

RETAIL BUILDING

For Lease

13720 BEAR VALLEY RD, VICTORVILLE, CA 92392

10,800 SF
AVAILABLE

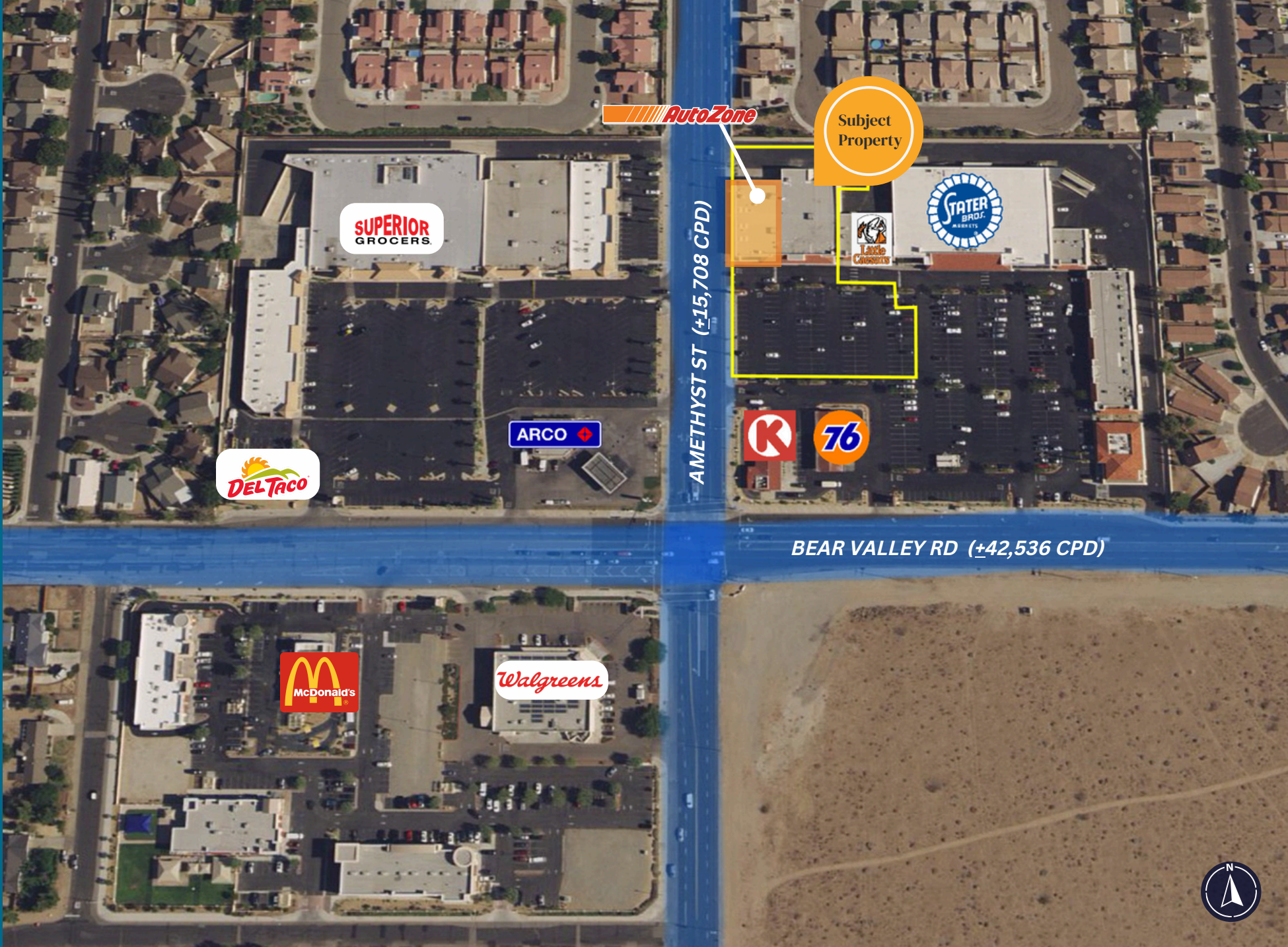




AMETHYST ST (+15,708 CPD)

BEAR VALLEY RD (+42,536 CPD)





AutoZone

Subject Property

SUPERIOR GROCERS

DEL TACO

ARCO

AMETHYST ST (+15,708 CPD)

BEAR VALLEY RD (+42,536 CPD)

Little Caesars

STATER BROS. MARKETS

K

76

McDonald's

Walgreens





AMETHYST ST (+15,708 CPD)

BEAR VALLEY RD (+42,536 CPD)

I-10 FWY (+115,708 CPD)

Subject Property



PROPERTY SUMMARY



ADDRESS

13720 Bear Valley Rd
Victorville, CA 92392



APN

3095-241-62-0000



LEASE RATE

\$1.60 + NNN



BUILDING SIZE

±19,300 Sq. Ft.



