

MAJOR HEALTHCARE LEASING OPPORTUNITY

Mall of Victor Valley | Victorville, California

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VICTORVILLE'S POWER CENTER

The Mall of Victor Valley is the leading shopping destination in California's High Desert, serving over 450,000 residents across 135,616 households in its trade area.

The mall boasts a compelling selection of stores, including new anchor tenants, and over 100 specialty shops. This diverse range of retailers meets local residents' needs, reducing the need for long commutes (often 30 miles or more) to find similar shopping experiences.

Strategic location is another key advantage. Situated directly off a major interstate highway, the mall is the sole regional shopping center within a vast 220-mile stretch between San Bernardino and Las Vegas.

Healthcare Opportunity at Mall of Victor Valley

The Mall of Victor Valley is offering a unique leasing opportunity for qualified healthcare tenants. Enjoy a prime location with high visibility, convenient access to retail amenities and ample parking. Elevate the patient experience in a setting, unlike traditional ambulatory facilities.



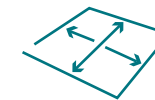
THE HEALTHCARE OPPORTUNITY



±78,196 SF Available
Divisible to ±25,000 SF



Major Healthcare Signage/
Branding Opportunity



Large Open Floor Plan
Design Efficiency for Multiple
Medical Specialties



Abundant Drive-up
Surface Parking
(Per Code)



Delivery of Medical Care in a
High-Traffic Retail Setting
for Community Convenience



Stable Institutional Ownership
National Mall Operator with
43 Retail Locations



MALL OF VICTOR VALLEY AERIAL

Major Retailers Include:

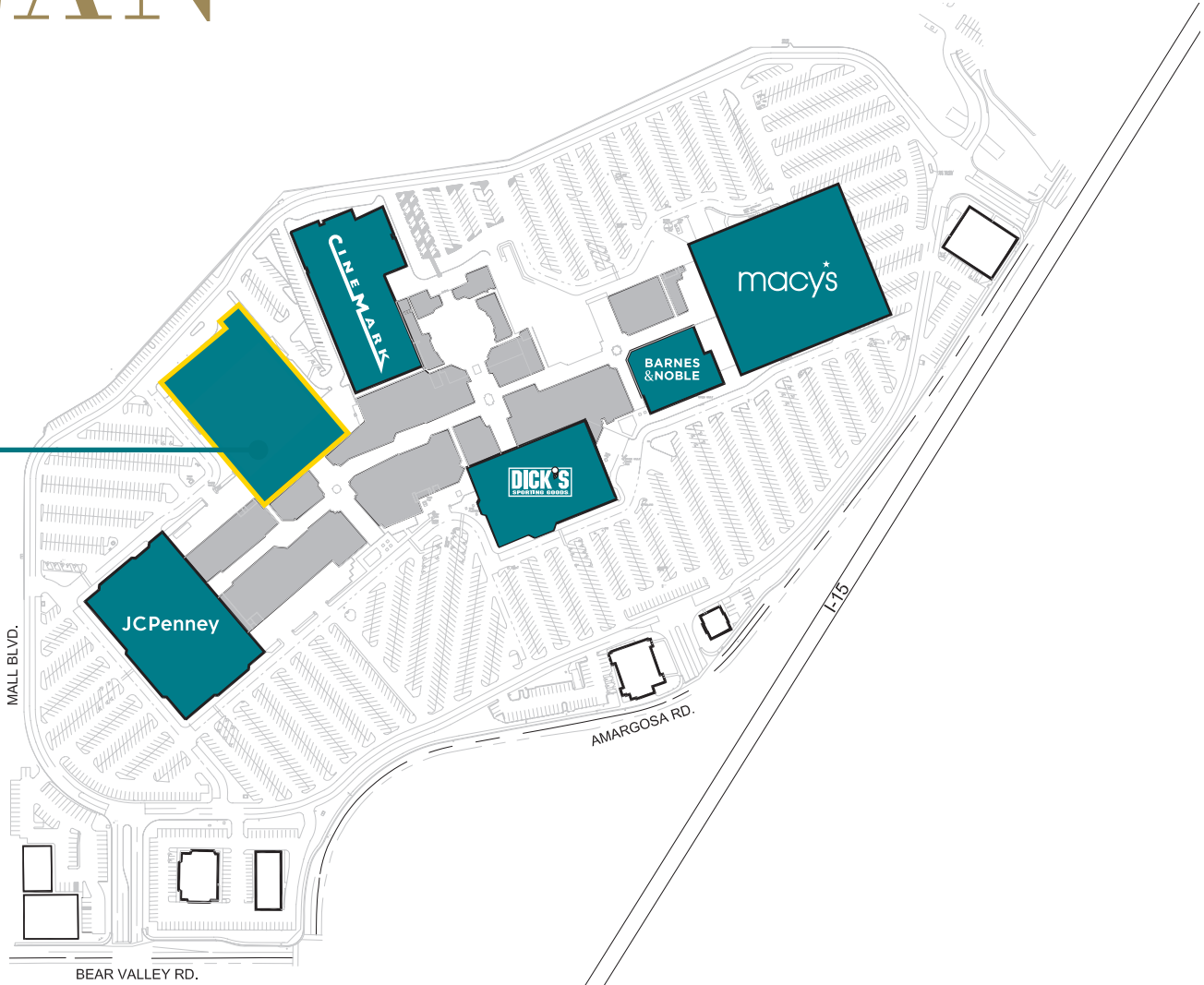
- Macy's
- JCPenney
- Dick's Sporting Goods
- Cinemark
- Barnes & Noble
- Bath & Body Works
- BoxLunch
- Cotton On
- Foot Locker
- Hollister Co.
- JD Sports
- Lenscrafters
- Red Robin
- See's Candies
- The Children's Place
- Tilly's
- Valliani Jewelers
- Vans
- Victoria's Secret
- Windsor



