

VICTORVILLE TOWNE CENTER - VALLARTA SUPERMARKET ANCHORED CENTER

±25,700 SF PAD, ±1,080 SF - ±2,160 SF SHOP SPACE & ±29,397 SF THEATER AVAILABLE

12353 Mariposa Road, Victorville, CA 92395



ROXY KLEIN

Senior VP, Retail Leasing & Sales
O: 909.576.4259 | C: 909.576.4259
roxy@progressiverep.com
DRE #01264392

MONICA DAL BIANCO - WEST

VP, Retail Leasing & Sales
O: 909.230.4500 | C: 714.483.4682
monica@progressiverep.com
DRE #01878514

PROGRESSIVE
REAL ESTATE PARTNERS

Presented By



ROXY KLEIN

Senior VP, Retail Leasing & Sales

T 909.576.4259 | C 909.576.4259

roxy@progressiverep.com

CalDRE #01264392



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VP, Retail Leasing & Sales

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monica@progressiverep.com

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Confidentiality & Disclaimer

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All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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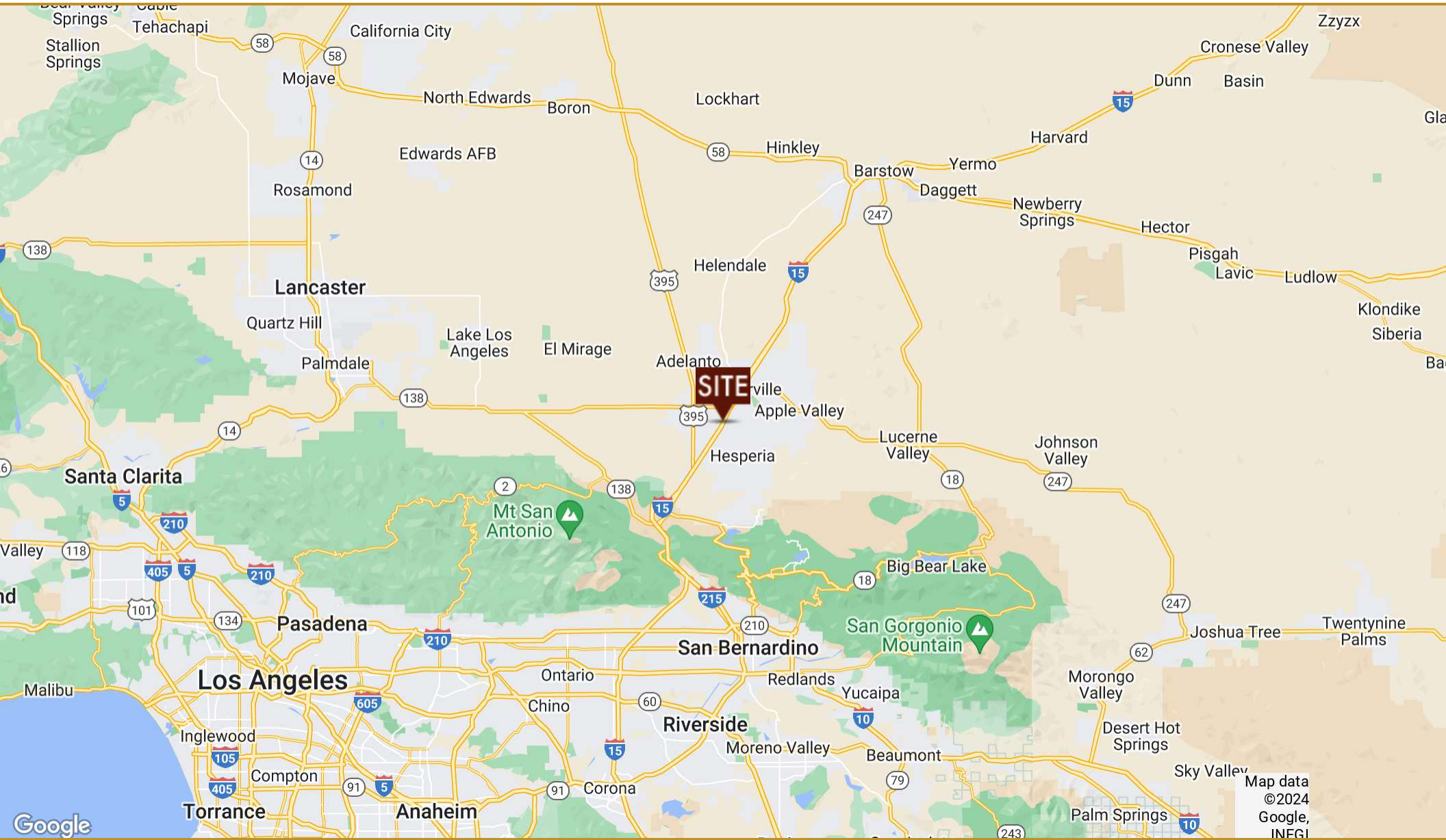
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PROPERTY HIGHLIGHTS



