$34,999	42	1,873	4,103
\$35,000-\$49,999	98	2,609	6,114
\$50,000-\$74,999	69	3,405	8,812
\$75,000-\$99,999	108	2,239	6,256
\$100,000-\$149,999	104	2,143	6,566
\$150,000-\$199,999	52	628	2,243
\$200,000 or greater	11	529	2,005
Median HH Income	\$70,079	\$48,288	\$55,672
Average HH Income	\$79,038	\$64,572	\$74,514

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	451	13,871	35,951
2010 Total Households	516	16,772	43,443
2020 Total Households	572	18,341	46,357
2025 Total Households	596	19,058	47,934
2020 Average Household Size	3.52	3.06	3.17
2000 Owner Occupied Housing	348	8,609	23,892
2000 Renter Occupied Housing	76	4,254	9,645
2020 Owner Occupied Housing	428	10,979	29,399
2020 Renter Occupied Housing	144	7,362	16,959
2020 Vacant Housing	29	1,250	3,250
2020 Total Housing	601	19,591	49,607
2025 Owner Occupied Housing	443	11,580	30,807
2025 Renter Occupied Housing	154	7,478	17,127
2025 Vacant Housing	31	1,317	3,378
2025 Total Housing	627	20,375	51,312
2020-2025: Households: Growth Rate	4.15 %	3.85 %	3.35 %



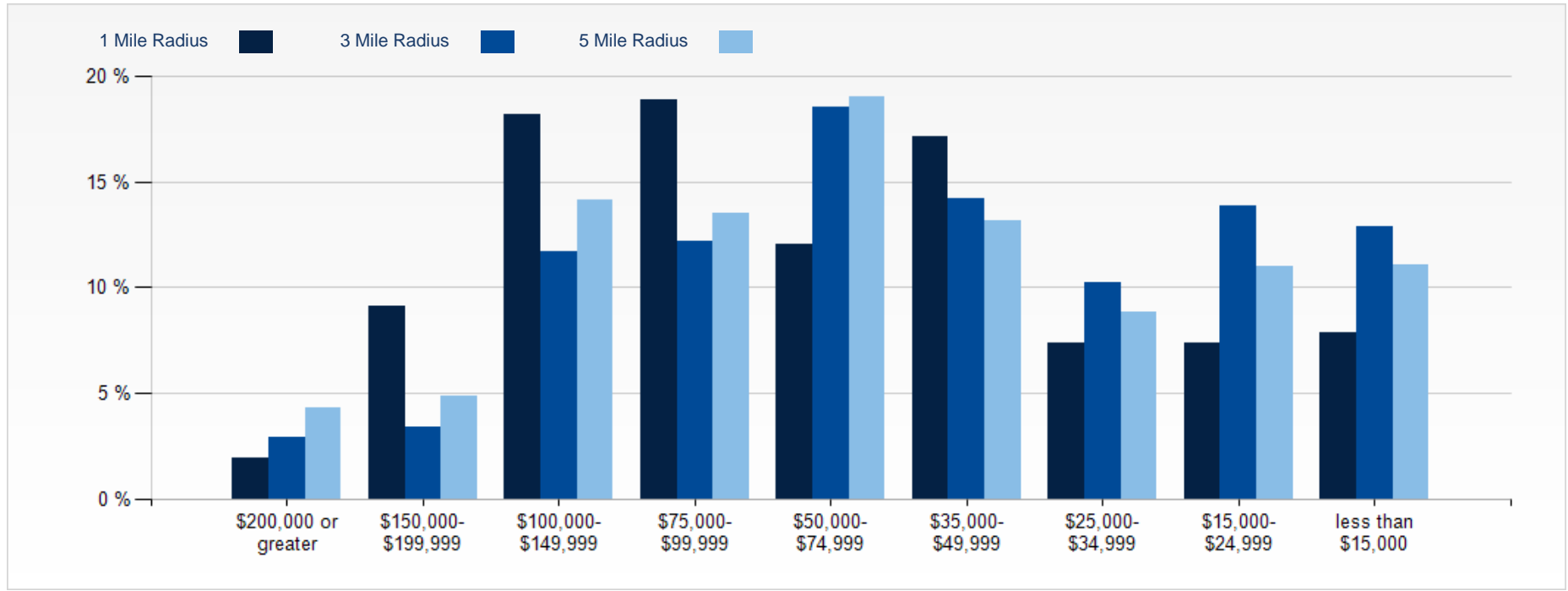
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	126	3,802	10,560
2020 Population Age 35-39	123	3,076	8,665
2020 Population Age 40-44	113	2,699	7,541
2020 Population Age 45-49	112	2,707	7,621
2020 Population Age 50-54	128	2,711	7,858
2020 Population Age 55-59	117	2,930	8,494
2020 Population Age 60-64	108	2,803	7,903
2020 Population Age 65-69	104	2,925	7,187
2020 Population Age 70-74	78	2,559	5,848
2020 Population Age 75-79	51	1,873	4,174
2020 Population Age 80-84	33	1,337	2,835
2020 Population Age 85+	29	1,418	2,835
2020 Population Age 18+	1,482	41,497	108,373
2020 Median Age	35	34	34

