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ADDRESS

Bear Valley Rd & 395 HWY.
Victorville, CA 92392

PROPERTY OVERVIEW

±8.26ac at the northwest corner of US Hwy 395 & Sierra Rd. Over 600 feet of frontage along Highway 395. Additional dedicated access along the eastern side of the parcel via Richmond Ave making for ease of entry which is unique for parcels along this stretch of highway. Located on the east side of Hwy 395 less than 700 feet south of Bear Valley Rd, a signalized intersection. Zoned C2 with huge potential for future commercial development. Highway 395 is one of the most heavily traveled thoroughfares in the area for commuters and pleasure seekers alike providing access to Hwy 58 to the north and originating at Interstate 15 to the south. New residential developments surround the site in all directions. The High Desert is setting the stage for huge economic growth – the high-speed train to Las Vegas and The Barstow International Gateway are just two proposed projects which will create tons of jobs and solidify its space as Southern California's next frontier.

APN:

3071-511-07

MUNICIPALITY

Victorville| County of San Bernardino

ZONING

C2-Commercial

SIZE

±8.26 acres

ASKING PRICE FOR SALE

\$1,710,000



VIEW TO THE WEST



VIEW TO THE EAST



THE CROSSROADS @ 395

Located on the west side of the City of Victorville, is one of the newest multi-tenant shopping centers recently developed. Retail tenants include Walmart, Walgreens, Dollar Tree and Sally Beauty to name a few. The Crossroads at 395 is located on Palmdale Road and US Hwy 395

MALL OF VICTORVILLE

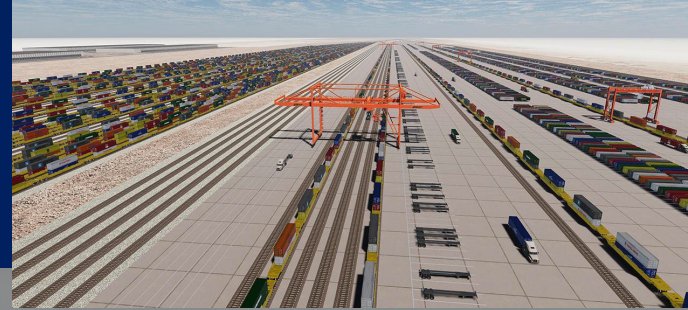
The Mall of Victor Valley is the only regional mall located in the Victor Valley and has served the local consumer base since being built in 1985. Owned by Macerich, the mall underwent an entire interior and exterior renovation allowing it to reposition its major tenancies to better serve the local shopping demand. The Mall of Victor Valley hosts Dick's Sporting Goods, Macy's, Barnes & Noble, Sears, and many other shops offering a wide range of apparel merchandise.



RESTAURANT ROW

Restaurant Row is the High Desert's premiere dining destination featuring 19 eateries including California's first Cracker Barrel. Options for sit-down meals include BJ's Restaurant and Brew House, Pancho Villa's, Panera Bread, Freddy's Frozen Custard and Steak Burgers, the Original Roadhouse Grill, Chili's, Applebee's, Johnny Carino's and Mimi's Cafe. Quick bites are offered by Which Wich, Starbucks, Cafe Rio, The Habit Burger Grill, Pieology, Ono Hawaiian BBQ, and Sonic Drive-In. Nekter Juice Bar offers healthy options. Whatever your palate craves, you'll find it at our Restaurant Row..