- ±25,700 SF Pad with Freeway Visibility for Lease
- ±1,080 SF - ±2,160 SF Shop Space for Lease
- ±29,397 SF Free Standing 10 Screen Movie Theater for Lease
- Anchored by a ±75,040 SF Vallarta Grocery Store that according to SiteSeer Pro is their #2 location
- Co Jr. Anchors include Planet Fitness (Top 12% Nationwide), Best Deal Furniture, & Inland Empire Health Plan with over 1.5M members
- Entire ±166,417 SF shopping center has excellent visibility from the I-15 Freeway which averages over 94,000 CPD
- Population of over 302,000 people within a 20 minute drive time.
- Conveniently located in close proximity to the Mall of Victor Valley that includes Macy's, Dicks Sporting Goods, Barnes & Noble, JC Penney, and 100 more stores

REGIONAL MAP



SITE PLAN

12353 Mariposa Road Victorville, CA 92395

UNIT	TENANT	SF
A1/A3	The Love Store	7,500
B-1	Planet Fitness	23,980
C-1	Best Deal Furniture	23,325
MAJA1	IEHP	23,547
D-1	Dentist	1,800
D-2	Global Insurance	1,200
D-3	Total Wireless	1,200
E-1	AVAILABLE	29,397
F-1	Italian Bakery	2,190
F-2	Tikal Express Taxes	810
F-3	Taris Jewelry	1,080
F-4	AVAILABLE	1,080
F-5/6	Zen Beauty Nails	2,160
F-7	Aqua Pura	1,080
F-8	AVAILABLE	1,080
F-9	Smoke Shop	1,080
F-10	Taxes Immigration	1,080
F-11	Hair Salon	1,080
F-12/13	Pho Saigon Le	2,160
F-14	Michoacana	1,080
F-15	Yey's Place	1,080
F-16/17	Potentially Available	2,160
Pad 1	AVAILABLE	25,700
Pad 2	Pollo Campero	23,958

