

COMMERCIAL LAND FOR SALE

PRIME DEVELOPMENT OPPORTUNITY: 16.9 ACRES ON HESPERIA ROAD, VICTORVILLE, CA

±16.9 Acres Hesperia Road, Victorville, CA 92395



ECONOMIC DATA

SALE PRICE: \$850,000

PROPERTY INFORMATION

COUNTY: San Bernardino
MARKET: Inland Empire North
SUBMARKET: High Desert

LISTING DATA

AVAILABLE SF: ±736,164

PROPERTY OVERVIEW

Presenting an exceptional opportunity, this ±16.9-acre property, located along Victorville's bustling Hesperia Road corridor, offers prime land ready for commercial development. Zoned General Commercial 2 (C-2T), the site is perfectly positioned to capitalize on the region's rapid growth and strategic location.

The parcels are situated within a dynamic industrial, commercial, and residential environment. To the east, the property is surrounded by major industrial users such as Coca-Cola, Nutro, Church & Dwight Co., Americold, and Goodyear, while the west features a mix of commercial and residential properties, ensuring significant traffic and visibility.

This site is ideally located to take advantage of several large-scale regional projects currently under construction or development, including:

Silverwood Community: A ±15,000 unit master-planned community in Hesperia, set to bring substantial new residential demand to the area.

Brightline High-Speed Rail: A transformative rail line connecting Southern California to Las Vegas, enhancing transportation infrastructure and connectivity.

Barstow International Gateway (BIG): A ±4,000-acre, integrated rail facility, featuring a rail yard, intermodal facility, and warehouses designed to facilitate transloading of international freight, further strengthening the region's logistics capacity.

This property is primed for development, whether for retail, office space, or mixed-use projects, given its strategic location along a major transportation corridor with strong industrial and residential growth nearby. Don't miss the chance to secure a stake in Victorville's bright future—contact us today for more details and to schedule a viewing of this rare, high-potential site.

