

AVAILABLE FOR LEASE



NOW BREAKING GROUND!

THE VICTOR VALLEY CONNECTION NWC BEAR VALLEY RD & 2ND AVE, VICTORVILLE, CA 92395



PROPERTY FEATURES

- ±36 Acre mixed use development including both commercial and residential.
- Build To Suit, Ground Lease and Purchase Opportunities available.
- Located on the major retail artery of Bear Valley Rd with approximately 54,000 CPD at the intersection of Bear Valley Rd and 2nd Ave.
- In direct route to I-15 Freeway.
- Immediately adjacent to Desert Valley Hospital with approximately 1,000 employees. In 2021, Desert Valley Hospital served approximately 32,000 patients.
- Nearby tenants include: Vons, Walgreens, CVS, Ross, Dollar Tree, Bank of America, In-N-Out and Starbucks.
- Approximately six schools within a 1-mile radius.
- Home to a multitude of local destinations such as California Route 66 Museum, Mojave Narrows Regional Park, Old Town Victorville Veterans Memorial and more.

3 MILE RADIUS DEMOS

87,117
POPULATION



\$66,203
AVERAGE
HOUSEHOLD
INCOME

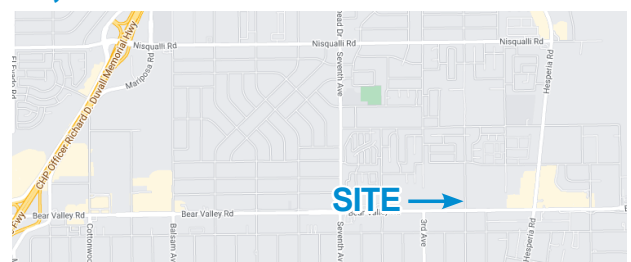
DAYTIME
DEMOGRAPHICS

48,871

TRAFFIC COUNTS

At Bear Valley Rd:

54,055 CPD



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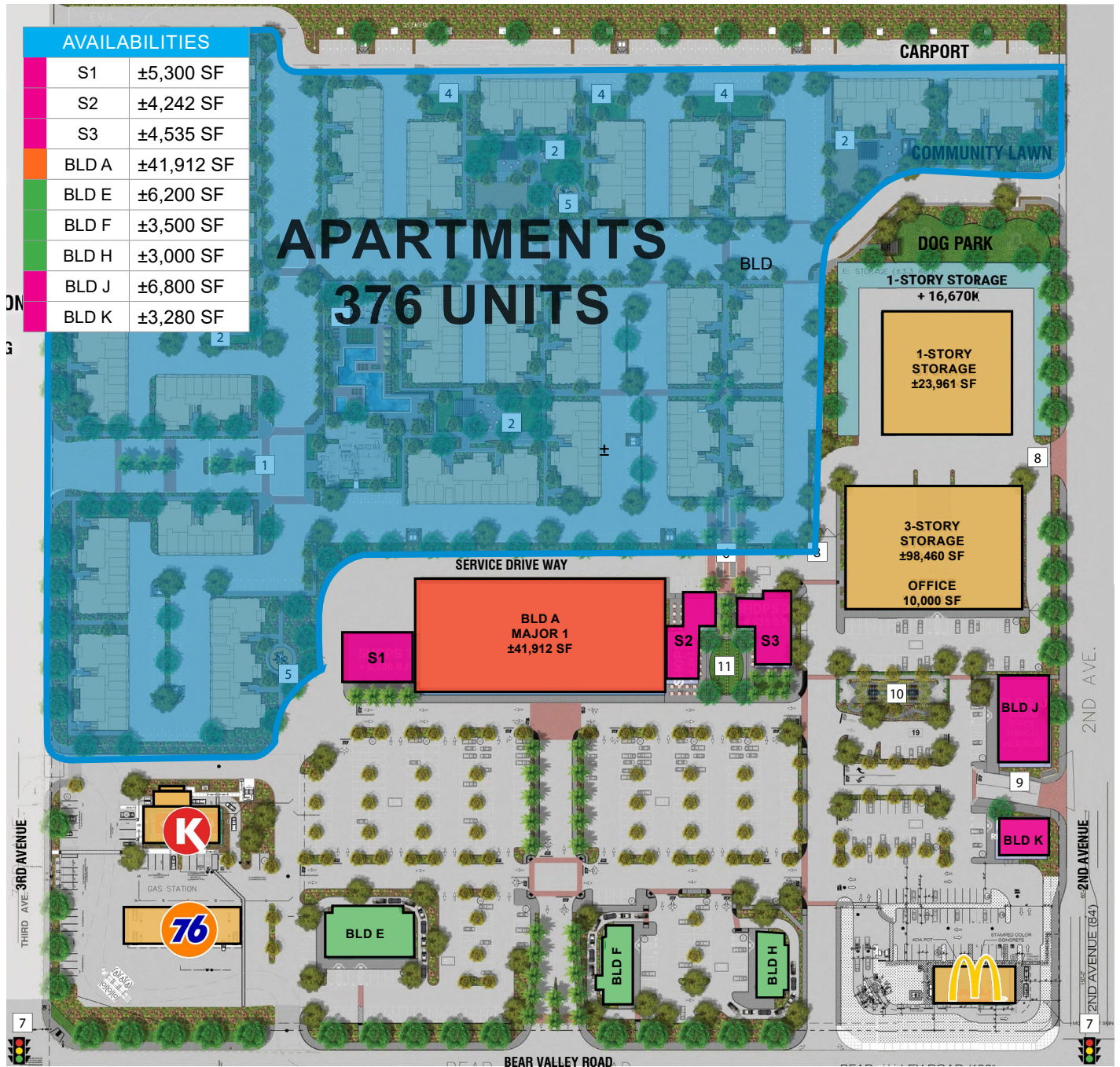
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The Victor Valley Connection	1 mi radius	3 mi radius	5 mi radius
Victorville, CA			
Population			
2022 Estimated Population	8,372	87,117	200,735
2027 Projected Population	8,521	91,924	208,931
2020 Census Population	8,198	85,303	197,693
2010 Census Population	7,400	74,714	171,597
Projected Annual Growth 2022 to 2027	0.4%	1.1%	0.8%
Historical Annual Growth 2010 to 2022	1.1%	1.4%	1.4%
2022 Median Age	32.9	32.3	31.7
Households			
2022 Estimated Households	2,394	25,335	57,724
2027 Projected Households	2,511	27,497	61,845
2020 Census Households	2,331	24,692	56,642
2010 Census Households	2,158	22,062	50,272
Projected Annual Growth 2022 to 2027	1.0%	1.7%	1.4%
Historical Annual Growth 2010 to 2022	0.9%	1.2%	1.2%
Race and Ethnicity			
2022 Estimated White	32.5%	33.7%	33.5%
2022 Estimated Black or African American	12.8%	13.3%	14.4%
2022 Estimated Asian or Pacific Islander	4.6%	4.9%	5.0%
2022 Estimated American Indian or Native Alaskan	1.6%	1.8%	1.8%
2022 Estimated Other Races	48.6%	46.3%	45.3%
2022 Estimated Hispanic	60.0%	58.7%	57.3%
Income			
2022 Estimated Average Household Income	\$82,490	\$66,203	\$72,674
2022 Estimated Median Household Income	\$69,662	\$63,405	\$68,967
2022 Estimated Per Capita Income	\$23,633	\$19,300	\$20,943
Business			
2022 Estimated Total Businesses	552	2,246	5,494
2022 Estimated Total Employees	5,179	18,632	43,745
2022 Estimated Employee Population per Business	9.4	8.3	8.0
2022 Estimated Residential Population per Business	15.2	38.8	36.5



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