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,292	\$52,372	\$58,607
Average Household Income 25-34	\$74,503	\$65,092	\$72,868
Median Household Income 35-44	\$84,790	\$57,323	\$67,711
Average Household Income 35-44	\$89,608	\$75,831	\$85,551
Median Household Income 45-54	\$88,467	\$59,940	\$70,310
Average Household Income 45-54	\$96,888	\$77,941	\$87,892
Median Household Income 55-64	\$77,571	\$53,900	\$61,525
Average Household Income 55-64	\$81,812	\$67,813	\$79,141
Median Household Income 65-74	\$52,857	\$44,969	\$50,490
Average Household Income 65-74	\$72,336	\$61,934	\$70,664
Average Household Income 75+	\$45,803	\$46,297	\$51,031

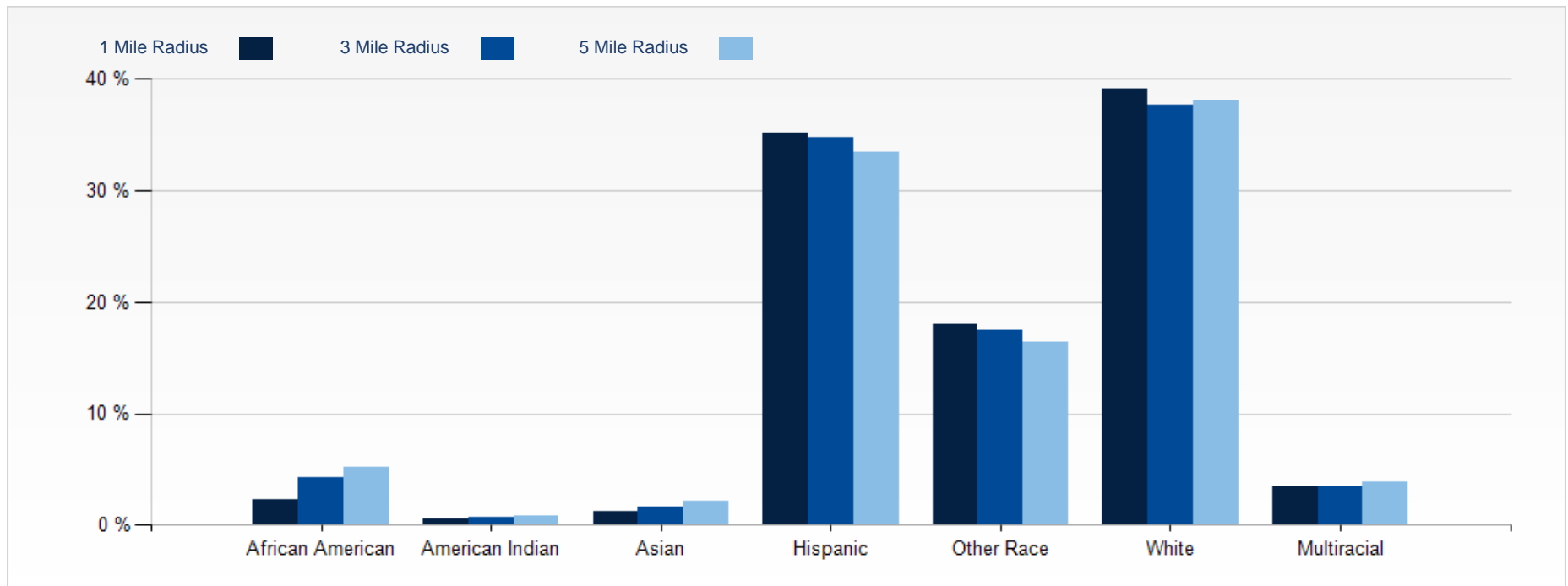
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	161	4,724	12,427
2025 Population Age 35-39	134	3,829	10,898
2025 Population Age 40-44	128	3,042	8,658
2025 Population Age 45-49	116	2,658	7,547
2025 Population Age 50-54	112	2,615	7,482
2025 Population Age 55-59	124	2,576	7,460
2025 Population Age 60-64	110	2,788	7,975
2025 Population Age 65-69	99	2,702	7,393
2025 Population Age 70-74	88	2,873	6,641
2025 Population Age 75-79	63	2,467	5,279
2025 Population Age 80-84	37	1,577	3,340
2025 Population Age 85+	30	1,529	3,019
2025 Population Age 18+	1,535	42,674	111,698
2025 Median Age	35	34	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,801	\$55,468	\$63,190
Average Household Income 25-34	\$83,628	\$71,292	\$80,340
Median Household Income 35-44	\$95,528	\$63,986	\$77,357
Average Household Income 35-44	\$102,341	\$84,961	\$96,796
Median Household Income 45-54	\$97,180	\$65,869	\$77,511
Average Household Income 45-54	\$110,520	\$87,424	\$98,468
Median Household Income 55-64	\$83,725	\$58,313	\$67,934
Average Household Income 55-64	\$93,105	\$76,321	\$89,356
Median Household Income 65-74	\$59,553	\$50,642	\$55,255
Average Household Income 65-74	\$79,084	\$69,152	\$80,297
Average Household Income 75+	\$51,560	\$53,491	\$59,131

