



DRIVE-THRU RESTAURANT PAD FOR LEASE

BEAR VALLEY RD AT HWY 395 | VICTORVILLE, CA

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Property Highlights

Located in Victorville a rapidly growing city for residential and industrial uses

At the intersection of Hwy 395 and Bear Valley Road in the heart of the community

Delivered as entitled quick service restaurant with drive-thru, rough graded and utilities stubbed

Parcel size of 1.6 acres

Offered for ground lease but will consider a build-to-suit

Strong traffic counts of 29,000 on Hwy 395 (Cal Trans 2022) and 16,778 on Bear Valley Road (2022)

→ [VIEW DERRIGO TRADE AREA REPORT](#)

→ [VIEW LAND USE MAP](#)

For more information, contact

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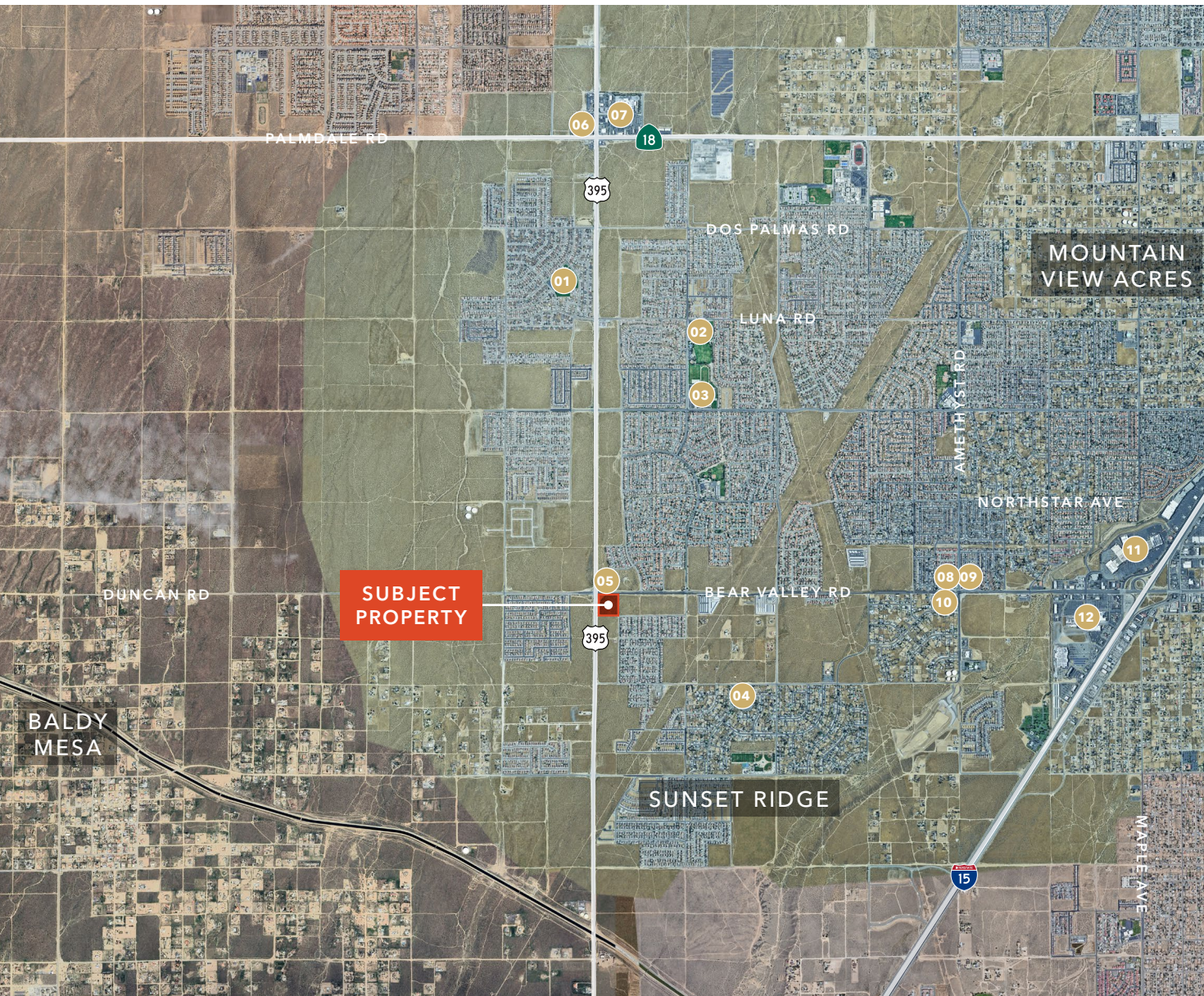
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AMENITIES

