

# LAND FOR SALE

## VICTOR VALLEY TOWN CENTER EXCESS LAND

HESPERIA RD, VICTORVILLE, CA 92392



### ECONOMIC DATA

**SALE PRICE:** \$1,650,000  
**LEASE RATE:** N/A

### PROPERTY INFORMATION

**COUNTY:** San Bernardino  
**MARKET:** Inland Empire  
**SUBMARKET:** High Desert

### PROPERTY OVERVIEW

±4.84 acres of vacant land located in Victorville, CA. The vacant land is part of the Victor Valley Town Center (VVTC). Anchored by Ross, Vons, US Bank Taco Bell, Carl's Jr. and Del Taco, VVTC features an excellent mix of national tenants. VVTC offers ample surface parking for tenants and visitors. The property offers nearby access to the 15 Freeway (Right off Bear Valley Road exit). Victor Valley Town Center is also ideally located adjacent to other major tenants such as Bank of America, In-N-Out, Del Taco, Jack In the Box, CVS and Walgreens. VVTC offers great street visibility and frontage on a heavily traveled major street through Victorville. The property is easily accessible through multiple ingress/egress points on Hesperia Road and Bear Valley Road.

### PROPERTY HIGHLIGHTS

- ± 4.84 Acres Within Victor Valley Town Center
- Excellent Street Visibility
- Close to 15 Freeway
- Ideal Busy Intersection Location
- Easy Access With Ample Parking

Donald P. Brown  
dbrown@lee-associates.com  
D 760.684.4203

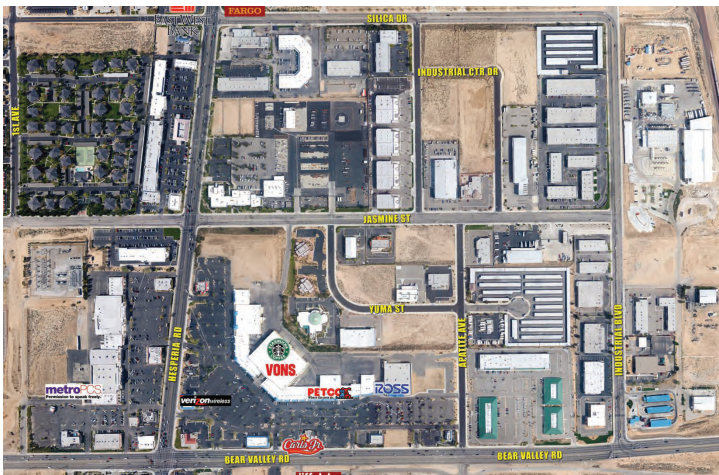
Elizabeth Brown-Simone  
eabrown@lee-associates.com  
D 760.684.4247

Matthew Sullivan  
matthew.sullivan@lee-associates.com  
D 213.623.0800 x1

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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Site Plan



