



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 AMIRSADEGH

+ 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

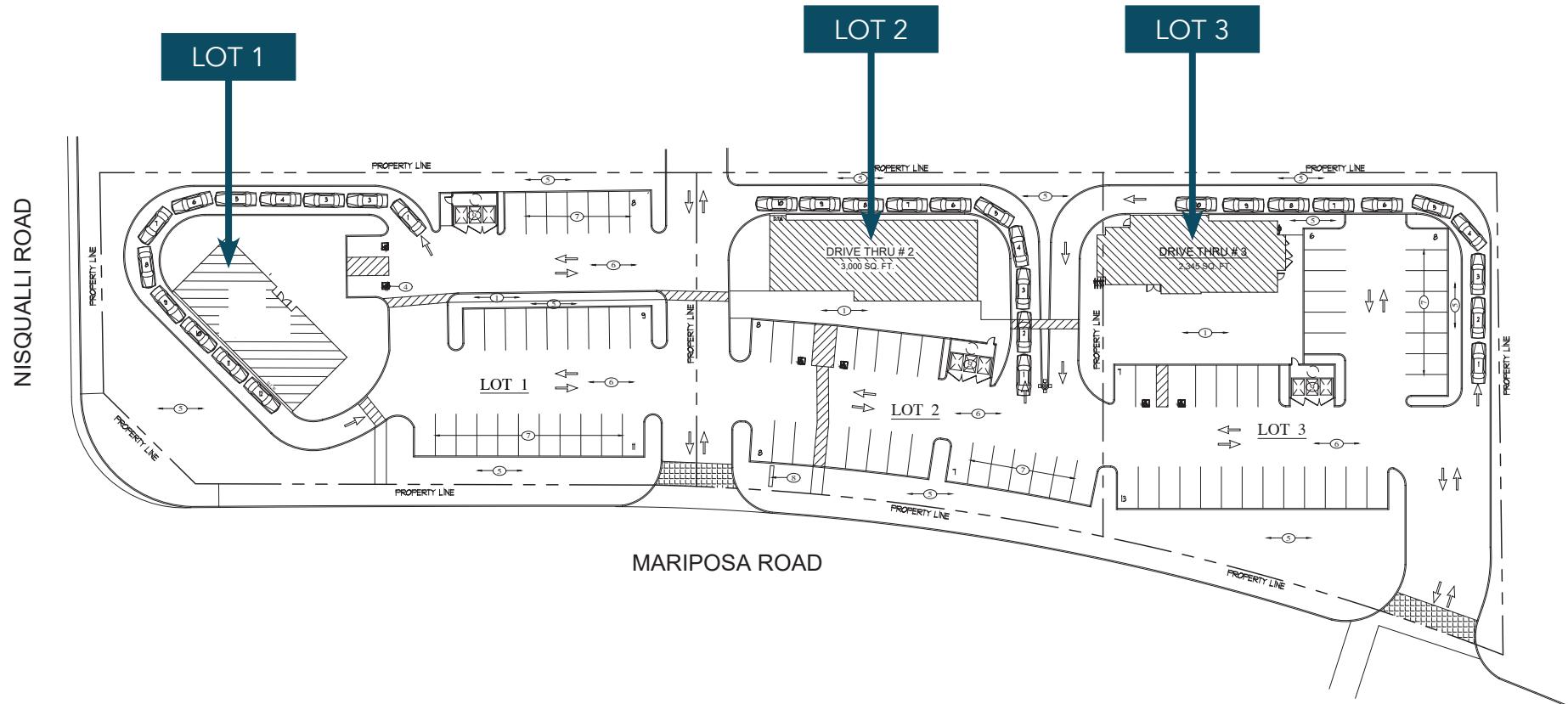


Just ±0.1 mile to I-15 Freeway with 95,159 ADT



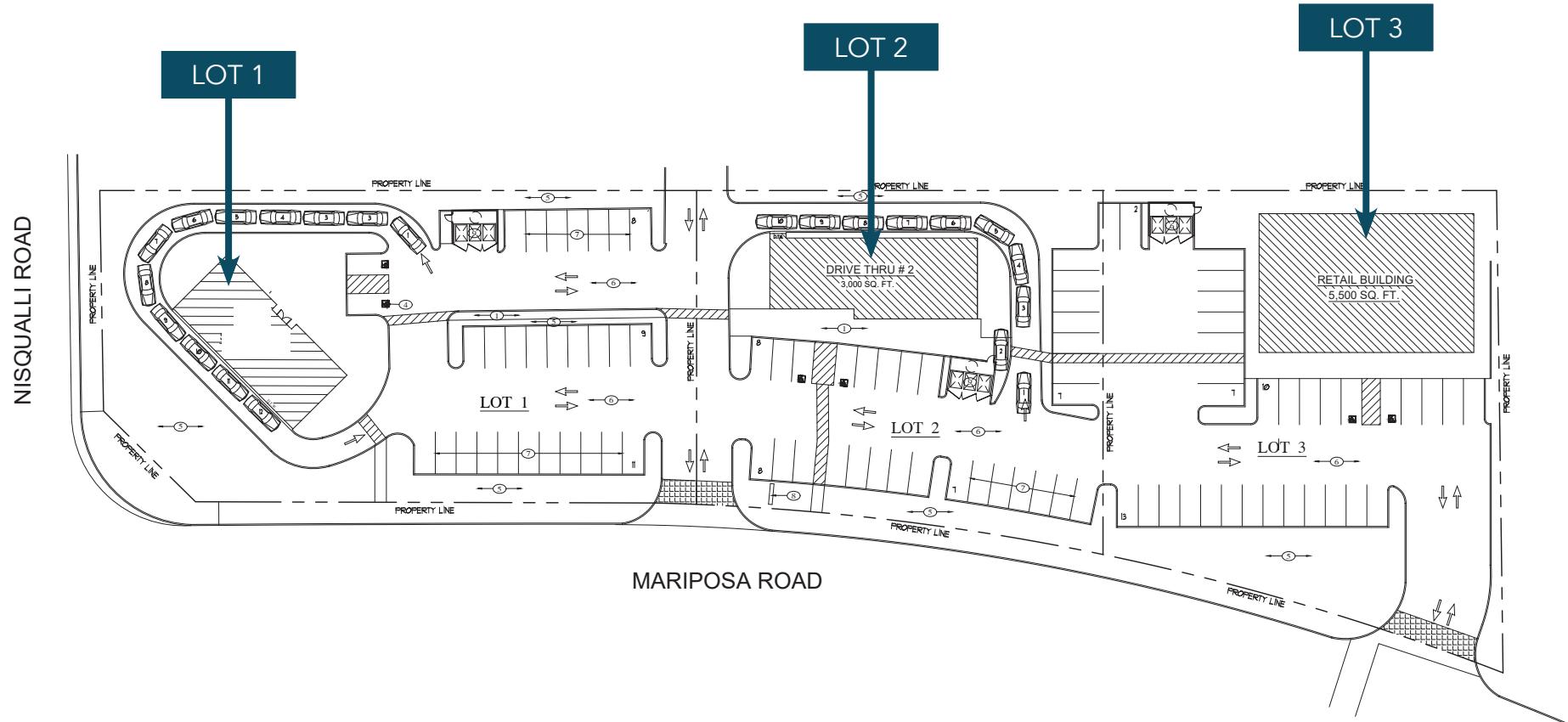
Ground Lease, Build-To-Suit or Sale

