

VICTOR VALLEY
CHRISTIAN SCHOOL
±338 STUDENTS
& FIRST ASSEMBLY OF GOD

95,159 AADT



MARIPOSA RD

NISQUALLI RD 58,076 ADT

THREE LOTS
Lot 1 - 33,494 SF
Lot 2 - 25,125 SF
Lot 3 - 30,745 SF



Nisqualli Plaza

NISQUALLI RD. & MARIPOSA RD., VICTORVILLE, CA 92395

LOTS FOR GROUND LEASE
BUILD-TO-SUIT OR SALE

BRANDON BEAUCHEMIN

Lic. 01338753
+ 1 909 418 2213
Brandon.Beauchemin@CBRE.com

HASSAN AMIRSADEGHI

+ 1 310 293 7161
hassan@habitatproperties.com

CBRE



Property Overview



Newly constructed interchange on Nisqualli & I-15 – rare opportunity



Three drive-thru or retail lots for ground lease or build to suit sale



Excellent street frontage and over 58,000 vehicles per day

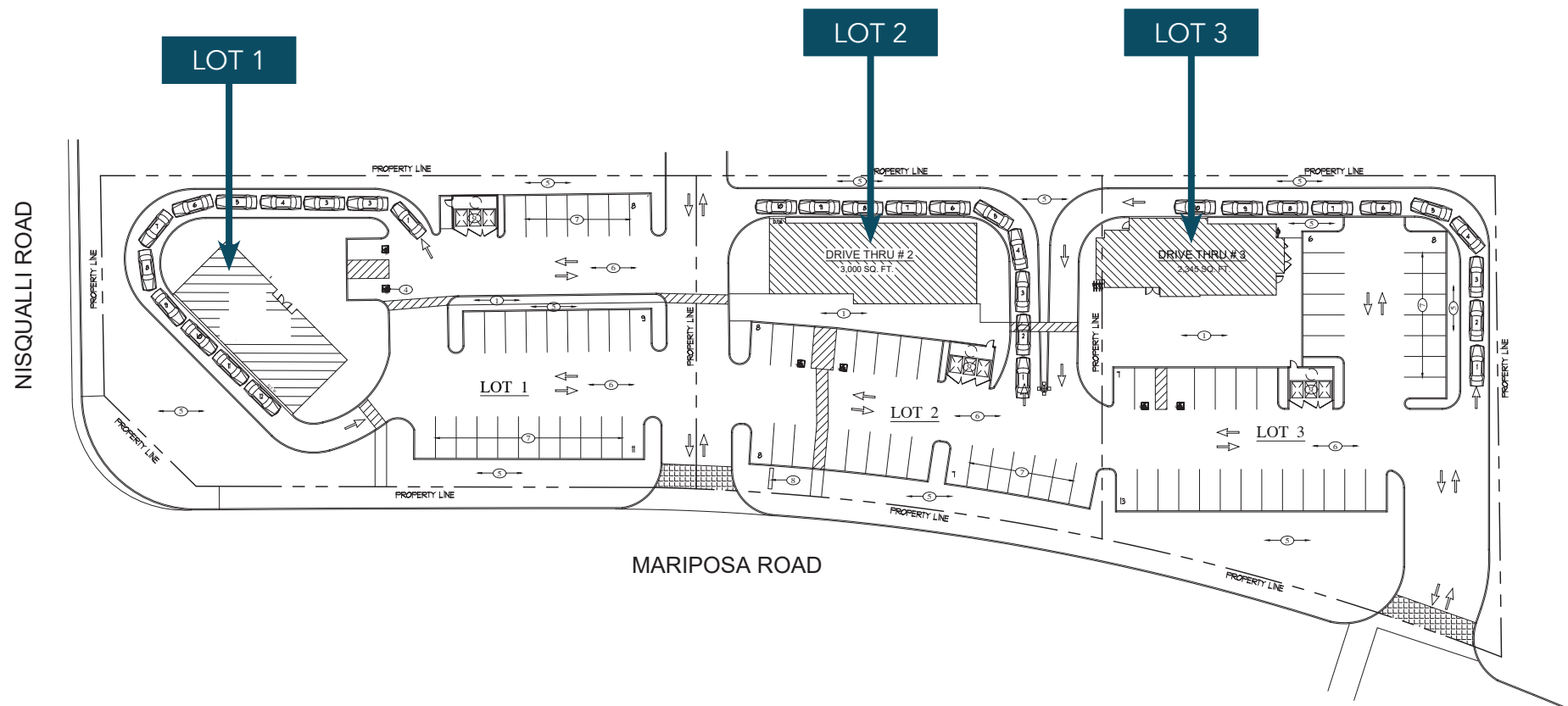


Just ±0.1 mile to I-15 Freeway with 95,159 ADT



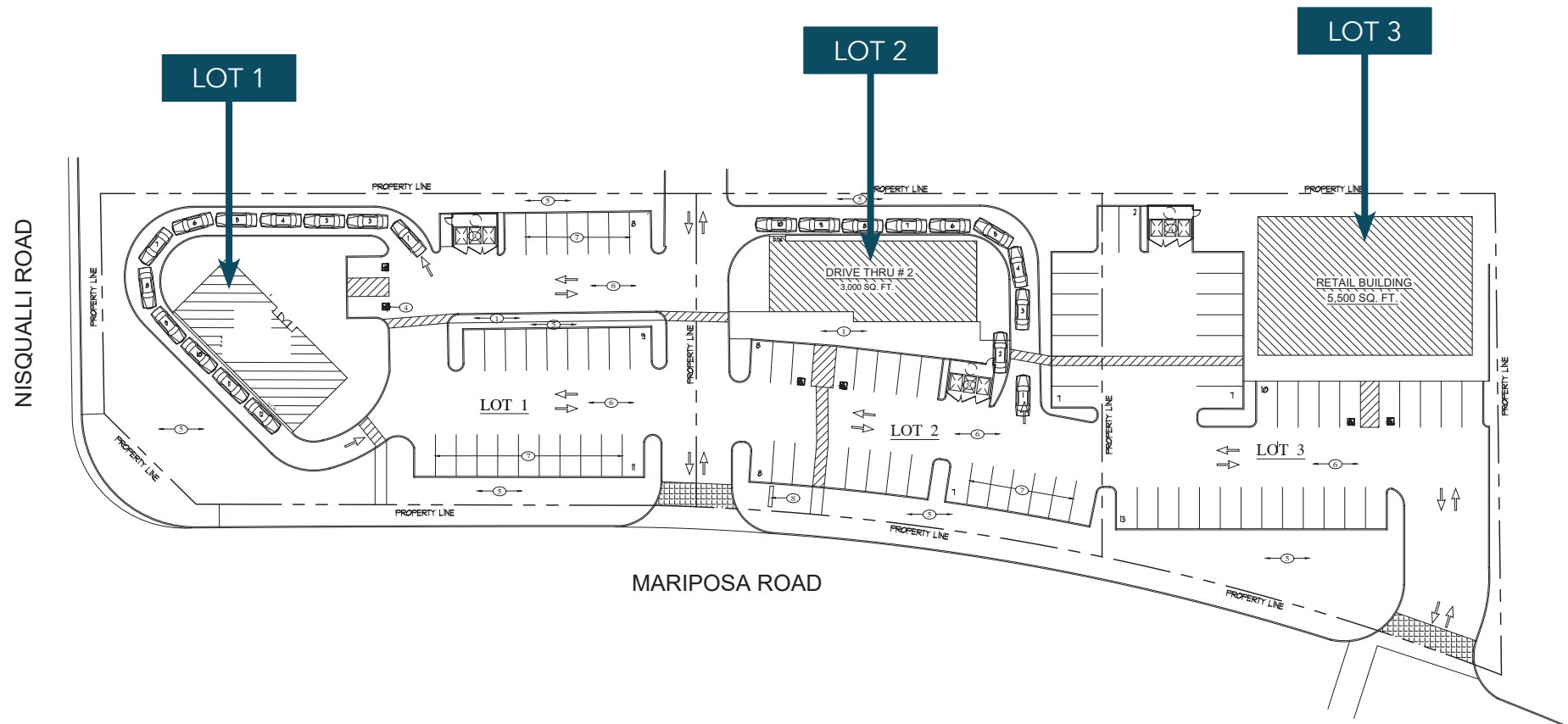
Ground Lease, Build-To-Suit or Sale

Site Plan | OPTION 1



GROUND LEASE / BUILD TO SUIT / FOR SALE

Site Plan | OPTION 2



GROUND LEASE / BUILD TO SUIT / FOR SALE



Demographics



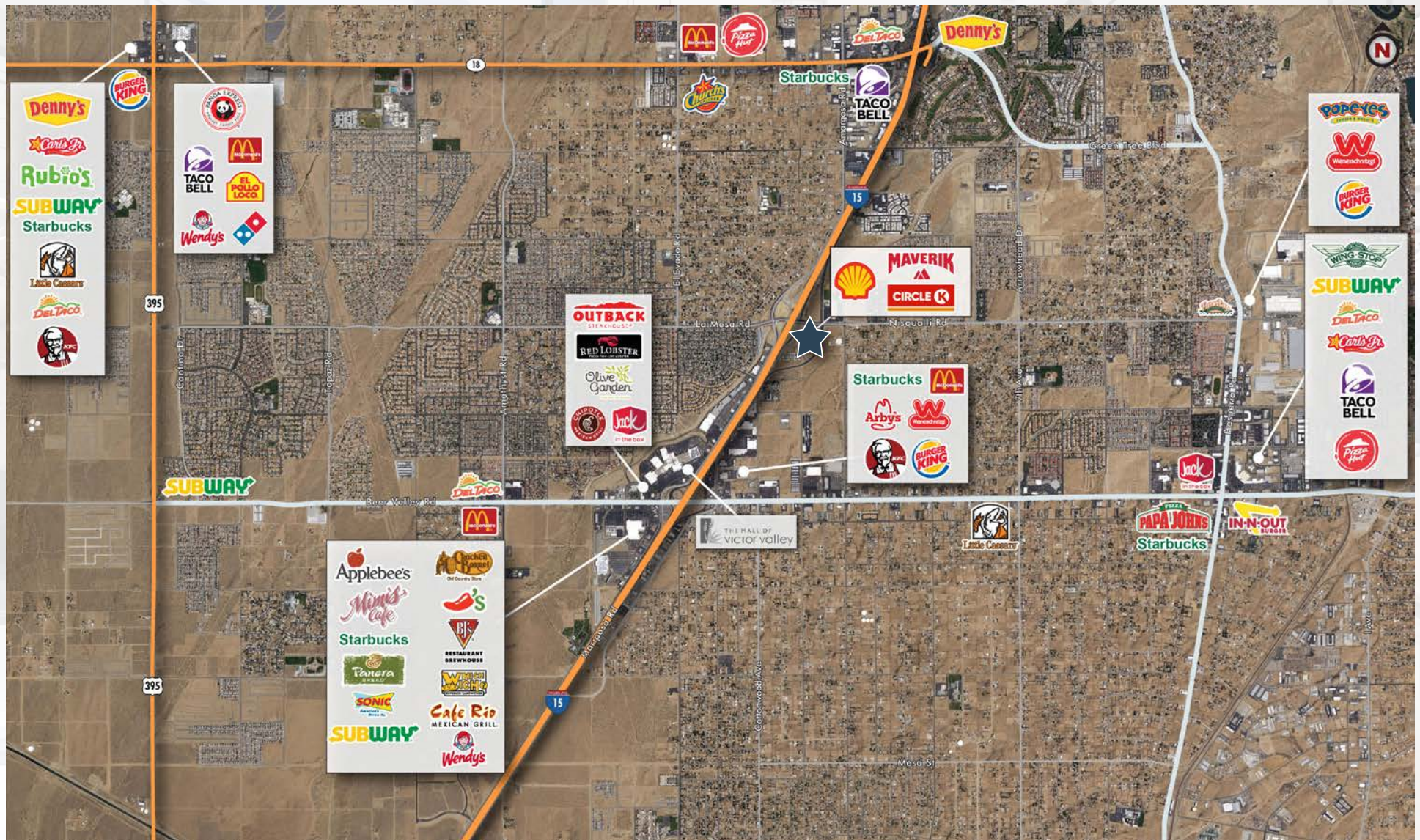
TRAFFIC COUNTS

| | |
|-----------------------------|-------------|
| I-15 at Mariposa Rd | 95,159 AADT |
| Nisqualli Rd at Mariposa Rd | 58,076 ADT |

2021 DRIVE TIME DEMOGRAPHICS

| | 5 Minutes | 10 Minutes | 15 Minutes |
|--------------------------|-----------|------------|------------|
| Population | 55,468 | 168,658 | 300,504 |
| Average Household Income | \$84,433 | \$89,767 | \$97,294 |
| Daytime Population | 56,514 | 162,749 | 275,480 |

Trade Area Map



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