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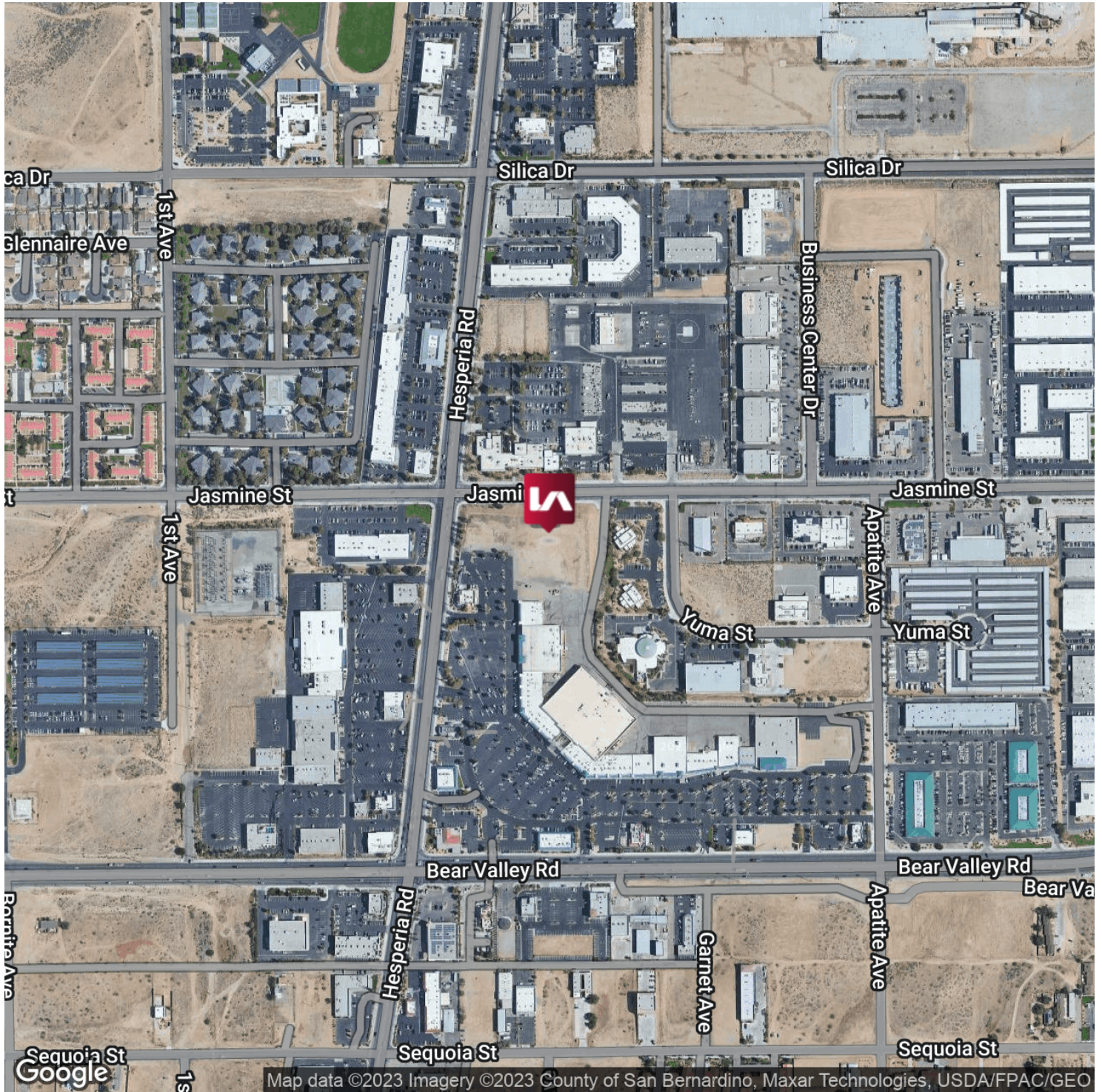
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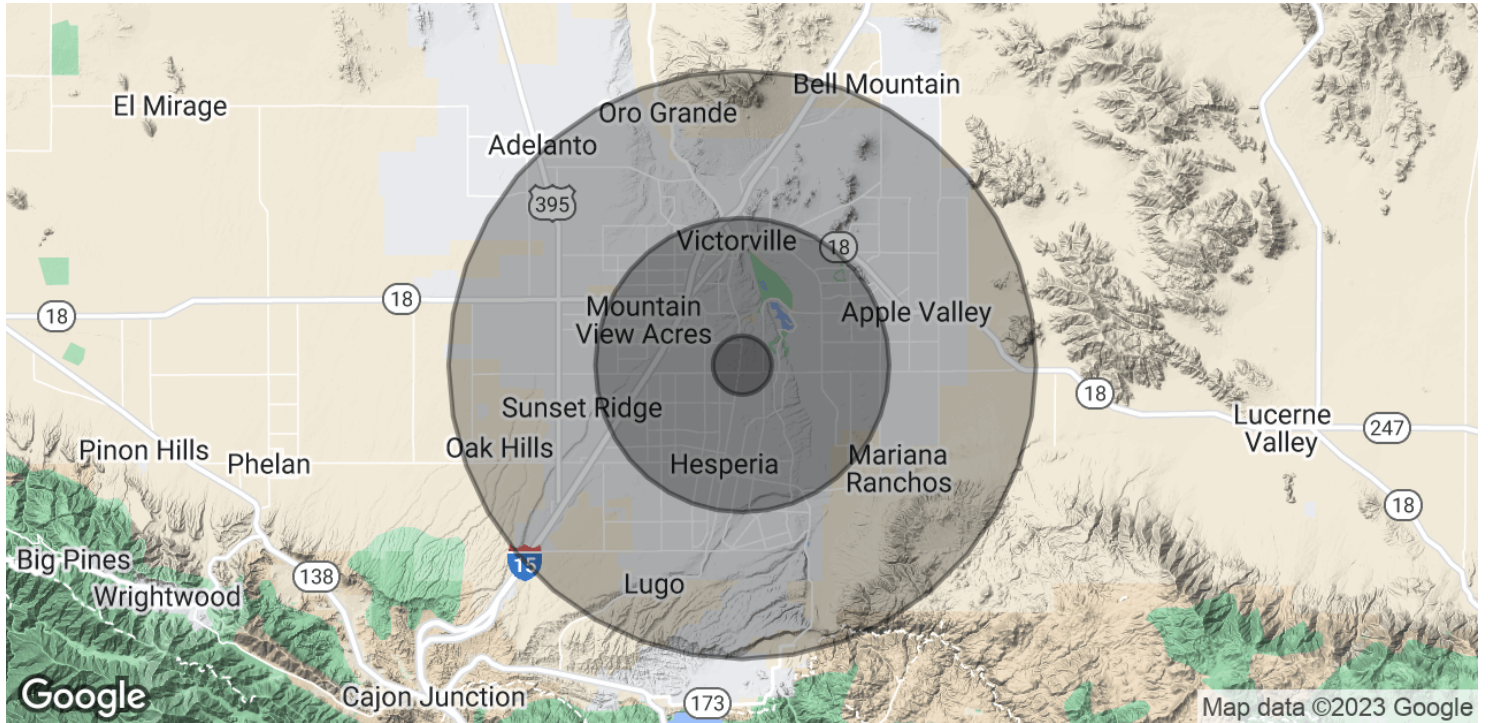
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	9,273	177,191	336,536
Average Age	34.9	34.0	33.1
Average Age (Male)	33.0	32.6	31.9
Average Age (Female)	36.0	35.1	34.6

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,959	56,686	103,710
# of Persons per HH	3.1	3.1	3.2
Average HH Income	\$60,459	\$68,604	\$69,240
Average House Value	\$251,965	\$234,498	\$243,283

\* Demographic data derived from 2020 ACS - US Census

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