

HWY 395 & SENECA RD. VICTORVILLE, CA

PADS AVAILABLE | ±16.74 ACRES

(DIVISIBLE TO ±1 ACRE OR MORE)
PROPOSED SHOPPING CENTER ADJACENT
TO NATIONAL TENANTS



HIGHLIGHTS

- Adjacent to successful Walmart Supercenter & Stater Bros. anchored shopping centers
- Opportunity for strong visibility along U.S. HWY 395 with over 25,000 cars per day
- \$90K+ Avg. Household Income Within 5 Minute Drive
- Large site able to accommodate open site plans with easy access, parking, etc.
- Considerable residential growth forecast over the next 5 -10 years in Victorville and Adelanto
- Industrial/Commercial development continuing expansion north along the 395 Corridor

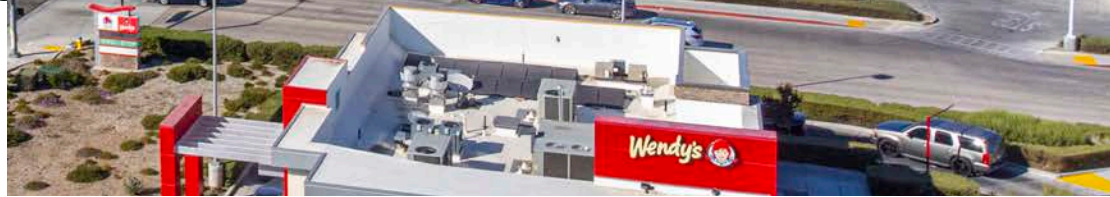




SITE

5 MILES 10 MILES 15 MILES

Population	145,553	313,831	408,710
Avg. HH Income	\$92,202	\$91,884	\$90,451
Daytime Population	121,064	275,186	351,594
Households	37,534	89,861	120,973



SITE



CONCEPTUAL SITE PLAN



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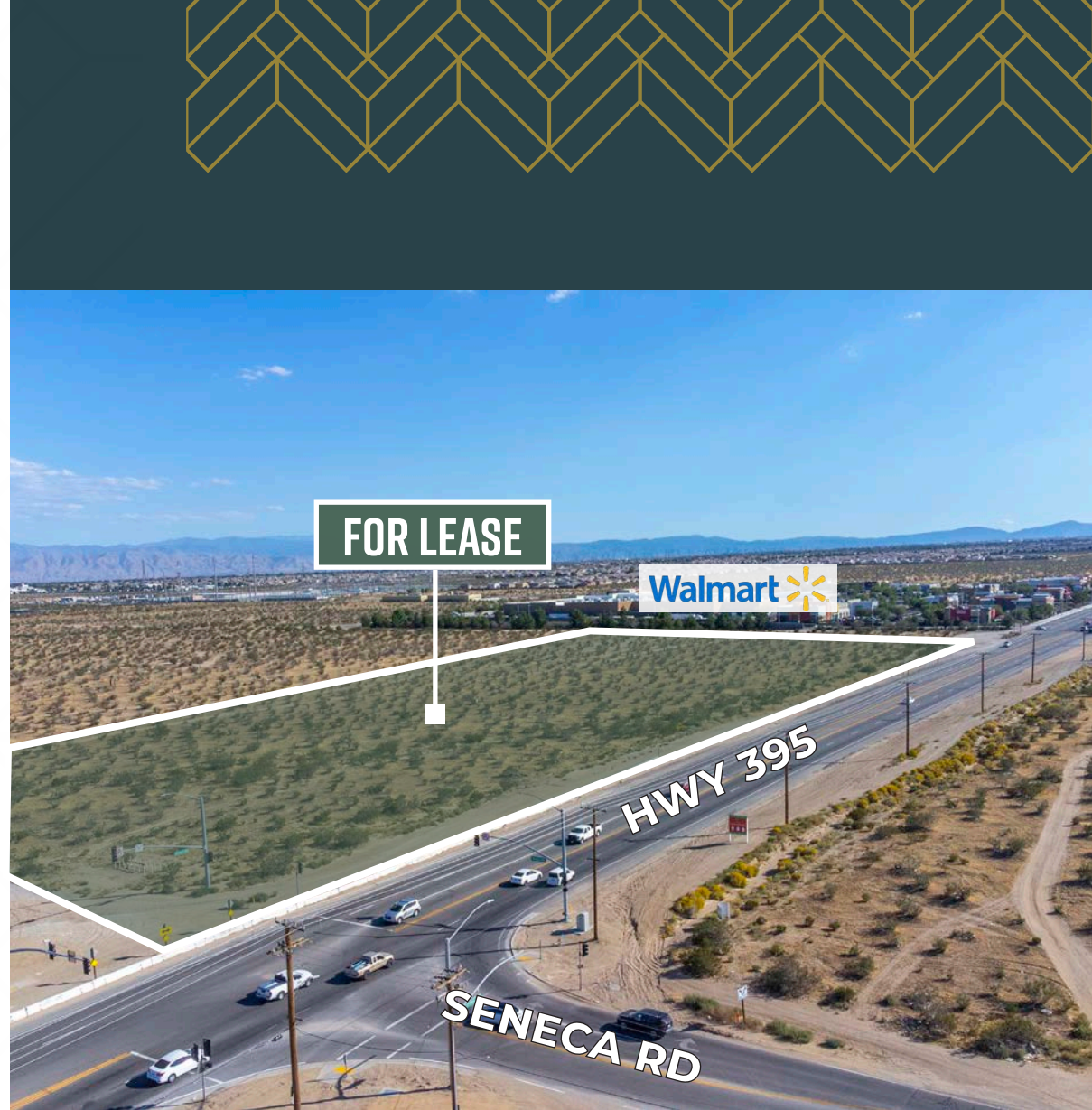
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