

SHOPS AT BEAR VALLEY

GROUND LEASE | BTS | CAR WASH PAD | SHOP SPACE

13605 - 13631 BEAR VALLEY RD, VICTORVILLE, CA



SITE PLAN



PROPERTY INFORMATION

Pride of ownership center constructed in 2008

Premier Bear Valley Rd location with over 43,000 CPD passing by the center

Center is 1 mile west of I-15 in close proximity to Mall of Victor Valley & Dunia Plaza which includes tenants such as: JC Penney, Super Walmart, Kohl's, Lowe's & Dick's Sporting Goods

Center provides customers easy ingress & egress

Three pad opportunities available for ground lease, build-to-suit or retail shop space

Pad 1 is ideal for car wash users or can be a drive-thru opportunity for ground lease or BTS

LAND PAD #1 ±37,876 SQ. FT. CAR WASH SAMPLE SITE PLAN



2022 Drive Time Demographics

	5 Minutes	10 Minutes	15 Minutes
Population	36,011	137,322	242,885
Average Household Income	\$95,360	\$84,774	\$85,236
Daytime Population	31,669	127,581	221,245

Traffic Counts

Bear Valley Rd & Amethyst	43,200 ADT
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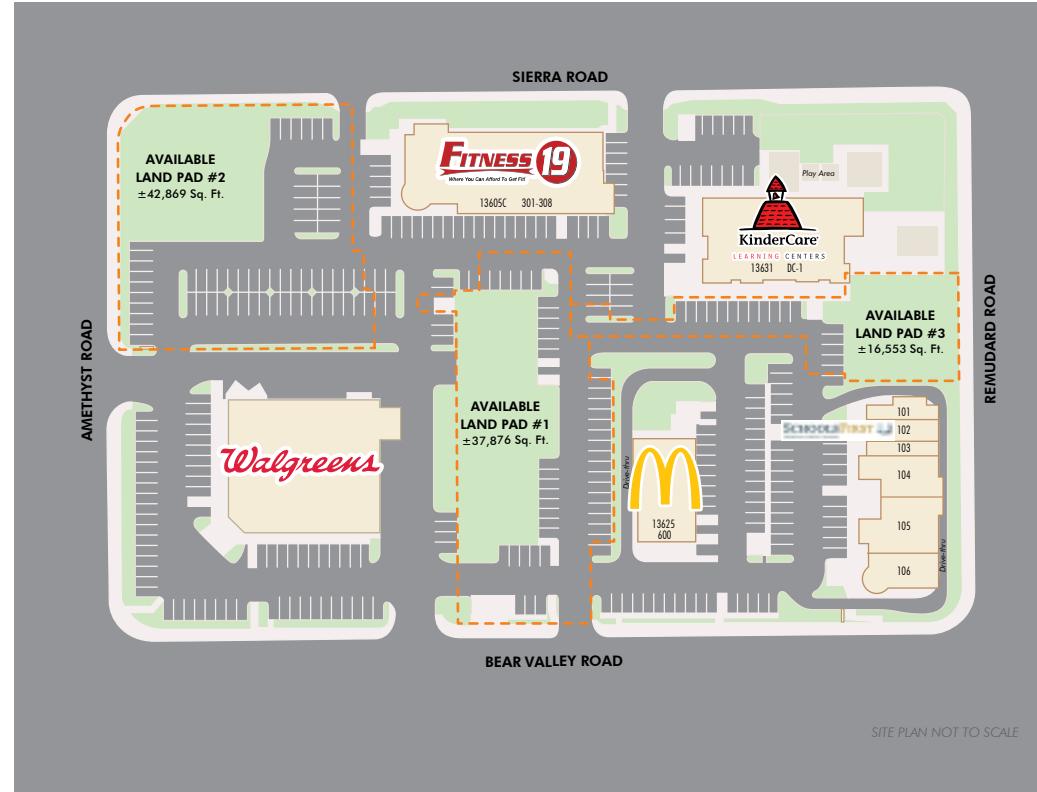
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FOR GROUND LEASE | BTS | CAR WASH PAD | SHOP SPACE

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