 Available
 Not A Part
 Potentially Available



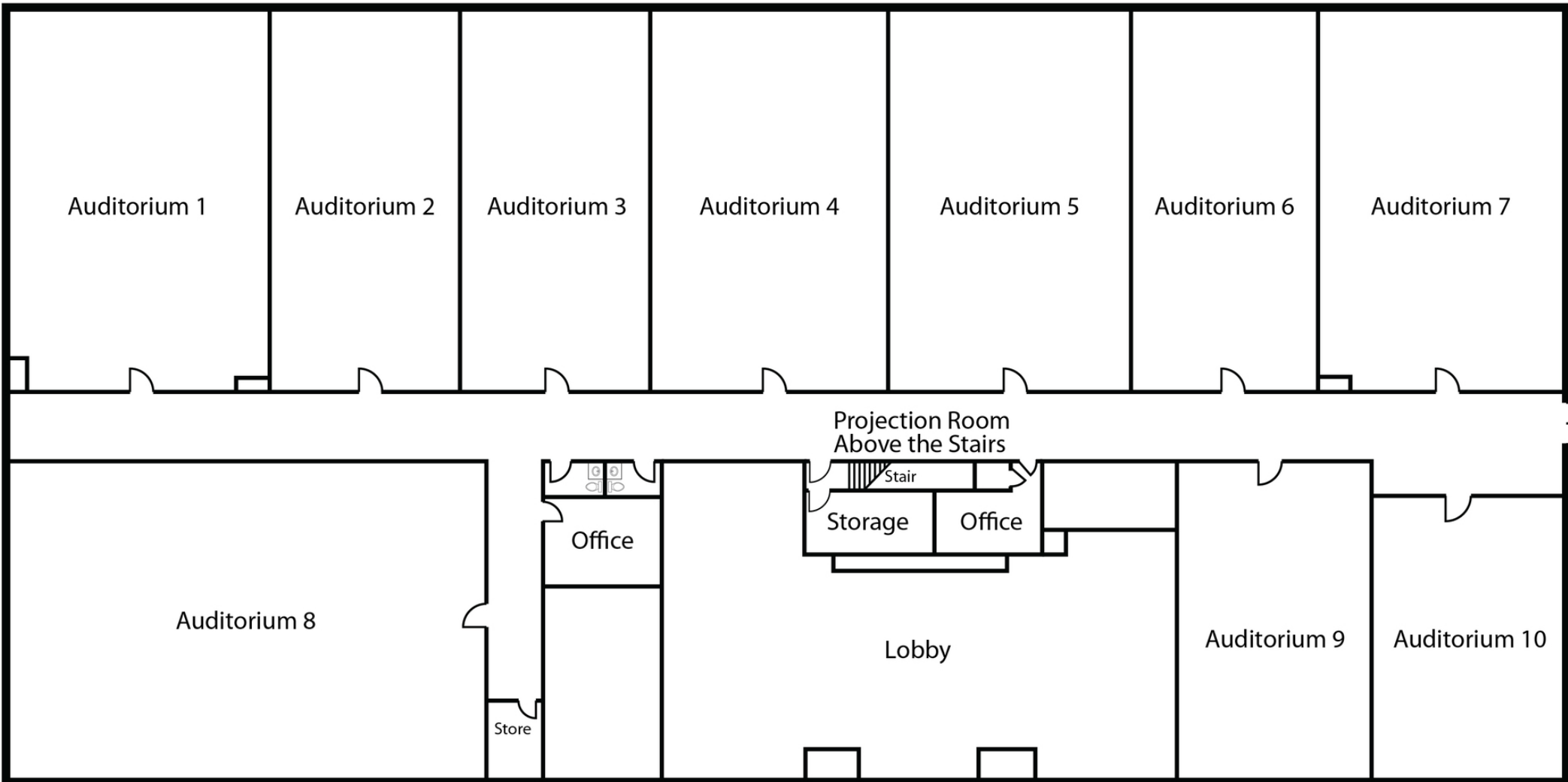
THEATER BUILDING FOR LEASE



THEATER INTERIOR PHOTOS



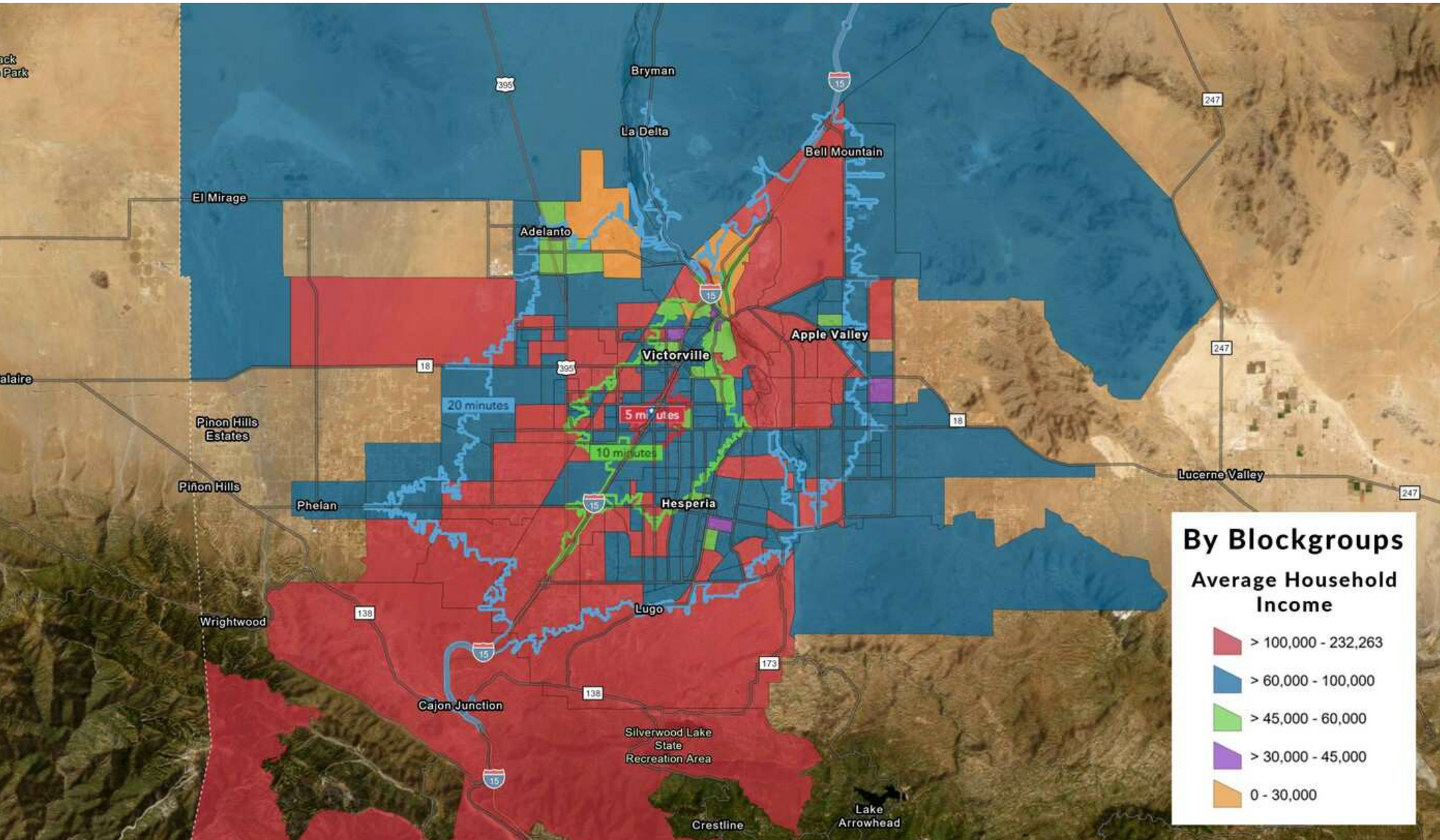
FLOOR PLAN



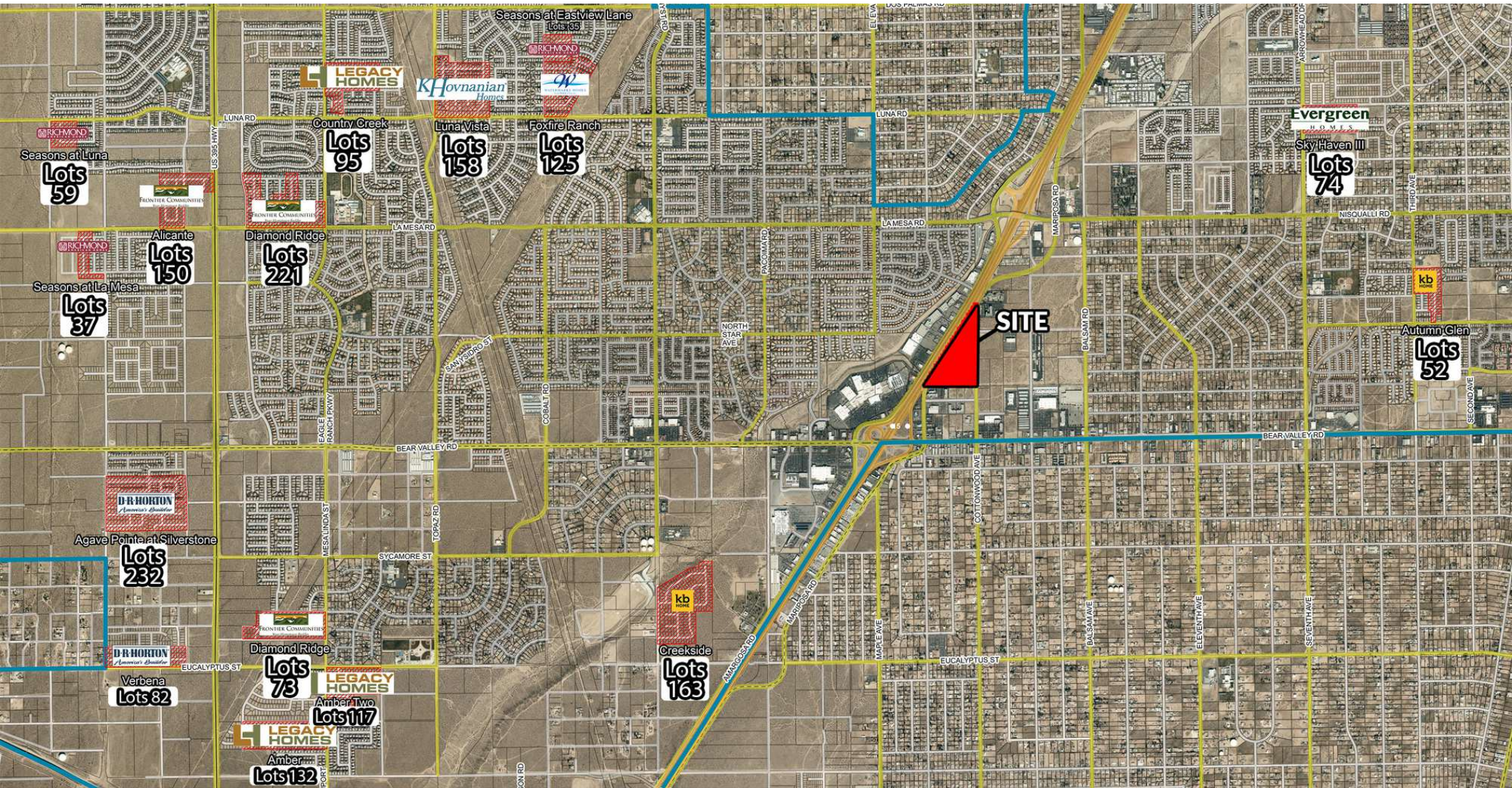
RETAILER MAP



AVERAGE HOUSEHOLD INCOME MAP



ACTIVE FAMILY HOME DEVELOPMENTS



DEMOGRAPHICS

	5 min	10 min	20 min
<u>POPULATION</u>			
2025 Total Population	26,908	145,872	302,082
2025 Median Age	32.3	31.8	32.7
2025 Total Households	7,830	42,088	86,971
2025 Average Household Size	3.4	3.5	3.4
<u>INCOME</u>			
2025 Average Household Income	\$89,591	\$97,804	\$104,436
2025 Median Household Income	\$73,364	\$75,723	\$81,642
2025 Per Capita Income	\$26,138	\$28,288	\$30,125
<u>BUSINESS SUMMARY</u>			
2025 Total Businesses	1,187	4,484	7,709
2025 Total Employees	8,793	32,054	54,658
RACE POPULATION			
White	32.8%	32.0%	35.7%
Black or African American	12.0%	13.7%	13.0%
Asian	5.1%	5.2%	5.1%
Hispanic	65.3%	63.6%	61.9%
Other	30.7%	30.2%	28.0%