Donald P. Brown
dbrown@lee-associates.com
D 760.684.4203

Joseph Hisquierdo
jhisquierdo@lee-associates.com
D 760.684.8206

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

COMMERCIAL LAND FOR SALE

PRIME DEVELOPMENT OPPORTUNITY: 16.9 ACRES ON HESPERIA ROAD, VICTORVILLE, CA

±16.9 Acres Hesperia Road, Victorville, CA 92395



Donald P. Brown
dbrown@lee-associates.com
D 760.684.4203

Joseph Hisquierdo
jhisquierdo@lee-associates.com
D 760.684.8206

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

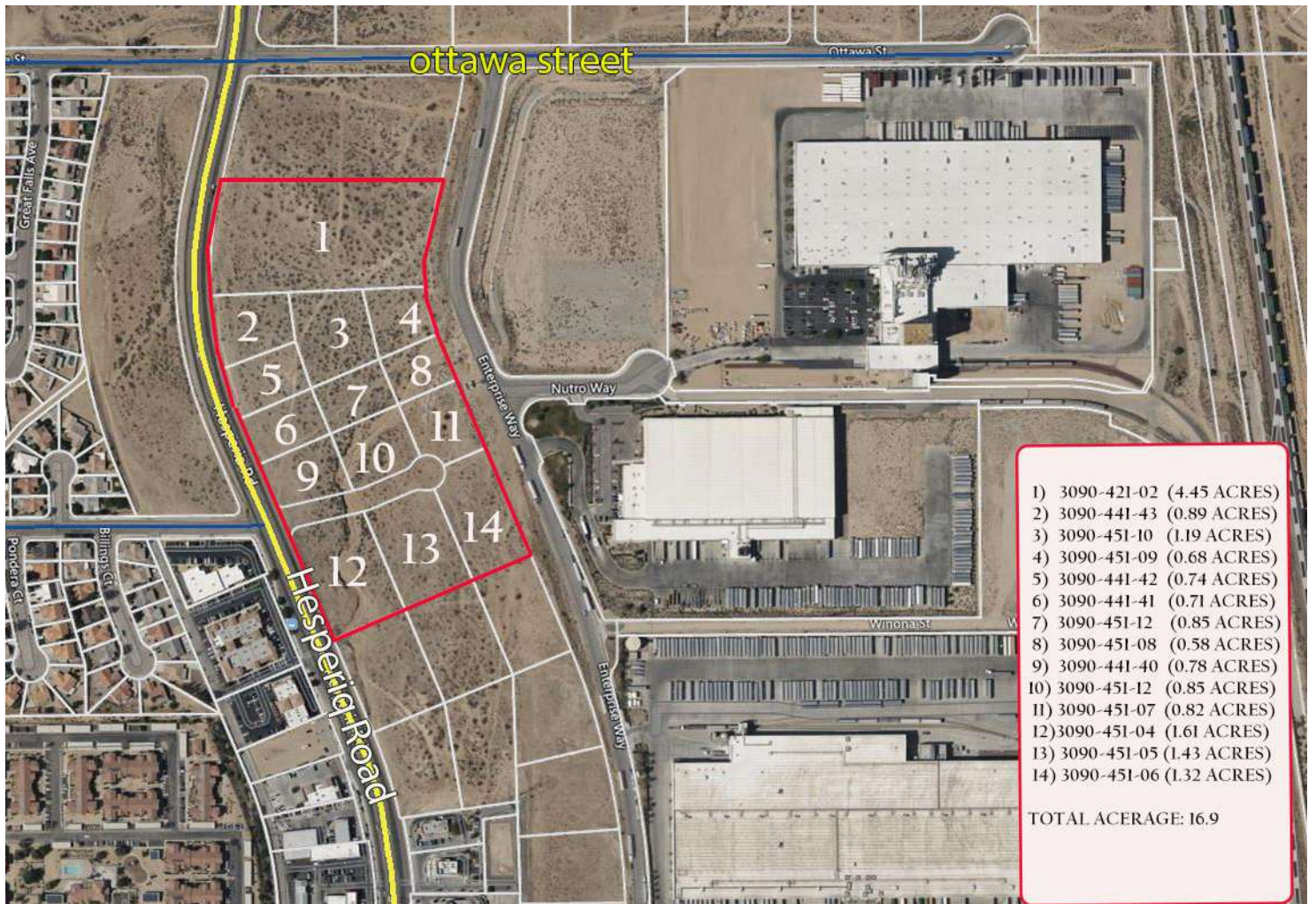
COMMERCIAL LAND FOR SALE

PRIME DEVELOPMENT OPPORTUNITY: 16.9 ACRES ON HESPERIA ROAD, VICTORVILLE, CA

±16.9 Acres Hesperia Road, Victorville, CA 92395



COMMERCIAL REAL ESTATE SERVICES



- 1) 3090-421-02 (4.45 ACRES)
- 2) 3090-441-43 (0.89 ACRES)
- 3) 3090-451-10 (1.19 ACRES)
- 4) 3090-451-09 (0.68 ACRES)
- 5) 3090-441-42 (0.74 ACRES)
- 6) 3090-441-41 (0.71 ACRES)
- 7) 3090-451-12 (0.85 ACRES)
- 8) 3090-451-08 (0.58 ACRES)
- 9) 3090-441-40 (0.78 ACRES)
- 10) 3090-451-12 (0.85 ACRES)
- 11) 3090-451-07 (0.82 ACRES)
- 12) 3090-451-04 (1.61 ACRES)
- 13) 3090-451-05 (1.43 ACRES)
- 14) 3090-451-06 (1.32 ACRES)

