

HIGH TRAFFIC LOCATION · 96,500± CARS PER DAY · BEAR VALLEY CENTER
22,836± SF FORMER CVS PHARMACY SPACE FOR SALE
13650 Bear Valley Rd · Victorville, CA 92392



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Property Description:

The subject property is a 22,836± SF junior anchor box available for sale within the Bear Valley Center in Victorville, CA.

Property Highlights:

A new Superior Grocers location is planned to anchor the shopping center adjacent to the subject property which is scheduled to open Q2 2024. National retailers in the trade area include Wal-Mart Supercenter, Best Buy, Home Depot, Lowe's, Kohl's, Macy's, Barnes & Noble, JC Penny, Staples, Michael's, Dick's Sporting Goods, Hobby Lobby, 99 Cents Only, Sprout's and more.

Available Space: 22,836± SF Junior Anchor space

Sale Price: Please contact agent for more information.

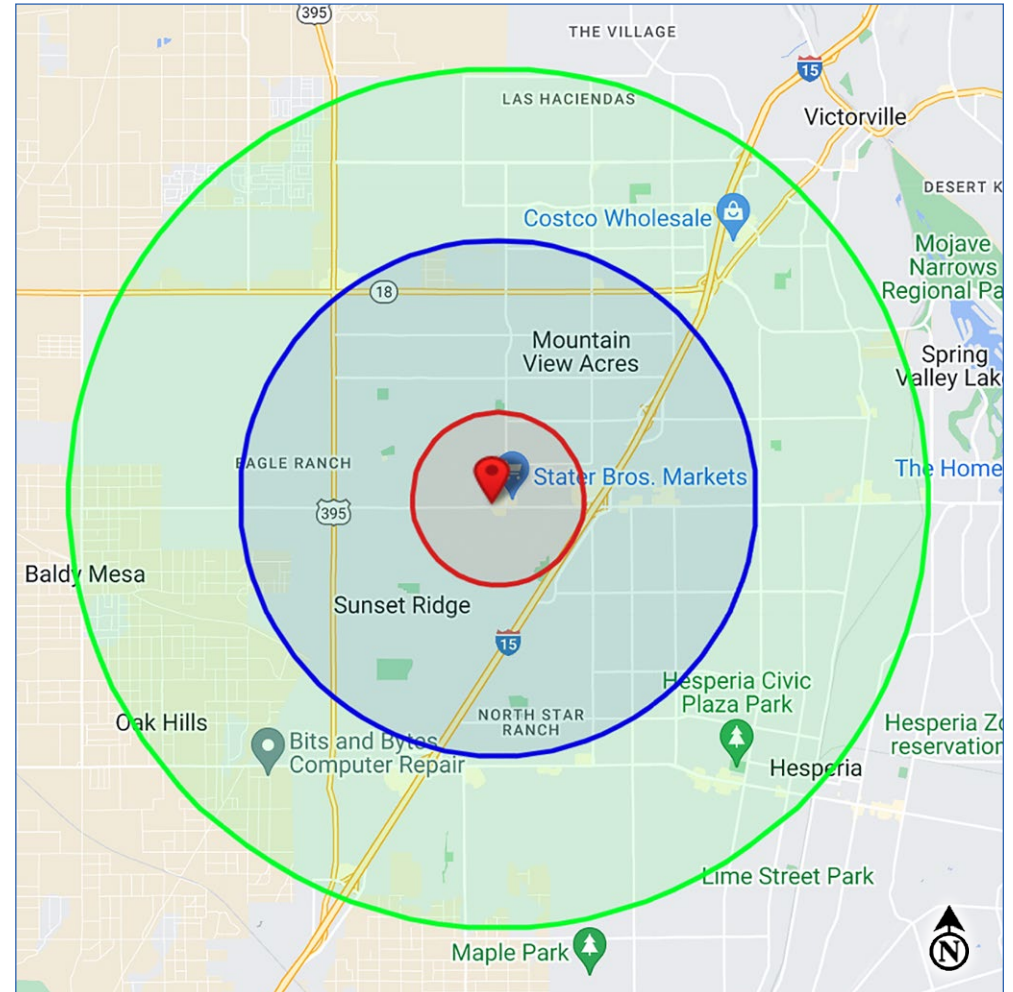
2024 Demographics:

	1 Mile	3 Miles	5 Miles
Total Population:	10,244	76,676	193,107
Total Households:	2,932	21,174	53,843
Avg. HH Income:	\$80,934	\$90,053	\$86,042
Total Daytime Pop:	8,448	68,441	153,756

2024 Traffic Counts:

Bear Valley Rd: (E/W) 81,508
 Amethyst Rd (N/S): 9,651
 Total: 96,506 Avg Daily Traffic

Data Sources: Claritas, LLC; Kalibrate TrafficMetrix



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