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Business is booming: Hesperia flooded with housing, commercial development projects



Construction on the new Aldi supermarket continues off Main Street in Hesperia on Thursday. The project is one of several developments, both commercial and housing, in the works within city limits. [James Quigg, Daily Press]

By Rene Ray De La Cruz

HESPERIA — City officials shared several development highlights that will keep staff of the “Gateway City of the High Desert” busy for years.

In a City Hall conference room Wednesday, analyst Lisa LaMere and director Rod Yahnke with Hesperia’s Economic Development Department shared several housing and commercial projects currently in the works.

According to Yahnke, the ALDI supermarket, Les Schwab Tire Center and Wendy’s, located on Main Street across from the Hesperia Marketplace Shopping Center, will be completed this year.

“Every since ALDI’s broke ground, there has been a lot of people asking questions,” Yahnke said. “We’ve heard wonderful things about ALDI’s and were excited they’re coming to Hesperia.”

The Marketplace Shopping Center, which is the home to the Walmart Supercenter, has attracted Pieology Pizzeria, The Habit Burger Grill, Yogurtland, Panda Express, MetroPCS, Hesperia Speedwash and Petco over the last two years.

“We have been proactive in not only drawing businesses to Hesperia, but also helping those businesses to succeed way beyond the permitting stage,” LaMere said. “Working for and with businesses is part of the ‘Hesperia works for business’ theme.”

Infrastructure improvements garnering attention

LaMere told the Daily Press that the completion of the Ranchero Road Interchange project has prompted many inquiries from developers, brokers and industry leaders.

“Some of these projects are under development, entitled or going into negotiation,” Yahnke said. “On the northwest corner of the interchange, we have a project that includes a hotel, a 10,000-square-foot convention center, a restaurant and some retail.”

Yahnke said the construction of a gas station has begun on the northwest corner of the interchange, with a restaurant possibly being built on the parcel

The widening of Ranchero Road, from two to four lanes between Kern and Topaz avenues, will begin soon and should be completed by mid-August.

In addition to the widening project, the city will install traffic signals at several intersections along Ranchero Road. The first signals will be installed at Maple, Seventh and Cottonwood avenues, with additional signals installed at Oxford, Farmdale and Danbury avenues, located east of Summit Valley Road. There are no confirmed dates for installation.

Businesses flocking to Hesperia

A developer is currently searching for industrial and traditional business tenants for Covington Capital’s 3.5-million-square foot Hesperia Commerce Center project, which is located west of the I-15 and north of the interchange, LaMere said.

“They are completely open to any kind of real estate transactions or construction,” Yahnke said. “The Covington site is on 225 acres and it’s basically a build to suit situation.”

The center will consist of a 13-parcel industrial park on 232 gross acres, with 34 industrial warehouse and office buildings, warehousing and wholesale distribution facilities, commercial storage facilities, health and fitness clubs, restaurants, vehicle repair, medical services and schools, the Daily Press previously reported.

Mag Bay Yachts will relocate from its Adelanto location to a new facility near Joshua Street and Caliente Road, just north of the Covington site. The project will include the construction of three metal buildings totaling nearly 81,000 square feet on 20.3 acres.

“The Main Street area west of the freeway has seen a tremendous amount of development over the last few years,” LaMere said. “Phase I of High Desert Desert Gateway shopping center has been completed, with Famous Footwear, Leslie’s Pools and Planet Fitness some of the businesses completing the south end of the center that includes Super Target and Golden Corral.”

Phase II of the project is currently under construction, with Jimmy John’s, Fatburger, Starbucks, a Shell gas station and 5-Star nails some of the first tenants in the project adjacent to the 19,000-square-foot Tractor Supply Co., which opened last year.

“We’ve heard our Super Target is the second highest sales-generating store in the company,” LaMere said. “We also heard Golden Corral reached their entire first year sales projection in six month. That speaks to the drawing power of this area.”

LaMere said Hesperia has been a city of “firsts” in the region by being first to draw a number of businesses over the years, including In-N-Out, Cardenas Market, Country Kitchen, Firehouse Subs, Five Guys Burgers & Fries, Wood Grill Buffet, Courtyard by Marriott, Holiday Inn Express, SpringHill Suites and La Quinta Inn & Suites.

Apartment complex, senior communities under construction

The West Main Villas apartment project, which broke ground near the corner of Main Street and Mesa Linda Avenue, just east of Highway 395, is one of two housing projects that are under construction, Yahnke said.

The 200 luxury-style apartments, developed by Bruno Mancinelli and Joseph Chirco, will be high-end, market-rate, condo-style duplexes that will have a single-family neighborhood design.

Located on 50 acres, the gated community will include 172 one-story units, along with 28 two-story units. Three acres of commercial property is also situated between Main Street and the project.

The Villa’s 55-plus senior community, located east of the I-15 on Avenal Street, just east of Mariposa Road, is nearly complete and rented out.

Developed by Eagle Real Estate Group, the 96-unit gated community that sits on just under 10 acres will incorporate a Spanish mission-style design and will include four two-story buildings. Each building will consist of 24 units each, with 629-square-foot one-bedroom and 875-square-foot two-bedroom apartments.

“We’re looking at an Aug. 30 ribbon cutting for The Villa’s,” Yahnke said. “Plans have already been submitted by Eagle for phase two of the project, which will mirror the first one.”

LaMere said Hesperia will also see the construction of a two-story senior living community on the north side of Main Street about 250 feet east of the California Aqueduct.

Apollo Construction will handle the project, which includes an 84-condominium facility, a 131-unit assisted living building and a 300-person adult day care center. The facility will also include a pad for a 4,000-square-foot retail building.

“When it comes to development, our staff has had their hands full for a while and there’s no easing up,” LaMere said.