- 01 Vista Verde Elementary School
- 02 Morgan Kincaid Preparatory School
- 03 Mesa Linda Middle School
- 04 Hollyvale Innovation Academy
- 05 Shell and Subway

ADELANTO MARKET PLACE

- 06 Stater Bros. Markets, CVS, Bank of America, Denny's, Subway, Del Taco, Baskin-Robbins

CROSSROADS

- 07 Walmart Supercenter, AutoZone, Wingstop, Taco Bell, Walgreens, McDonald's, Chipotle

BEAR VALLEY CENTER

- 08 Superior Grocers, Del Taco, ARCO

THE VILLAGE SHOPPING CENTER

- 09 Stater Bros. Markets, Little Caesars, 76, Desert Valley Dental Group and Orthodontics

THE SHOPS AT BEAR VALLEY

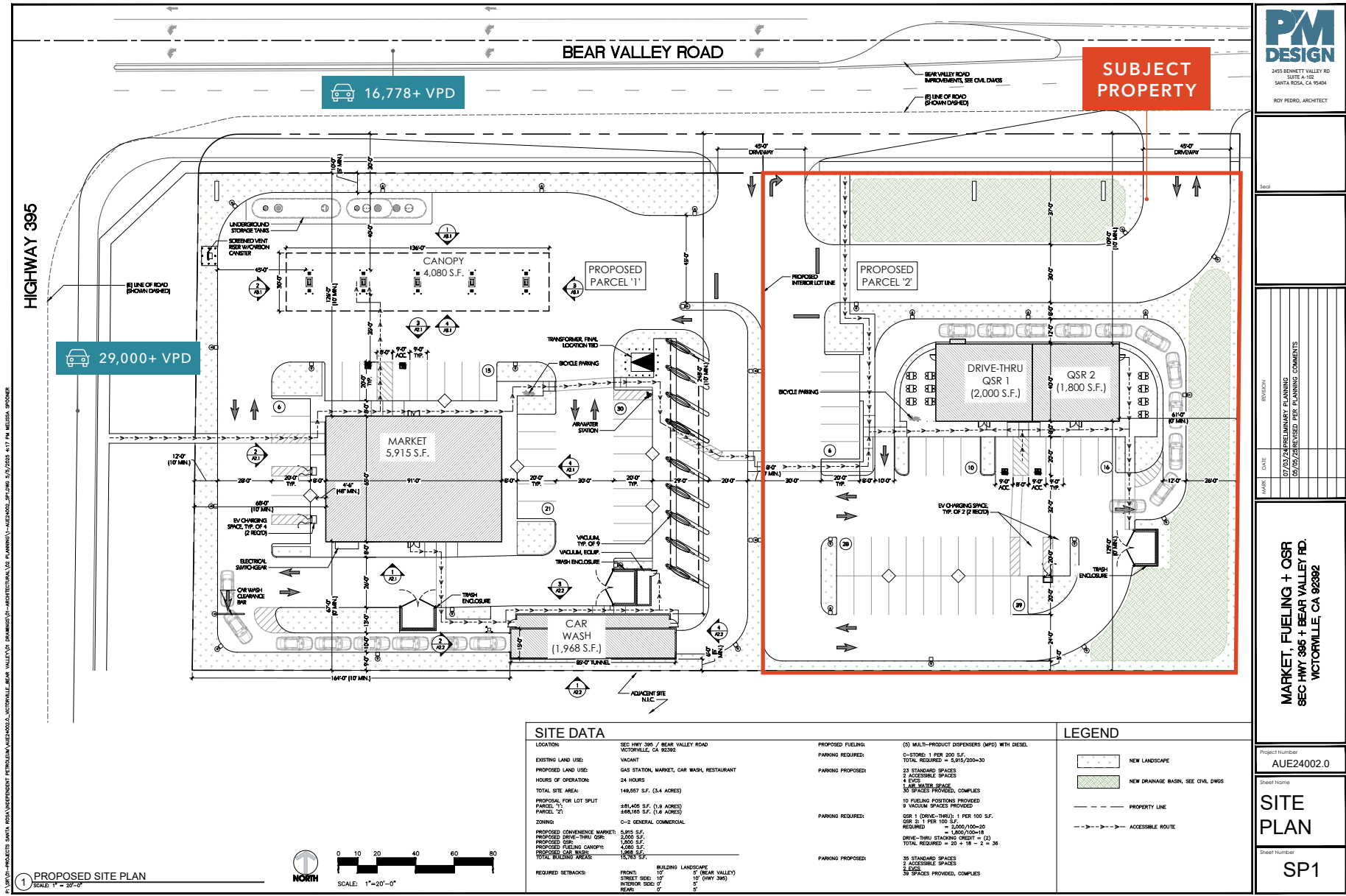
- 10 McDonald's, Sunrise Donuts

THE MALL OF VICTOR VALLEY

- 11 Cinemark, Macy's, Tillys, Best Buy, JCPenny, Barnes & Noble

DUNIA PLAZA

- 12 Lowe's, Chevron, El Pollo Loco, Applebee's, Kohl's, Staples, Walmart Supercenter