AVAILABILITY

±10,800 Sq. Ft.



LAND SIZE

±82,764 Sq. Ft.



YEAR BUILT

1991



PARKING

Ample



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. It is your responsibility to independently confirm its accuracy and completeness.



PROPERTY HIGHLIGHTS

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- Stater Bros Market anchored-center
- NEC Bear Valley Rd & Amethyst St
- Ceiling Height: 20 Ft.
- Sprinkler: Yes
- Convenient (15) Freeway Access
- Average HH income of \$80,389 within a 3-mile radius.
- Co-Anchored by By:



AREA OVERVIEW

Victorville is home to affordable and available land, logistics advantages with easy access to I-15 and US 395, a growing population for retail opportunities, and an international airport dedicated to cargo processing at Southern California Logistics Airport (SCLA). Victorville is situated approximately 50 miles Northeast of Los Angeles County and 35 miles northeast of San Bernardino. Interstate 15 and State Highway 18 intersect near the heart of the city and Victorville is bordered on the west by State Highway 395.



The residential population of Victorville is 121,000 and is growing rapidly. Estimates suggest that this figure more than doubles during business hours. The average household income is about \$55,000 per year.

A dependable and qualified labor force is one of the keys to business success. Victorville is home to a large and diverse pool of workers, and has many educational opportunities to ensure a qualified supply of workers for the future.

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With rapid growth comes the need for more commercial development, and Victorville is the shopping destination of the High Desert. Victorville is home to the largest enclosed regional shopping center between San Bernardino and Las Vegas. The Mall of Victor Valley is anchored by major department stores such as J.C. Penney and Sears. Kohl's Department Store has also located to Victorville within the past couple of years, making it the newest retailer in the City. Victorville's Restaurant Row satisfies every palate at: Chili's • Johnny Carino's • Applebee's • Mimi's Café • Roadhouse Bar & Grill Outback • Olive Garden • Red Robin • Red Lobster.

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DEMOGRAPHICS

MILES 2022 AVERAGE HOUSEHOLD INCOME

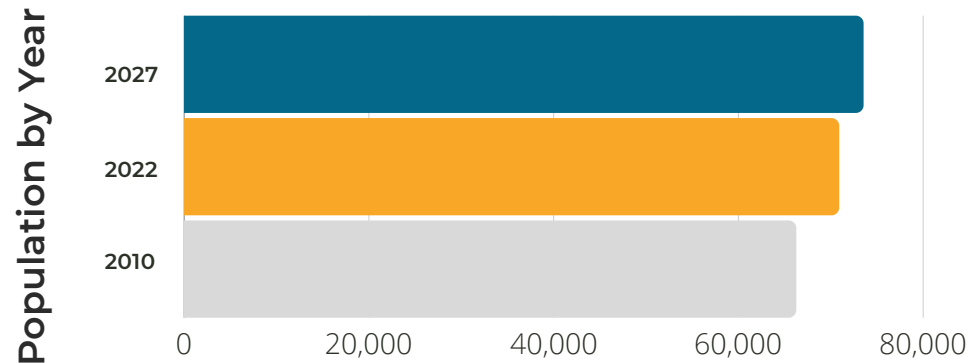
1 MILE	\$74,159
3 MILES	\$80,389
5 MILES	\$74,859

MILES 2022 MEDIAN HOUSEHOLD INCOME

1 MILE	\$60,923
3 MILES	\$67,566
5 MILES	\$63,011

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3-Mile Summary



POPULATION	1 MILE	3 MILES	5 MILES
2022 Population	8,789	70,914	175,657
2027 Population	9,010	73,551	182,779
2010 Population	8,798	66,269	160,879



HOUSEHOLD	1 MILE	3 MILES	5 MILES
2022 Households	2,573	20,150	50,367
2027 Households	2,638	20,917	52,451
2010 Households	2,571	18,743	45,901