

297,363 SF REGIONAL SHOPPING CENTER COMING SOON



Southeast corner of Roy Rogers Dr. and Amargosa Rd. • Victorville, CA

Cultivating a New Retail Experience



When you *love* shopping centers, it shows.

Major Anchors:



**five
BELOW**

ROSS
DRESS FOR LESS®

Burlington

For Leasing Information please contact:

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Roy Rogers Dr. & Amargosa Rd. • Victorville, CA 92392

SITE AREA:

29.87 AC

TOTAL SQ FT:

297,363 SF

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24025 Park Sorrento, Ste. 300 • Calabasas, CA 91302 • 818.710.6100 • www.newmarkmerrill.com

NOTE: This information is conceptual in nature and is subject to adjustments pending verification and Client, Tenant, and Government Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect or Owner.

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NewMark Merrill
COMPANIES

Property Highlights

- Many Leasing Opportunities Available: Junior anchor, drive-thru, car-wash, pad, and retail shop spaces.
- Prime Location: Situated at a major intersection alongside Win Co, Home Depot, and Stater Bros.
- Thriving High Desert Community: Positioned in a rapidly expanding area with strong local growth.
- Convenient Access: Just off the 15 Freeway for seamless entry and exit.
- Prominent Visibility: Anchor tenant to feature freeway signage, attracting significant traffic to the center



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Future Site



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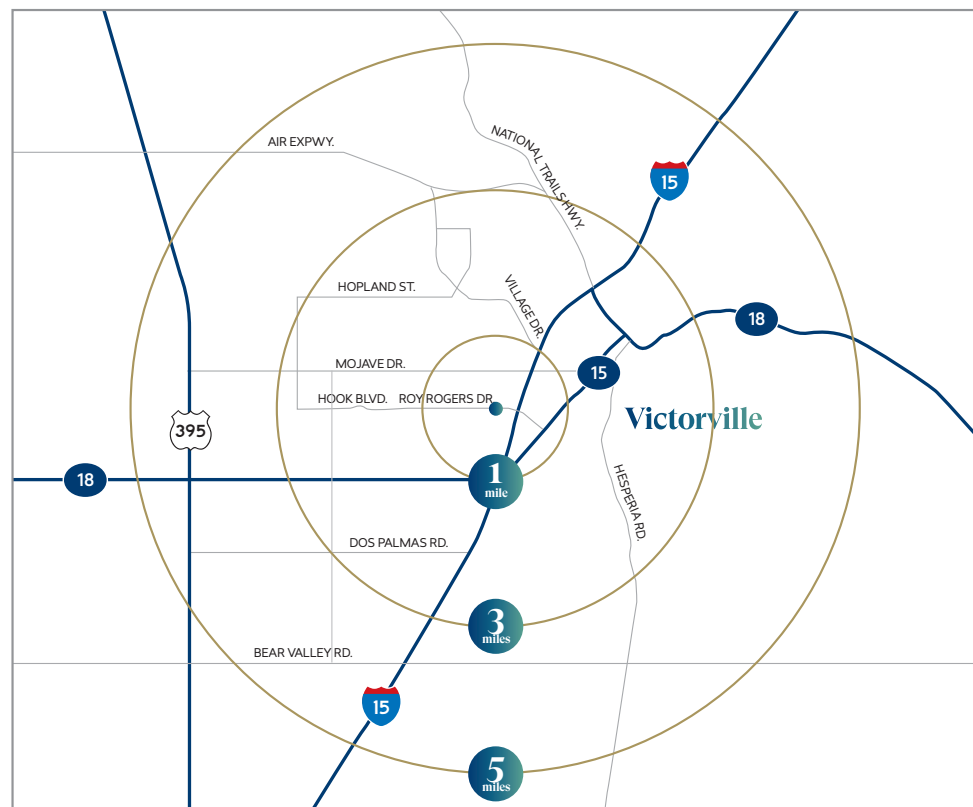
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Demographics

Victorville is a vibrant city located in Southern California at the high-point between Los Angeles and Las Vegas. It is the leading city for both industry and retail in the High Desert region and is home to approx. 135,000 residents. Known for its clean air, abundant mountain vistas, and family-friendly recreational activities, Victorville offers a unique blend of natural beauty and cultural attractions. The city's economy is diverse, with key industries including retail trade, health care, social assistance, and transportation. New developments including a 1.3 million SF Amazon warehouse, a 475,000-square-foot Iron Mountain warehouse, and a new 170-bed assisted living PACE center are expected to boost the local economy, create job opportunities, and enhance the quality of life for residents, making Victorville an attractive place for both businesses and families.



POPULATION

2025 Population

1 MILE

10,773

3 MILE

82,523

5 MILE

180,679

HOUSEHOLDS

2025 Households

3,236

24,144

51,896

HOUSEHOLD INCOME

2025 Average HH Income

\$96,997

\$88,033

\$99,049

2025 Per Capita Income

\$28,783

\$25,757

\$28,442

HOUSING UNITS

2025 Housing Units

3,384

25,916

54,770

AGE

2025 Median Age

30.4

31.9

33.2

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