Site Plan | OPTION 1



GROUND LEASE / BUILD TO SUIT / FOR SALE

Site Plan | OPTION 2



GROUND LEASE / BUILD TO SUIT / FOR SALE



Demographics



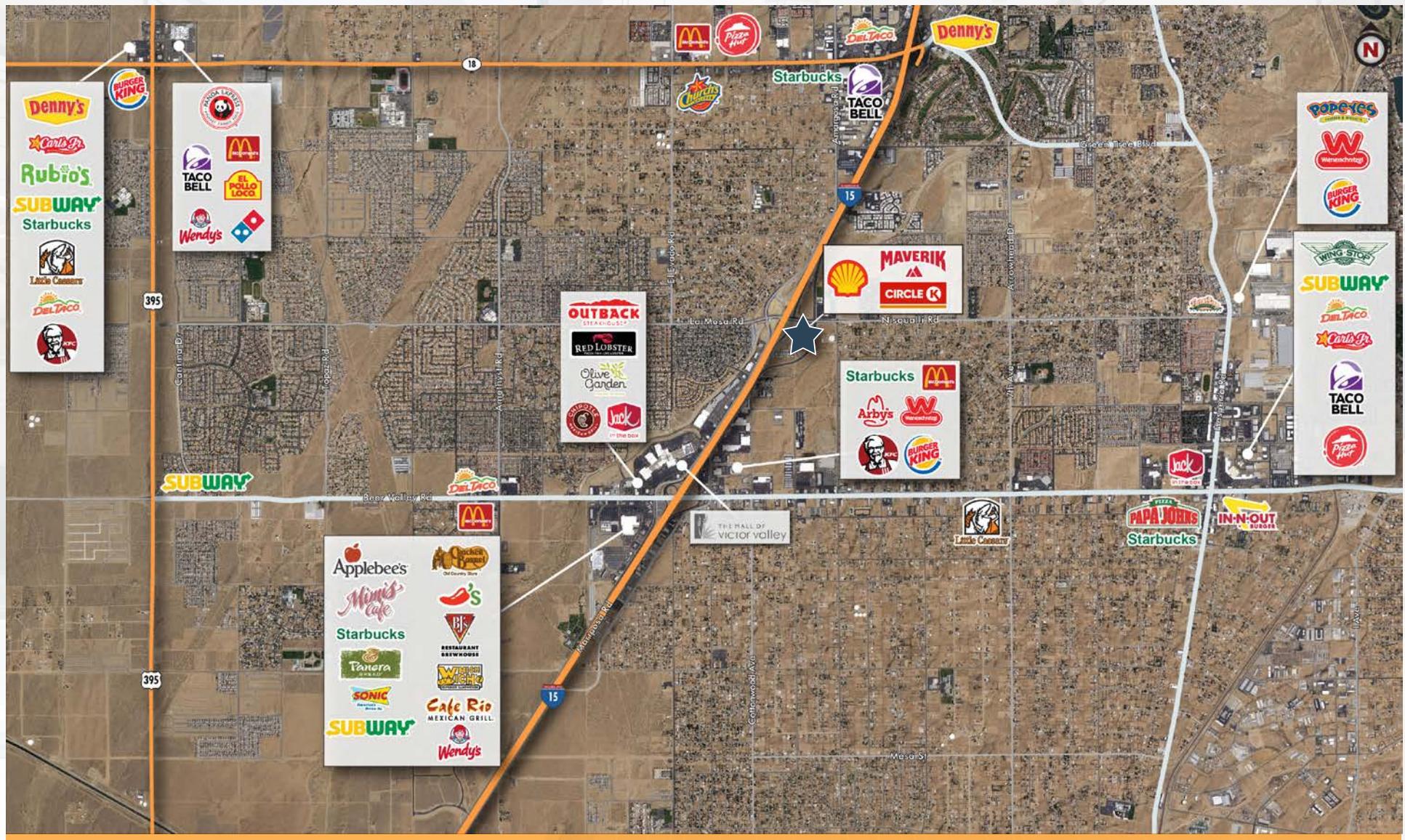
TRAFFIC COUNTS

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





Nisqualli Plaza

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

LOT FOR GROUND LEASE
BUILD-TO-SUIT OR SALE

BRANDON BEAUCHEMIN

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

HASSAN AMIRSADEGH

+1 310 293 7161
hassan@habitatproperties.com

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.