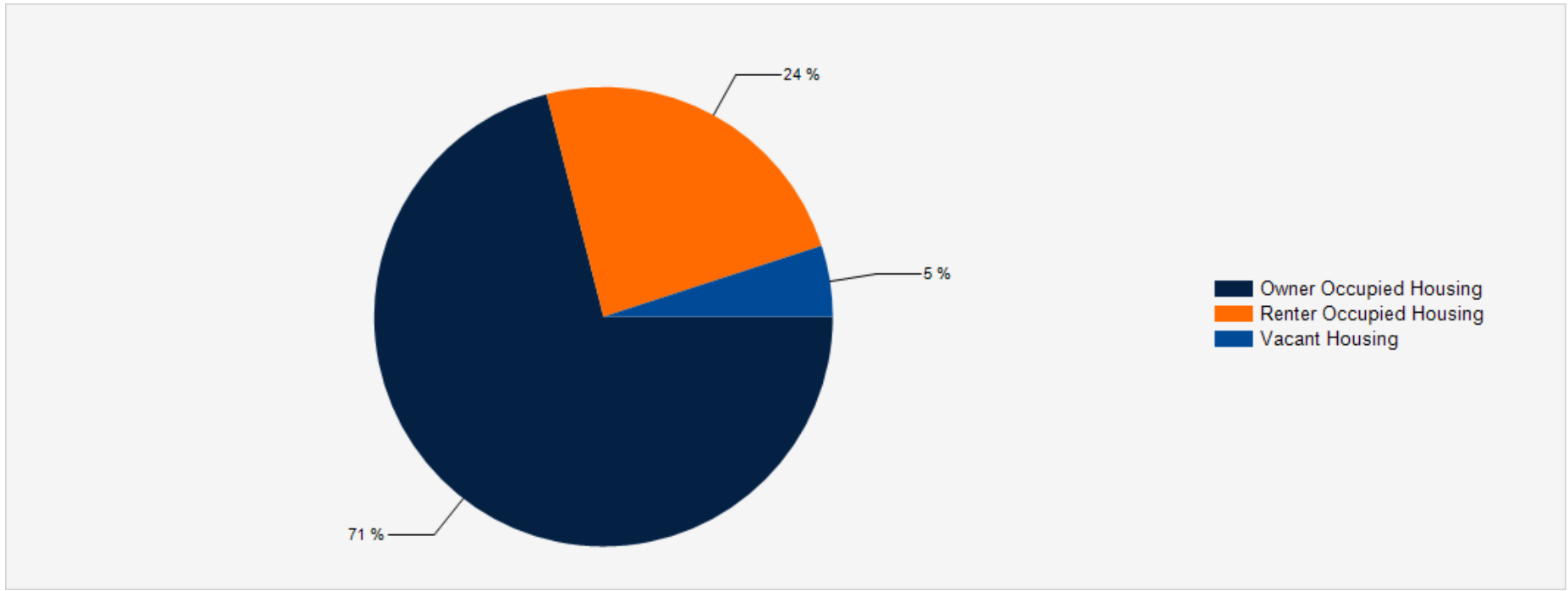
2020 Household Income



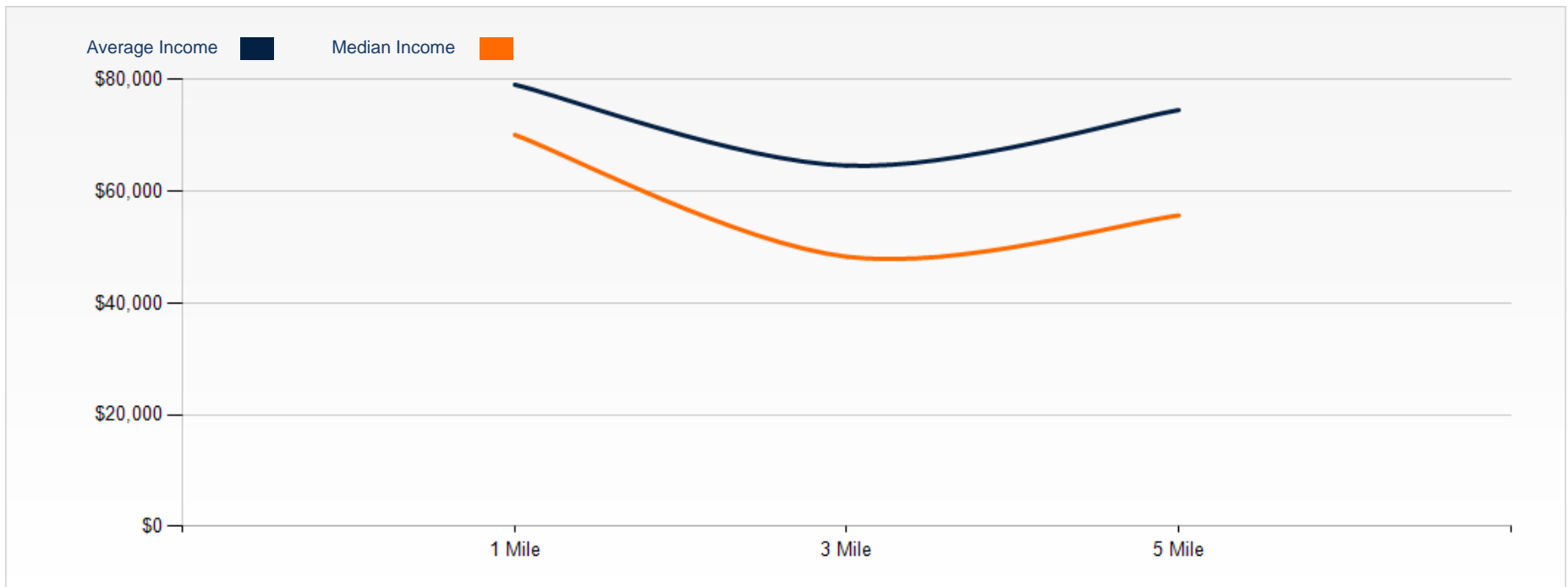
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



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