1. VPD - PROJECTS SANTA ROSA INDEPENDENT PETROLEUM/ALCOHOL, VICTORVILLE, CA 92392. 5/1/2024. 4:17 PM MEDIA: BROWNE

2455 BENNETT VALLEY RD
SUITE A-102
SANTA ROSA, CA 95404
ROY PEDRO, ARCHITECT

DATE	REVISION
07/23/24	PRELIMINARY PLANNING
08/29/24	REVISED PER PLANNING COMMENTS

PROJECT NAME: MARKET, FUELING + QSR
SEC HWY 395 + BEAR VALLEY RD,
VICTORVILLE, CA 92392

Project Number: AUE24002.0

Sheet Name: SITE PLAN

Sheet Number: SP1

SITE DATA	
LOCATION:	SEC HWY 395 / BEAR VALLEY ROAD VICTORVILLE, CA 92392
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	GAS STATION, MARKET, CAR WASH, RESTAURANT
HOURS OF OPERATION:	24 HOURS
TOTAL SITE AREA:	148,587 S.F. (3.4 ACRES)
PROPOSAL FOR LOT SPLIT:	
PARCEL 1:	881,455 S.F. (1.8 ACRES)
PARCEL 2:	848,185 S.F. (1.8 ACRES)
ZONING:	C-1.5 GENERAL COMMERCIAL
PROPOSED CONVENIENCE MARKET:	5,915 S.F.
PROPOSED DRIVE-THRU QSR:	2,000 S.F.
PROPOSED QSR:	1,800 S.F.
PROPOSED FUELING CANOPY:	4,080 S.F.
PROPOSED CAR WASH:	1,968 S.F.
TOTAL BUILDING AREAS:	15,763 S.F.
REQUIRED SETBACKS:	
FRONT:	10'
STREET SIDE:	15' (BEAR VALLEY)
INTERIOR SIDE:	0'
REAR:	0'
PROPOSED FUELING:	(5) MULTI-PRODUCT DISPENSERS (MPD) WITH DIESEL
PARKING REQUIRED:	C-STORM: 1 PER 200 S.F. TOTAL REQUIRED = 5,915/200=30
PARKING PROPOSED:	23 STANDARD SPACES 2 ACCESSIBLE SPACES 4 EVCS 1 AIR RATER SPACE 30 SPACES PROVIDED, COMPLEX
PARKING REQUIRED:	10 FUELING POSITIONS PROVIDED 9 VACUUM SPACES PROVIDED QSR 1 (DRIVE-THRU): 1 PER 100 S.F. QSR 2: 1 PER 100 S.F. = 2,000/100=20 = 1,800/100=18 DRIVE-THRU STACKING CREDIT = (2) TOTAL REQUIRED = 20 + 18 - 2 = 36
PARKING PROPOSED:	36 STANDARD SPACES 2 ACCESSIBLE SPACES 2 EVCS 39 SPACES PROVIDED, COMPLEX

LEGEND	
	NEW LANDSCAPE
	NEW DRAINAGE BASIN, SEE CIVIL DWGS
	PROPERTY LINE
	ACCESSIBLE ROUTE

DEMOGRAPHICS

POPULATION

	3 Miles	5 Miles	10 Miles
2024 TOTAL POPULATION	55,167	152,708	341,073
2024 TOTAL DAYTIME POPULATION	41,637	123,942	297,211
WORKERS	8,978	30,655	87,915
RESIDENTS	32,659	93,287	209,296

