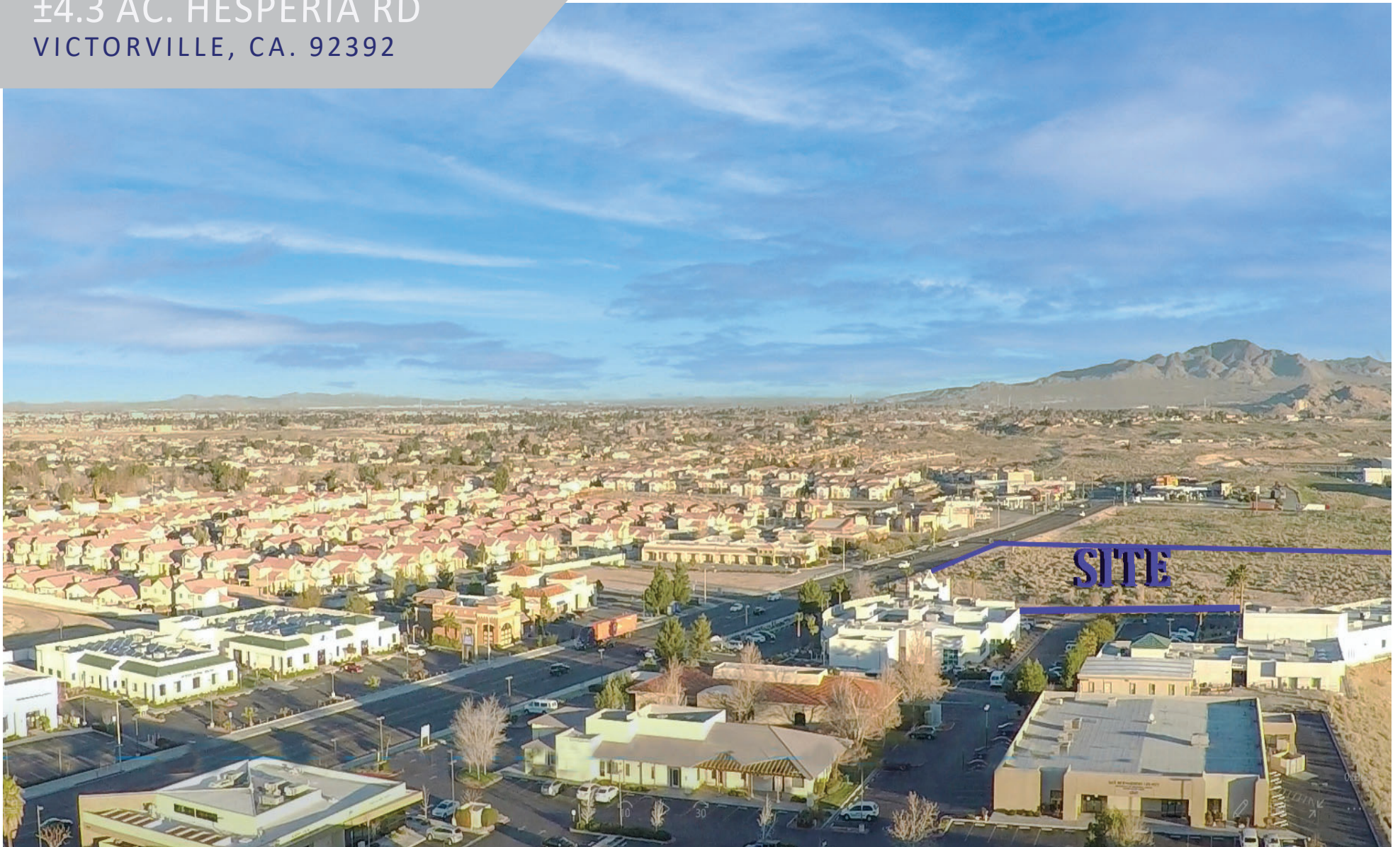




**KURSCH**  
GROUP  
COMMERCIAL REAL ESTATE

EXCLUSIVE OFFERING MEMORANDUM

±4.3 AC. HESPERIA RD  
VICTORVILLE, CA. 92392



**SITE**

@KurschGroup

#KurschGroupCRE    



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Corporate BRE #01896143

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# SITE SUMMARY

## ADDRESS

HESPERIA RD  
VICTORVILLE , CA 92395

## LOCATION

The parcel is situated on the east side of Hesperia Rd midblock between Silica & Nisqualli Roads. Medical professionals have gravitated to this vicinity in recent years creating a medical office corridor.

## ZONING

C2-T – General Commercial Transitional  
Suitable for commercial activities, primarily of a retail nature.

## ASSESSORS PARCEL NUMBER

3091-411-33-0000

## PARCEL SIZE

±4.3 Acres (186,695 SF)

## TOPOGRAPHY

Flat

## UTILITIES

near site, Buyer to verify all

## SITE ATTRIBUTES

- Center of the High Desert Region location
- Less than a mile north of Bear Valley Rd.
- Less than 3 miles from Interstate 15 via the new Nisqualli Rd Interchange
- Medical centric corridor
- Easy midblock ingress/egress

