



LA MESA RD.

±18.57
AC

FOR SALE

SE Corner of US HWY 395 & La Mesa Rd.
VICTORVILLE, CALIFORNIA

EXCLUSIVELY LISTED BY



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OFFERING SUMMARY

SE Corner of U.S. Highway 395 & La Mesa Road, Victorville, CA (APN 3134-131-01)

Borelli Investment Company and Kosmont Realty are proud to offer a unique development opportunity in the rapidly growing City of Victorville.

This ±18.57-acre parcel is prominently positioned at the signalized southeast corner of Highway 395 and La Mesa Road—featuring approximately 1,200 feet of frontage along Highway 395. The site offers outstanding visibility and direct access from a major regional corridor, making it an ideal location for a blend of residential and commercial uses.

Located within the Mesa Verde Specific Plan, the property is currently zoned Commercial/Office with an overlay that supports medium-density residential development (4 to 6 units per acre).

With flexible land use potential, the site is well-suited for a mixed-use plan—envisioning a retail or convenience pad at the corner, and the remaining acreage available for single-family for-sale housing.

This is a rare chance to reposition a well-located site in a market experiencing sustained population and housing demand growth.



KEY HIGHLIGHTS

PRICE

\$3,800,000

ADDRESS

SE Corner of US Highway 395 and La Mesa Road, Victorville, CA

APN

3134-131-01

PROPERTY DETAILS

- ±18.57 acres of vacant, developable land at a corner location.
- Signalized intersection at Hwy 395/La Mesa Road, maximizing both vehicular access and exposure.
- The site contains approximately 1,200 feet of frontage along Hwy 395.
- The property lies within the Mesa Verde Specific Plan (Link [HERE](#)), with a base zoning of Commercial/Office and the benefit of an overlay allowing for medium-density residential use (4-6 units per acre) under the plan.
- Possibility to structure a mix of uses: commercial/retail at corner location, while the balance of the site lends itself to residential development.
- Hwy 395 traffic counts exceed 28,000 vehicles per day, underscoring commercial uses.
- Located adjacent to established residential neighborhoods with elementary and middle schools approximately a quarter mile from property.
- The Victorville–Hesperia–Apple Valley metro area population is approximately 316,000 in 2025 with an average household income of \$95,000, while the broader High Desert region is approximately 619,000.

DEVELOPMENT OPPORTUNITY

This offering presents a compelling chance to capitalize on dual-use entitlement and market flexibility. A prospective developer or investor could pursue one of the following strategies (or a hybrid thereof):

- Hard-corner with potential exposure for convenience or food-related retail development (e.g., fuel service with convenience store, drive-thru retail pad)
- Medium-density residential development on the balance of the site, leveraging the overlay zoning (4-6 du/acre) to deliver approximately 66-100 units (depending on layout, setbacks, and open space design)
- A mixed plan combining both: commercial/retail at the intersection frontage, with residential behind, capturing both demand segments and maximizing the asset's value per square foot/acre

Market & Strategic Advantages

- The location continues to benefit from regional growth driven by affordability shifts, Inland Empire migration, and infrastructure investments in the Victor Valley region.
- The 2-mile retail trade area from property sits at 1.6% vacancy (2025); City's overall retail market is at 6.5% vacancy across an inventory of 7.5 M sq. ft. (2025).
- Property's frontage and accessibility position the site to attract tenants or users with visibility along the Hwy 395 corridor.
- Residential demand in Victorville and surrounding areas remains robust as housing prices in coastal and suburban markets continue to escalate and attract budget-conscious, first-time home buyers into the Victorville area.
- The Specific Plan overlay gives the owner flexibility to plan for a highest and best use development strategy over time.

SUBJECT SITE

LA MESA RD.

Hwy 395 Traffic Count:
±28,000 Cars Per Day
(AADT - Caltrans)



±18.57
AC



Walmart

Adelanto Market Place & Walmart Super Center

- Stater Bros Market
- Starbucks
- Carl's Jr.
- Denny's
- Del Taco
- Burger King
- AutoZone
- Panda Express
- McDonald's
- Wendy's
- Fro-Yo
- Wingstop

2.1 Mi.

2.9 Mi.

Victor Valley Union High School District

- Silverado High School

Adelanto Elementary School District

- Eagle Ranch Elementary School
- Mesa Linda Middle School

1 Mi.

Subject Property

4.2 Mi.



The Mall of Victor Valley &

- Sprouts Farmers Market
- PetSmart
- Outback Steakhouse
- Red Lobster
- Chick-fil-A
- Olive Garden

Dunia Plaza

- Walmart Super Center
- Lowe's
- Michaels
- Chili's Grill & Bar
- BJ's Restaurant
- Cracker Barrel

IN-N-OUT BURGER

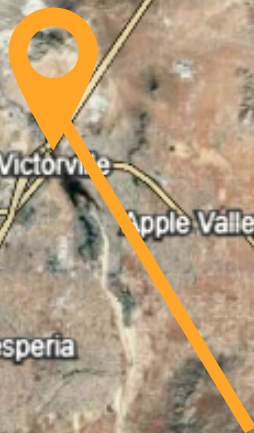


6.6 Mi.

Victor Plaza Shopping Center

- Raising Cane's
- Supercuts
- Jamba Juice
- Krispy Kreme
- Dollar Tree
- WinCo Foods
- Walgreens Pharmacy
- Starbucks
- Stater Bros. Markets





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