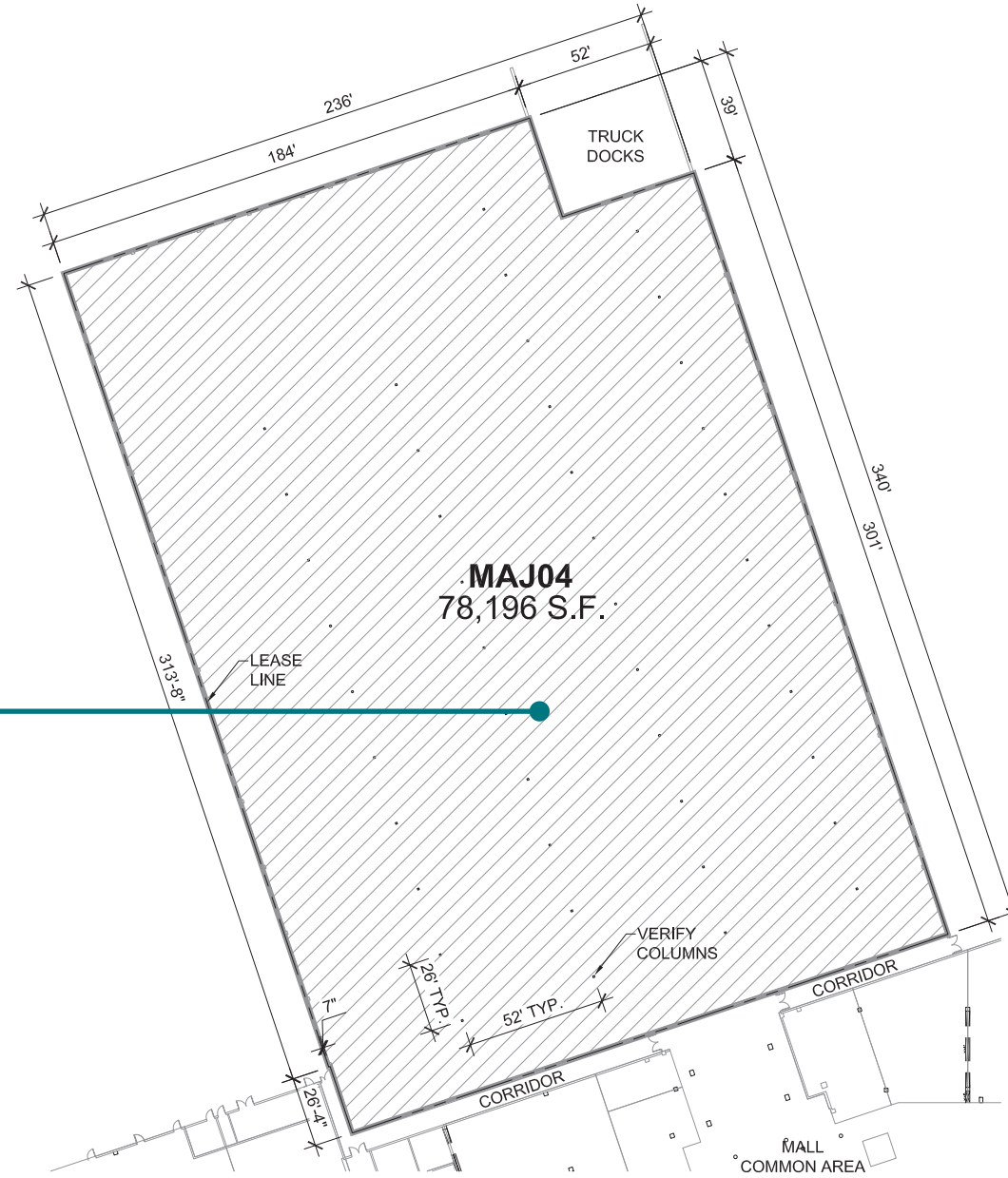
MALL OF VICTOR VALLEY SITE PLAN

- Anchor
- Mall

Proposed Medical Space









MALL OF VICTOR VALLEY FLOOR PLAN



Proposed Medical Space



TRADE AREA MAP

-  Mall of Victor Valley
-  Radius in Miles
-  Primary Trade Area
-  Secondary Trade Area
-  Competitive Centers
-  Other Centers



