

FOR LEASE

14788 BEAR VALLEY ROAD
VICTORVILLE



SQ Ft
1,200

LEASE TYPE
NNN

PRICE
\$2.30 NNN

Type	3 Star Retail Freestanding	Year Built	Apr 2021
Location	Suburban	Constr Start	Jan 2021
GLA	4,664 SF	Tenancy	Multi
Stories	1	Owner Occup	No
Typical Floor	4,664 SF		
Class	B		
Docks	None		
Construction	Wood Frame		
Traffic Counts:	46,943 Bear Valley & Cottonwood 65,479 Bear Valley & Mariposa		
Frontage	168' on Bear Valley Rd (with 1 curb cuts)		
Walk Score®	Somewhat Walkable (56)		
Transit Score®	Some Transit (32)		
Parking Ratio	10.00/1,000 SF		
Parking Type	Spaces		
Surface	52		

PROPERTY HIGHLIGHTS

This location on Bear Valley Road adjacent to the I-15 freeway on ramp experiences 62,700 and 100,000 cars per day respectively. Bear Valley Road is the one of most highly traveled commuter roads in the High Desert and home to an abundant number of restaurants and retailers. Some of the nearby retailers include Carl's Jr., McDonalds, Starbucks, Popeyes, Panda Express, Burger King and the Home Depot, showing the strength of this location. Victorville is the business hub of the area and draws consumers from well beyond its immediate area. It is the largest commercial center between San Bernardino and the Nevada border. The city of Victorville is home to a large and diverse pool of workers and is home to 34 universities, colleges and technical schools providing an abundant supply of skilled labor. Victorville has experienced tremendous growth over the last decade with the population increasing over 117% since 2000 and a projected 20% growth over the next five years. There are 15,663 homes planned in the Victor Valley region and the area has seen a 35% growth in new home permits in 2019.

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THE MALL OF VICTOR VALLEY



MOJAVE FWY



14788 BEAR VALLEY ROAD



BEAR VALLEY



VICTORVILLE CALIFORNIA

DEMOGRAPHICS

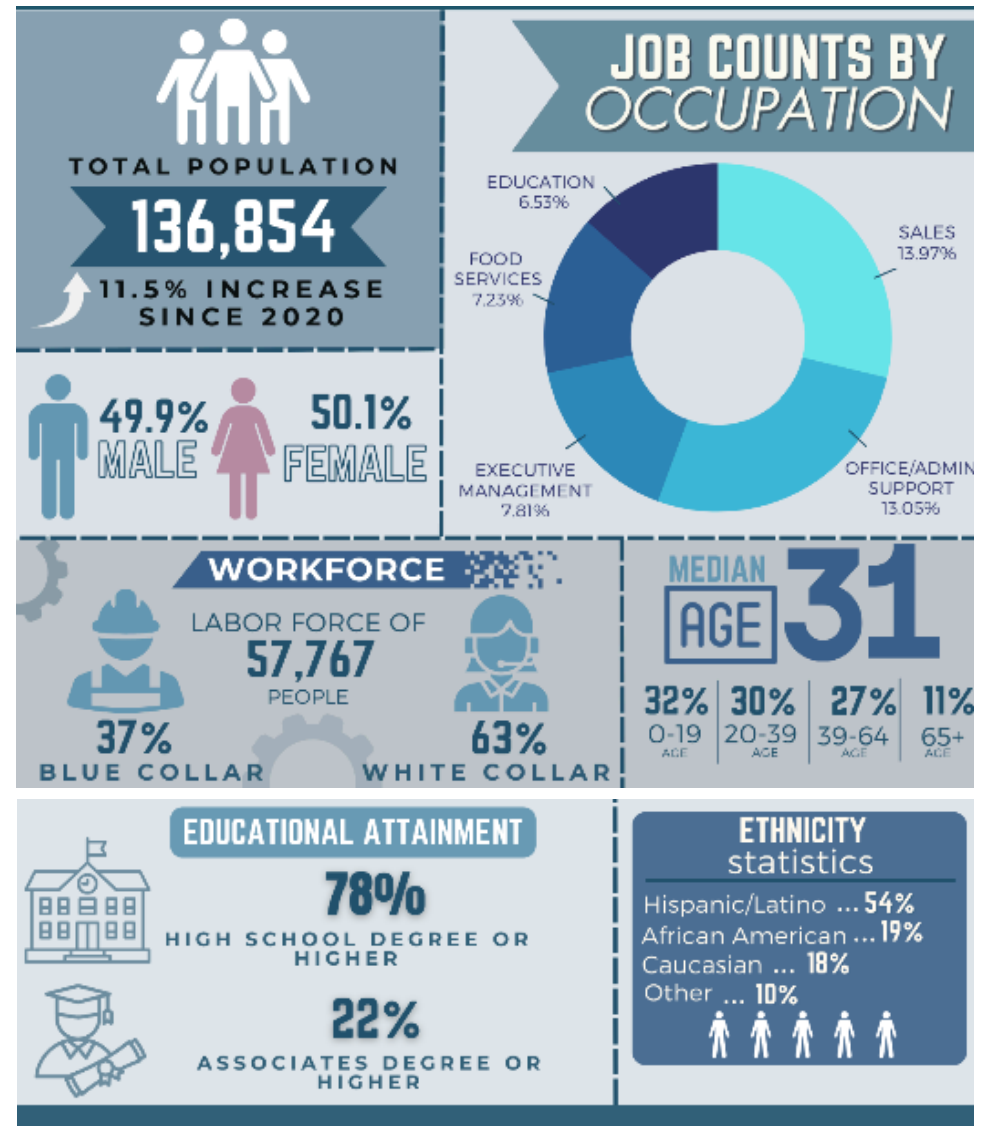
In 2020, the residential population of Victorville was approximately 128,000 residents. Since then, Victorville has seen an 11.5% increase in population with a new population of approximately 136,000 residents. Estimates suggest that this figure more than doubles during business hours to accommodate the needs of more than 400,000 people who call the Victor Valley home. Victorville is the economic engine of the Victor Valley and the largest commercial center between San Bernardino and the Nevada border. Victorville draws consumers from well beyond the immediate area, including those traveling to Nevada and residents located in neighboring communities.

Victorville's demographic composition reflects a balanced gender distribution, with 50.1% female and 49.9% male residents.

Victorville has a strong workforce with a total of 57,767 individuals. The occupational landscape encompasses a diverse spectrum, as 37% of residents engage in blue-collar professions, while 63% are employed in white-collar roles.

The community's median age stands at 31, underscoring a youthful and dynamic population. Educational achievements are noteworthy, with 78% of Victorville residents holding a high school degree or higher, and 22% possessing an associate degree or advanced credentials.

Highlighting the cultural diversity, Victorville is home to a diverse group of ethnicities, including 54% Hispanic, 19% African American, 18% Caucasian, and 10% from various other backgrounds. This demographic variety contributes to the City's vibrant and inclusive character.





14788 BEAR VALLEY ROAD

**BEAR VALLEY & MARIPOSA
65,479 CAR PER DAY**

**BEAR VALLEY & COTTONWOOD
46,943 CAR PER DAY**

BEAR VALLEY

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