

# *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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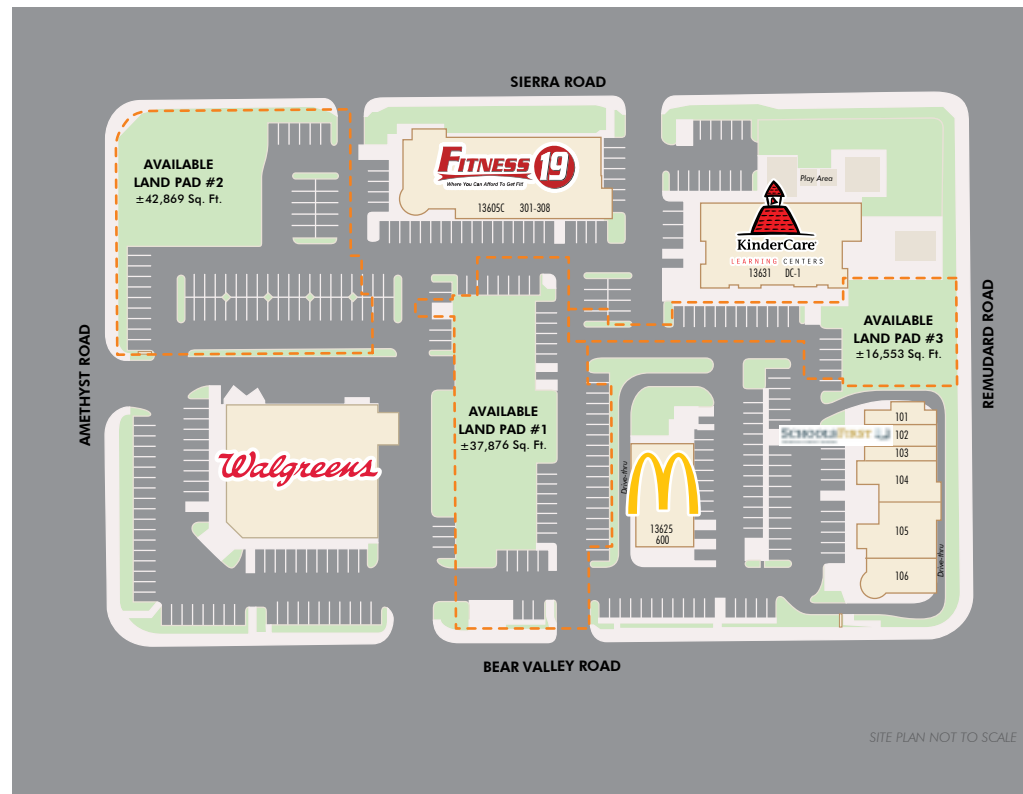
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FOR GROUND LEASE | BTS | CAR WASH PAD | SHOP SPACE