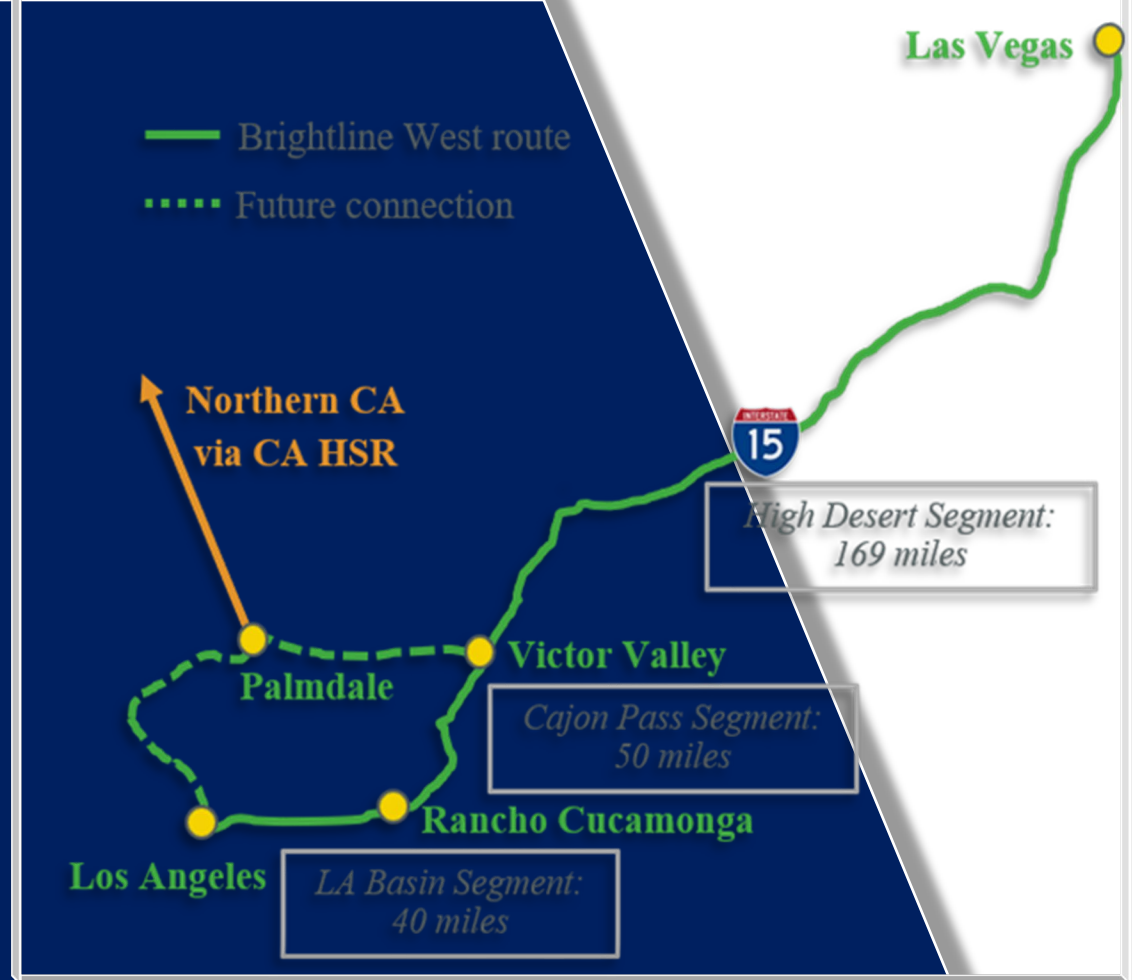


BARSTOW INTERNATIONAL GATEWAY PROJECT



Overview

BNSF Railway plans to invest more than \$1.5 billion to construct a state-of-the-art master-planned rail facility in Southern California—and the first being developed by a Class 1 railroad. The Barstow International Gateway will be an approximately 4,500-acre new integrated rail facility on the west side of Barstow, consisting of a rail yard, intermodal facility and warehouses for transloading freight from international containers to domestic containers.



With a completion date expected in 2028, Brightline West will be the country's first true high-speed passenger rail operation. The Victor Valley station, located on nearly ±300 acres at Dale Evans Parkway and I-15, will serve as the Maintenance of Way facility and possible future hub for the proposed High Desert Corridor and California High Speed Rail lines. The project is expected to provide over 35,000 construction jobs and 1,000+ permanent jobs while connecting two of America's most popular destinations in Los Angeles and Las Vegas.