TOTAL ACERAGE: 16.9

APNs

Donald P. Brown
dbrown@lee-associates.com
D 760.684.4203

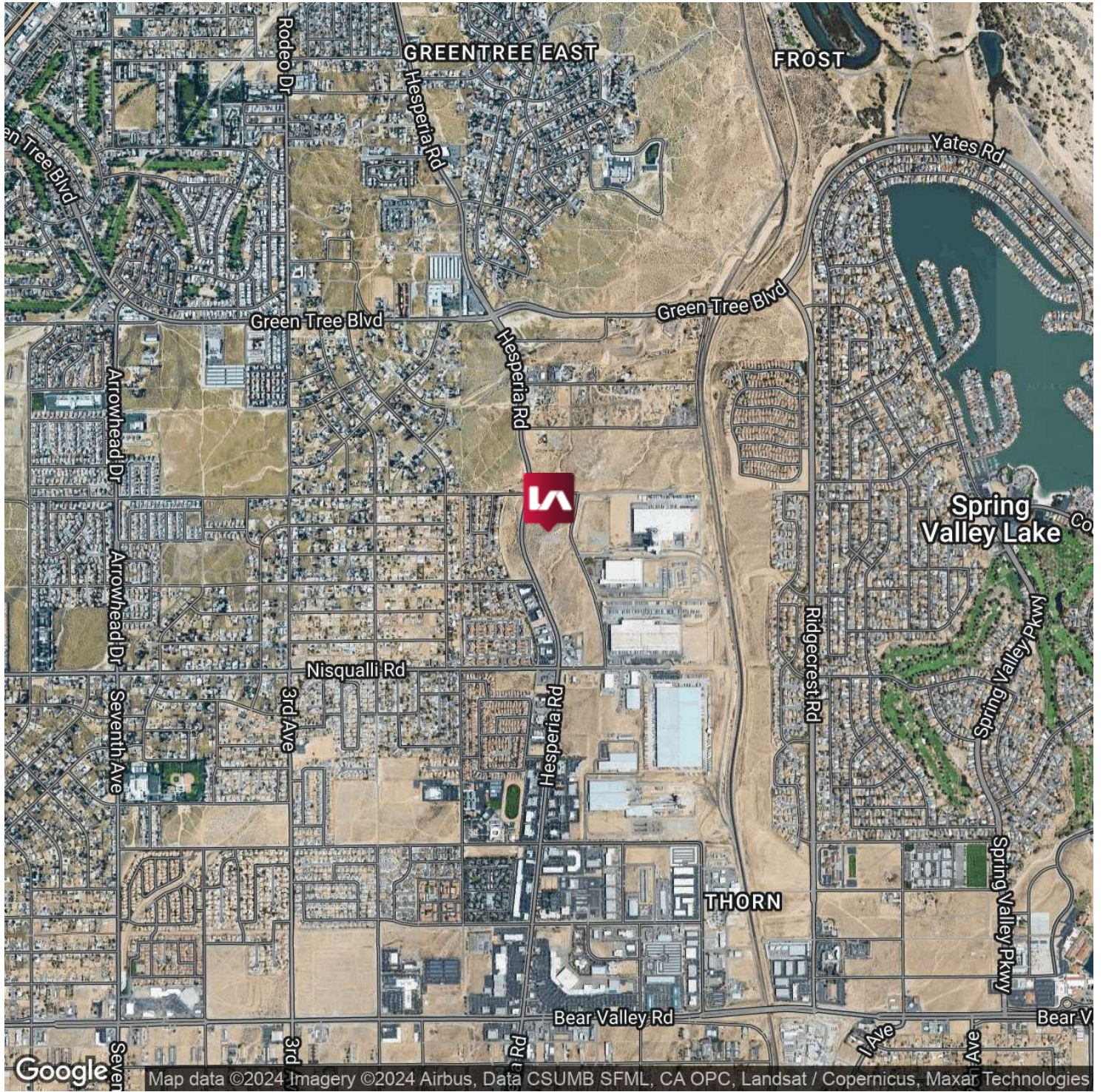
Joseph Hisquierdo
jhisquierdo@lee-associates.com
D 760.684.8206

