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ADDRESS

Bear Valley Rd & Mesa Linda St.
Victorville, CA 92392

PROPERTY OVERVIEW

±16.67ac at the southwest corner of Bear Valley Rd & Mesa Linda St. Versatile large commercially zoned parcel situated at a signalized corner. Over 1,000 feet of frontage along Bear Valley Rd just one intersection east of Hwy 395. Existing residential development surrounds this site with new communities on the horizon in close proximity. Average daily traffic count in excess of 50,000. Centralized location in close proximity to both Interstate 15 & Highway 395. Amazing development potential to serve this high growth region. The High Desert is poised to blast off – the high-speed train to Las Vegas and The Barstow International Gateway are just two proposed projects which will create tons of jobs and in turn the need for even more new rooftops.

APN:

3071-511-02

MUNICIPALITY

Victorville| County of San Bernardino

ZONING

C2-Commercial

SIZE

±16.67 acres

ASKING PRICE FOR SALE

\$3,450,000



SITE

VIEW TO THE WEST



SITE

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

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 tenants to better serve the local shopping demand. The Mall of Victor Valley hosts 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..



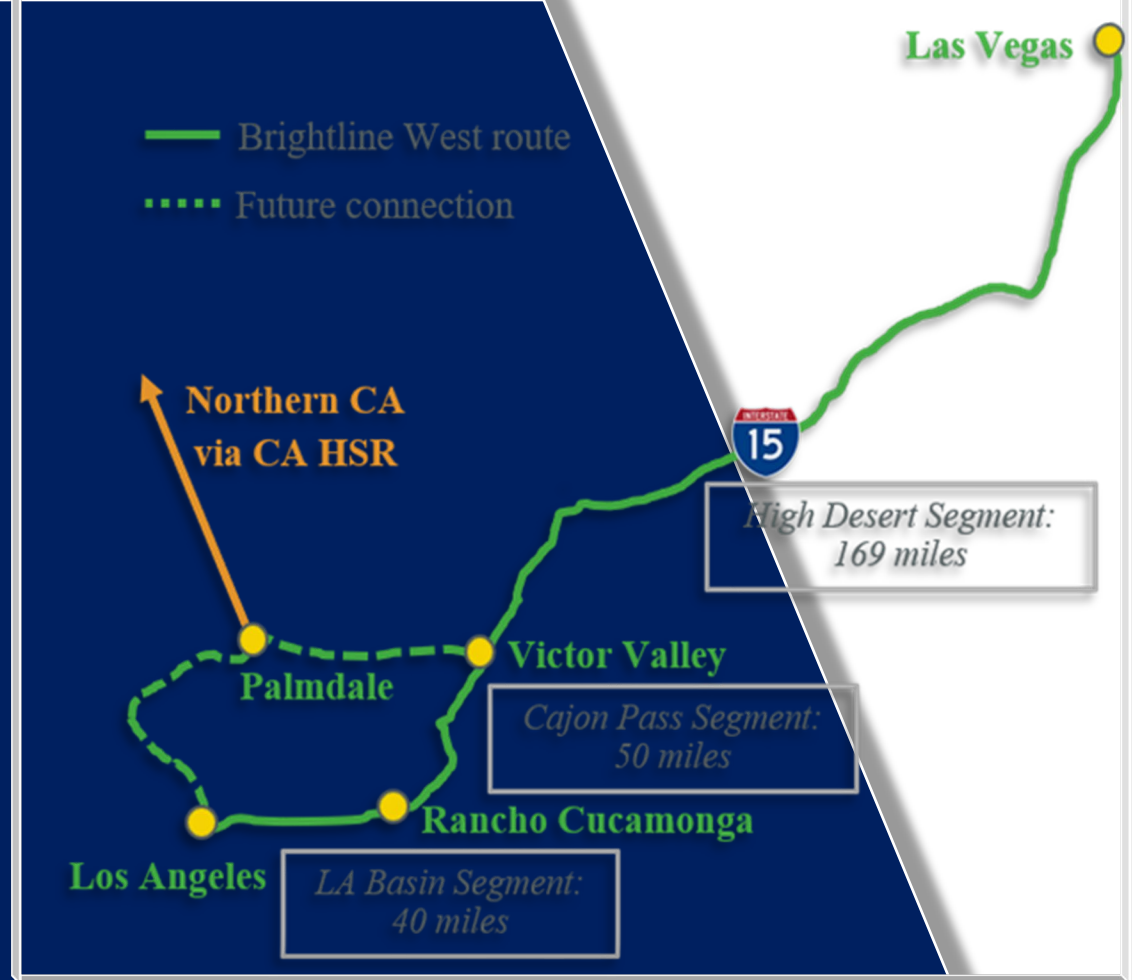


BARSTOW INTERNATIONAL GATEWAY PROJECT



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.