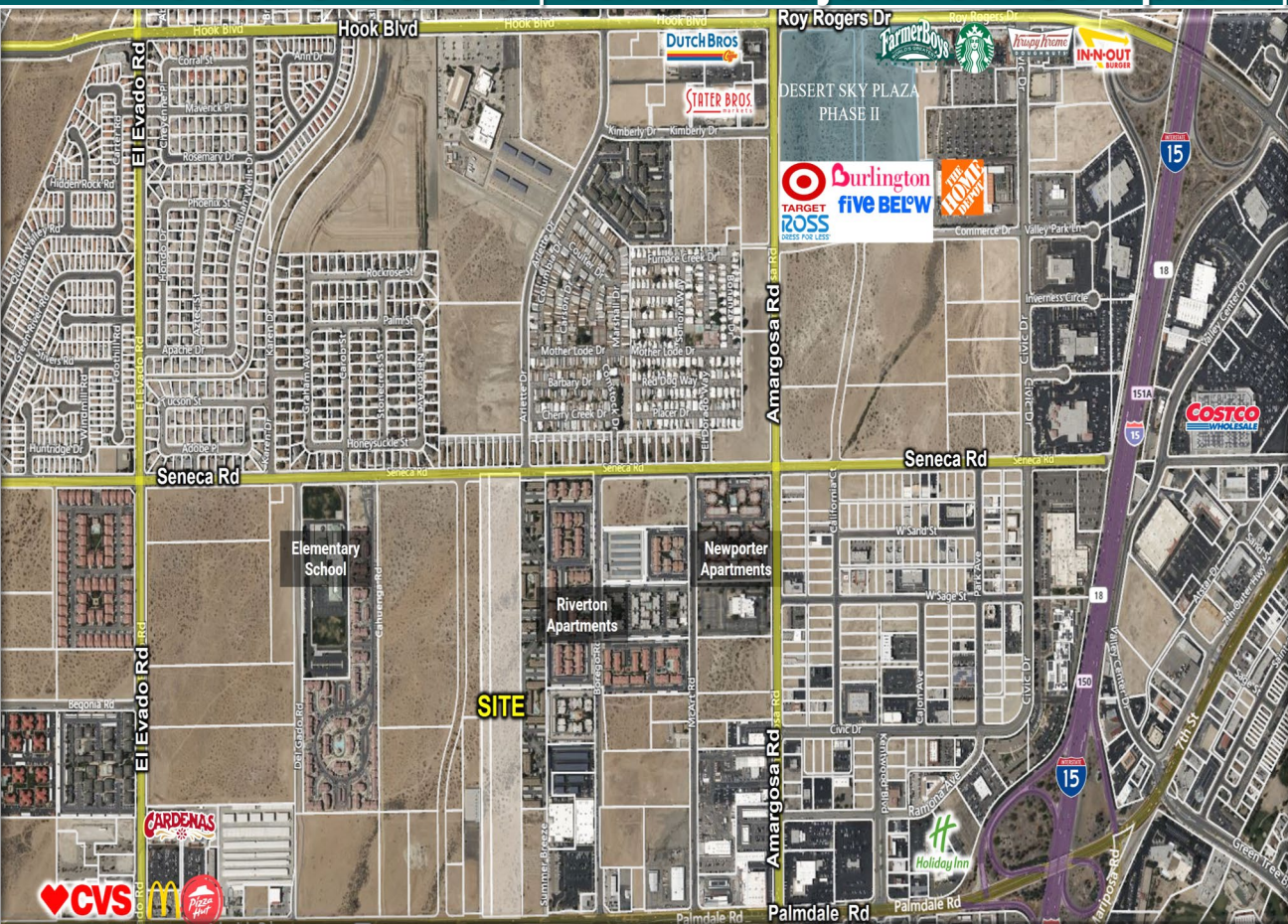


±18.81 Acres of Prime Mixed-Use Development Land in Victorville

## Zoned C-2 & R-3 | Lot Line Adjustment Complete | High-Traffic Location



### Property Features

- APN: 0396-013-06 (±14.57 acres)
- APN: 0396-013-05 (±4.24 acres)
- Commercial (C-2) frontage along Palmdale Rd – perfect for retail, service, or office development
- Residential (R-3) zoning along Seneca Rd – ideal for high-density multifamily or townhome projects
- Highly accessible — just minutes from Interstate 15 and Highway 18
- Surrounded by strong retail anchors including Desert Sky Plaza, Costco, Stater Bros, Cardenas Markets, and numerous dining and shopping destinations
- Close proximity to schools and major apartment communities — adjacent to Newport Apartments and Riverton of the High Desert
- There is a growing demand for local housing fueled by population growth and lack of existing inventory
- Buyer to verify all information.