DEMOGRAPHIC SNAPSHOT

	PRIMARY TRADE AREA	TOTAL TRADE AREA	MSA (Riverside-San Bernardino Ontario, CA)
2023 Population	242K	455K	4.6M
Households	69K	137K	1.4M
Average Household Income	\$88K	\$89K	\$108K
% Households with Income \$100K+	30%	30%	40%
Median Age	31.9	33.3	34.6



**Daytime
Population**

12K 1 Mile

80K 3 Miles

181K 5 Miles

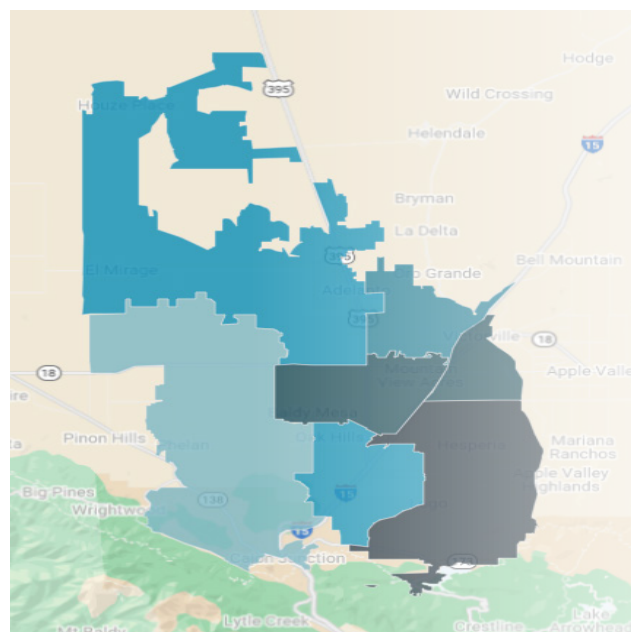
Source: ESRI 2023. ESRI forecasts for 2023 and 2028

HEALTHCARE DEMAND

The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the United States. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The following data is representative of the Victorville, CA zip codes surrounding the Victorville Valley Mall.



For more information about the Advisory Board, please visit www.advisory.com.



Service Line	Today	2028 Volume	5 Yr Growth	2033 Volume	10 Yr Growth
Physical Therapy/Rehabilitation	238,048	293,285	23.2%	376,013	58.0%
Vascular	13,027	16,266	24.9%	19,950	53.1%
Ophthalmology	70,943	86,975	22.6%	105,320	48.5%
Cardiology	77,400	95,335	23.2%	114,047	47.3%
Orthopedics	25,975	31,264	20.4%	38,209	47.1%
Pain Management	9,349	11,408	22.0%	13,666	46.2%
Podiatry	11,593	13,831	19.3%	16,808	45.0%
Psychiatry	135,255	170,676	26.2%	192,960	42.7%
Lab	383,192	460,421	20.2%	539,618	40.8%
Miscellaneous Services	192,636	227,370	18.0%	270,431	40.4%
Nephrology	4,380	5,236	19.6%	6,112	39.6%
ENT	32,506	38,313	17.9%	44,477	36.8%
Oncology	12,344	14,318	16.0%	16,759	35.8%
Neurosurgery	840	960	14.3%	1,138	35.5%
Radiology	258,028	296,410	14.9%	339,457	31.6%
Trauma	6,495	7,427	14.3%	8,516	31.1%
Urology	7,983	8,999	12.7%	10,387	30.1%
Gastroenterology	19,997	22,832	14.2%	25,933	29.7%
General Surgery	5,211	5,916	13.5%	6,756	29.6%
Evaluation and Management	934,971	1,070,528	14.5%	1,211,049	29.5%
Neurology	16,576	18,787	13.3%	21,334	28.7%
Dermatology	39,384	44,554	13.1%	50,398	28.0%
Thoracic Surgery	466	533	14.2%	591	26.7%
Cosmetic Procedures	7,329	8,225	12.2%	9,199	25.5%
Gynecology	8,947	9,933	11.0%	11,083	23.9%
Pulmonology	13,055	13,730	5.2%	14,073	7.8%
Obstetrics	4,121	4,019	-2.5%	3,876	-5.9%



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