## ASKING PRICE FOR SALE

**\$750,000**



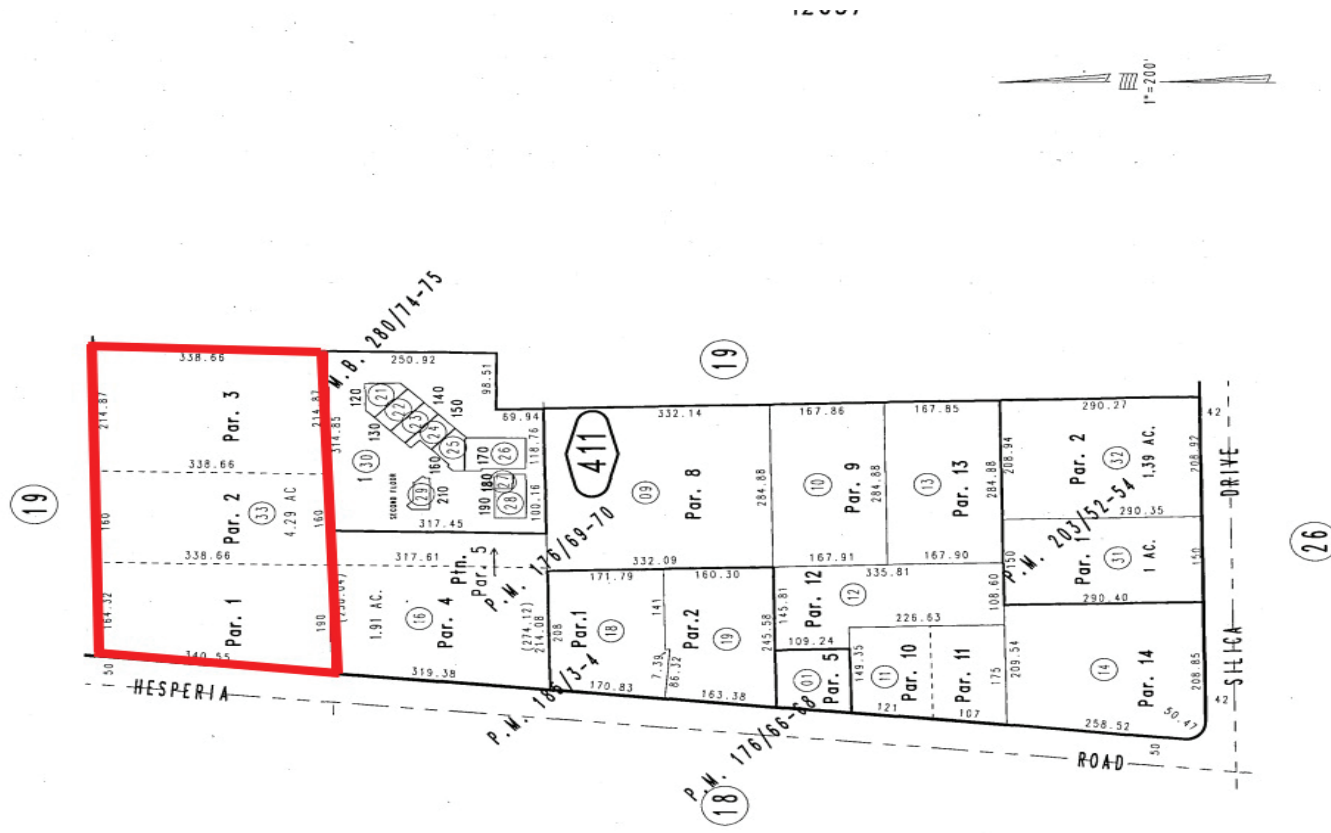
**SUBJECT PROPERTY**  
**186,695 SQ FT, ±4.29 ACRES**  
**ZONED COMMERCIAL**

BEAR VALLEY RD

BEAR VALLEY RD



# STREET VIEW



# PLAT MAP



# N AERIAL VIEW





# LOCAL MAP

# CITY OF VICTORVILLE OVERVIEW

Victorville is the largest city in Victor Valley with an estimated population of over 121,000 with another estimated 300,000 during business hours. A reliable and accomplished work force is one of Victorville's alluring qualities with over 900,000 workers within a one hour drive. The City works in conjunction with businesses to gain a better understanding of their operations, recognize their challenges, and help to secure cost competitiveness and overall success. As an operation of this partnership, Victorville customizes disparate incentive programs such as permit fast-tracking, employee home purchasing assistance, job training, Enterprise Zone tax credits, and a less-restrictive regulatory environment.

Over the past decade, Victorville has grown into a vital West Coast distribution powerhouse. Estimated 60% of all goods moving in and out of Southern CA travel through Victorville. Power Companies such as Walmart, Redbull, Mars Chocolate and Dr Pepper Snapple Group have moved essential pieces of their operations, which has allowed them to reach a population of more than 20 million people within a three hour drive.



2021 POPULATION **558,000**

AVERAGE ANNUAL GROWTH (2010-2020): **6.34%**  
FORECASTED ANNUAL GROWTH (2016-2021): **1.02%**



## CLIMATE

Victorville is in the High Desert region of Southern California where humidity is low & sunshine is plentiful.

Avg January Low Temp.	31 F
Avg July High Temp	100 F
Avg Annual Rain Fall	6.18 in.
Elevation	2,875 ft.

County	San Bernardino
Total Area	±73.74 Square Miles
Incorporated	September 21,1962
Mayor	Gloria Garcia
City Manager	Keith Metzler
Website	<a href="http://www.victorvilleca.gov">www.victorvilleca.gov</a>

### Largest Shopping Centers

	GLA
1 Victorville Pavillion	254,000
2 Victor Plaza	168,151
3 Village at Bass Hill	225,000
4 The Crossroads at 395	283,976
5 Adelanto Towne Center	280,000
6 Mall of Victorville	