Asking Price: \$2,341,350

LIC # 01057618

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**BRADCO**  
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a commercial real estate company

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# COMMUNITY SUMMARY

Victorville City, CA  
Geography: Place

140,868	0.84%	3.46	87.9	32.6	\$73,703	\$375,455	\$143,981	26.9%	61.4%	11.7%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



20.8%  
Services

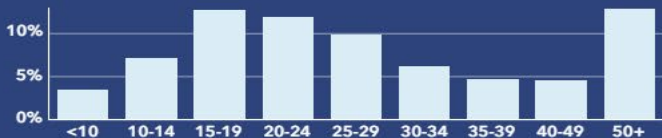


29.3%  
Blue Collar

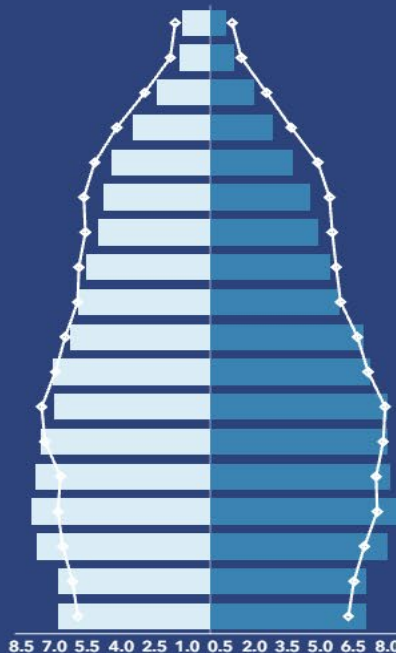


49.9%  
White Collar

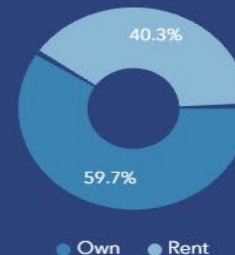
Mortgage as Percent of Salary



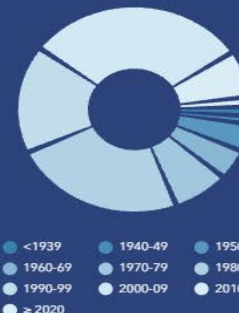
Age Profile: 5 Year Increments



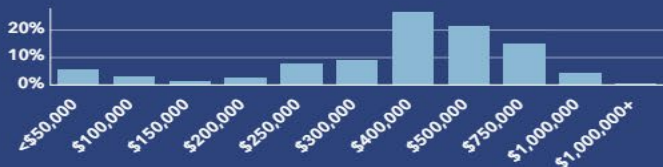
Home Ownership



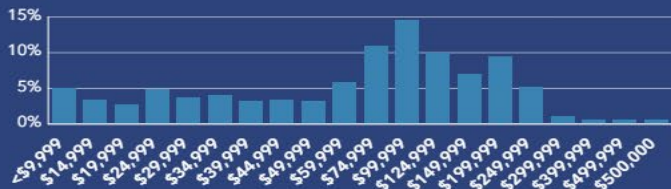
Housing: Year Built



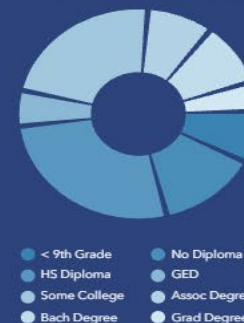
Home Value



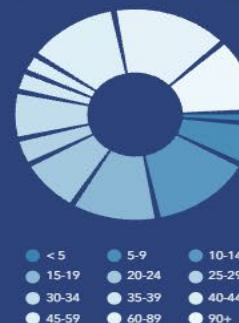
Household Income



Educational Attainment



Commute Time: Minutes



Dots show comparison to

esri Source: This infographic contains data provided by Esri (2025), ACS (2019-2023). THE SCIENCE OF WHERE

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