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

COMMERCIAL LAND FOR SALE

PRIME DEVELOPMENT OPPORTUNITY: 16.9 ACRES ON HESPERIA ROAD, VICTORVILLE, CA

±16.9 Acres Hesperia Road, Victorville, CA 92395



Donald P. Brown
dbrown@lee-associates.com
D 760.684.4203

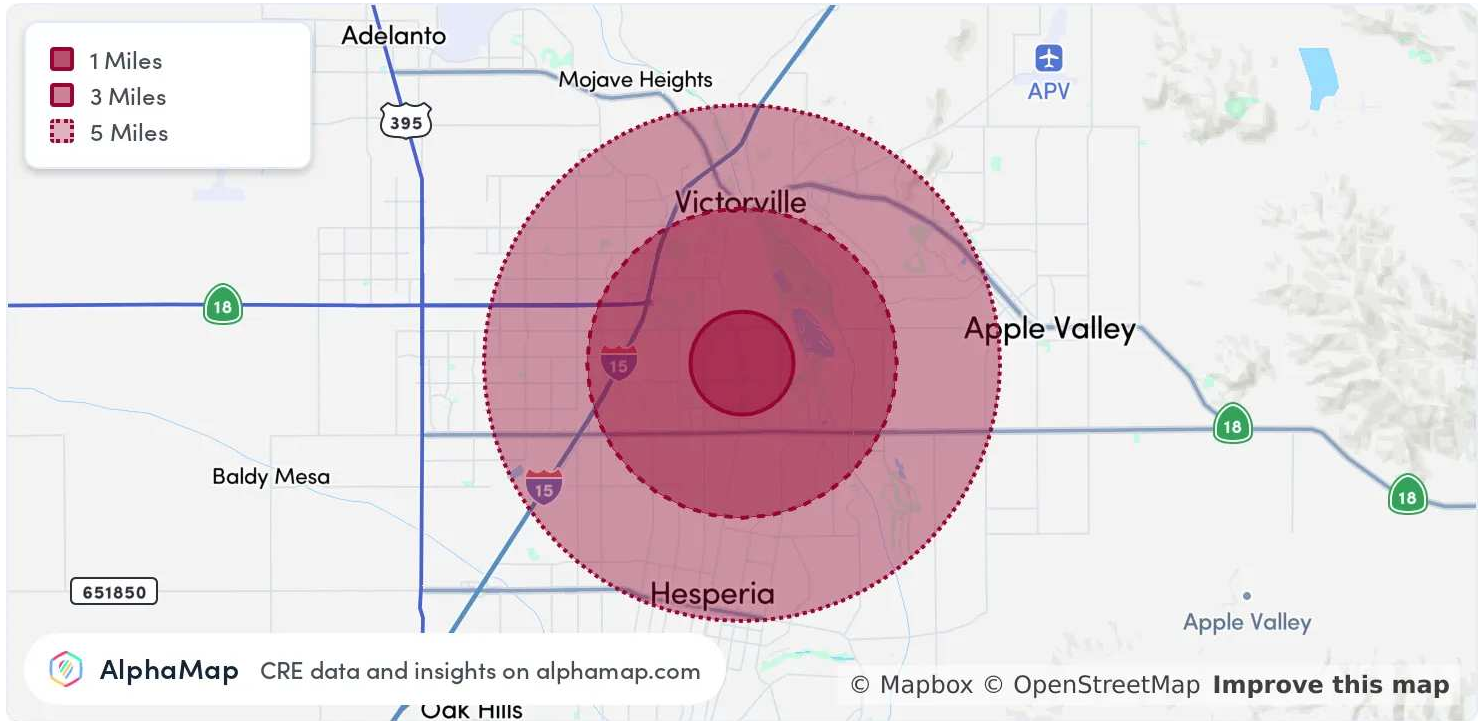
Joseph Hisquierdo
jhisquierdo@lee-associates.com
D 760.684.8206

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

COMMERCIAL LAND FOR SALE

PRIME DEVELOPMENT OPPORTUNITY: 16.9 ACRES ON HESPERIA ROAD, VICTORVILLE, CA

±16.9 Acres Hesperia Road, Victorville, CA 92395



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,511	70,553	184,525
Average Age	35	37	37
Average Age (Male)	34	36	36
Average Age (Female)	37	38	38

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,067	22,579	57,182
Persons per HH	3.1	3.1	3.2
Average HH Income	\$74,956	\$84,902	\$90,028
Average House Value	\$373,334	\$400,272	\$411,503
Per Capita Income	\$24,179	\$27,387	\$28,133

Map and demographics data derived from AlphaMap

Donald P. Brown
dbrown@lee-associates.com
D 760.684.4203

Joseph Hisquierdo
jhisquierdo@lee-associates.com
D 760.684.8206

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.