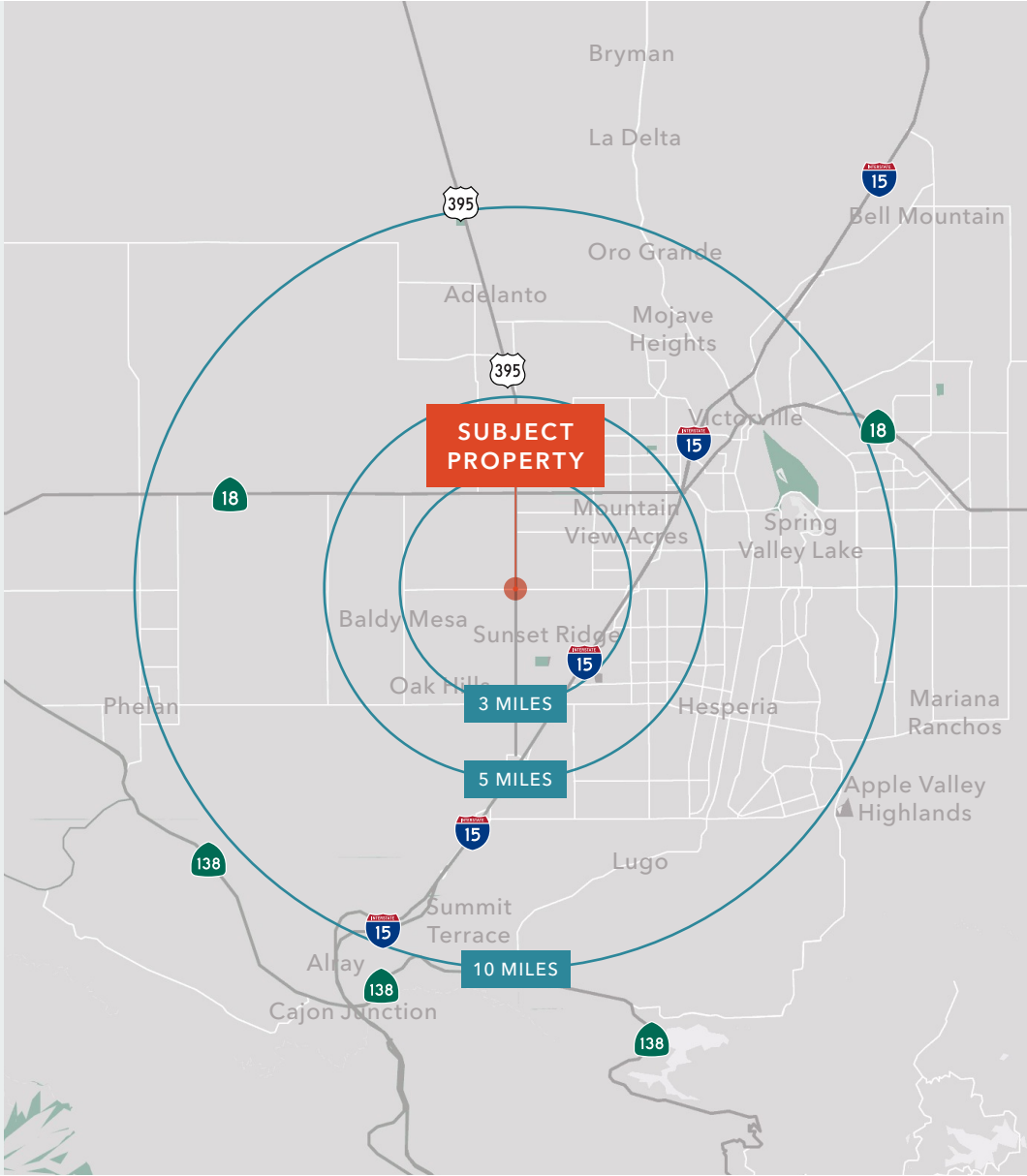
HOUSEHOLD INCOME

	3 Miles	5 Miles	10 Miles
2024 AVERAGE	\$107,492	\$98,871	\$94,616
2029 PROJECTED	\$125,840	\$116,091	\$111,023

→ VIEW COMPLETE ESRI DEMOGRAPHIC REPORT

→ VIEW DERRIGO TRADE AREA REPORT

Data Source: ©2024 Esri



CITY OF VICTORVILLE

Victorville is located in Southern California at the high-point between Los Angeles and Las Vegas, Victorville is the leading city for both industry and retail in the High Desert region.

Victorville is a growing, vibrant community that is home to approximately 135,000 residents and some of the area's largest employers. New homes that are affordable along with abundant mountain vistas, family-friendly recreational activities, spectacular sunsets and breathtaking night skies entice residents. They are within a few hours of SoCal beaches, National Parks, mountain retreats, and Ontario International Airport is less than an hour away.

Victorville offers a central location with easy freeway access, is located off I-15, US-395 and SR-18 between Los Angeles and Las Vegas—just 40 miles from I-10 and I-40. Other nearby main routes include SR-58, SR-60, I-215, I-210 and SR-138.

Through Southern California Logistics Airport (SCLA), Victorville offers multimodal

capabilities, including ground transportation services. Once at SCLA, cargo can be cleared and transported to the west and points eastward within 24-hours.

Victorville is the multi-modal transportation hub of Southern California. Victorville brings ground, rail and air transportation together creating a pro-business, fast-track environment. As a result, an estimated 60% of all goods moving into and out of Southern California travel through Victorville.

Quick Facts

By 2028, the Victor Valley is projected to have close to half a million residents. Of this population, over 54% live in Victorville.

Victorville is an affordable City located in SoCal with more than half of all homes under \$500,000.

