

**PALMDALE RD
VICTORVILLE, CA 92395**

PRICE SLASHED FOR IMMEDIATE PURCHASE!



RYAN TRAVIS

760.983.2594 RTravis@KurschGroup.com
BRE # 01358790 Corporate BRE # 01896143

12180 Ridgcrest Rd., Suite 232 Victorville, CA 92395
760.983.2383 www.KurschGroup.Com



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SITE

ADDRESS

Palmdale Rd.
Victorville, CA 92395

PROPERTY OVERVIEW

- ±5ac Vacant Land Offering situated along the south side of Palmdale Rd / CA State Route Hwy 18 approx. 1.4 miles west of US Hwy 395 within the City of Victorville.
- The zoning for this parcel is PUD (Planned Unit Development) – with an underlying High Density Residential (HDR) requirement.
- Less than a mile and a half west of Hwy 395 & Hwy 18 intersection – Walmart Anchored Shopping Center & Stater Bros Anchored Shopping Center.
- New Residential Communities being developed in the immediate vicinity.

ZONING

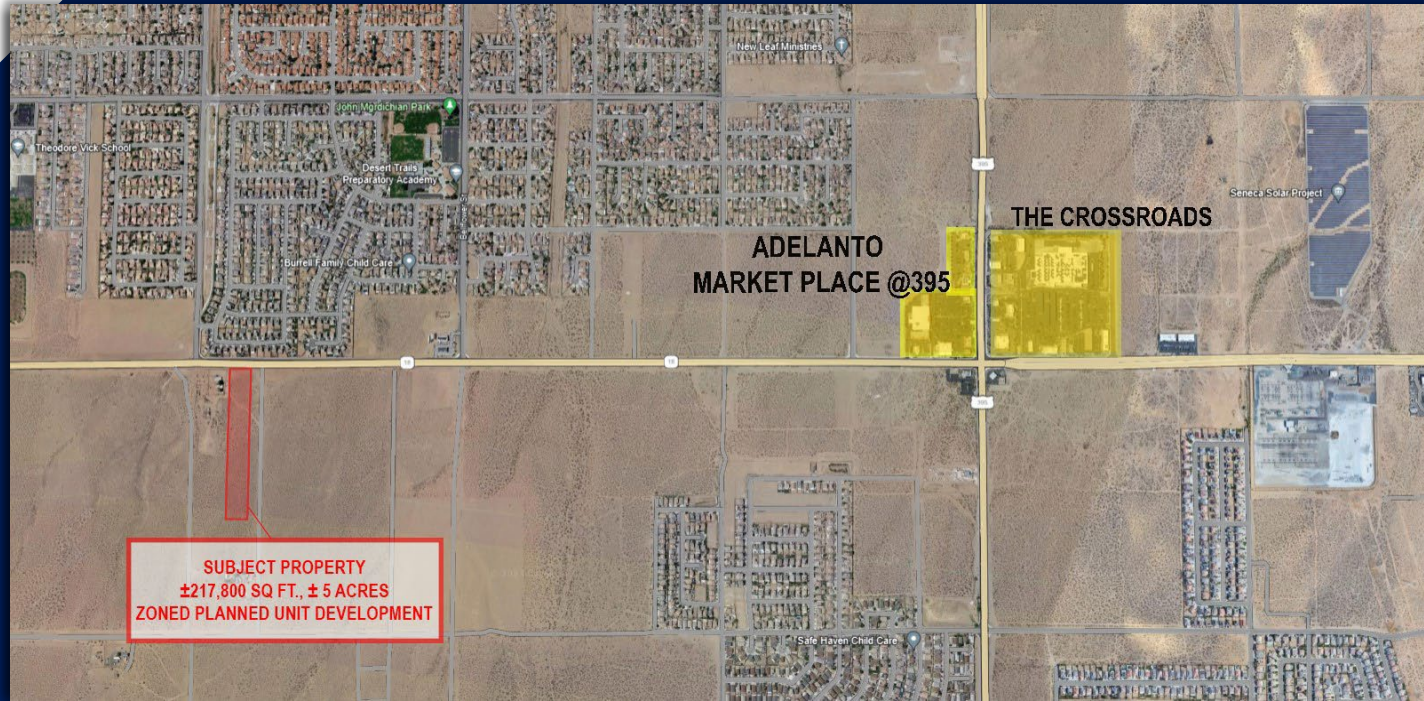
PUD (Planned Unit Development)



ASKING PRICE NOW

\$199,000

Shopping Centers Map





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, The Habit Burger Grill, Pieology, Ono Hawaiian BBQ, and Sonic Drive-In. Nektar Juice Bar offers healthy options. Whatever your palate craves, you'll find it at our Restaurant Row.

Dunia Plaza, just south of the Mall of Victor Valley, features a Lowe's Home Improvement, Kohl's, Walmart, Michael's Crafts, and Staples to name a few. Dunia Plaza is adjacent to the High Desert's dining destination, Restaurant Row that features 19 eateries including Cracker Barrel, BJ's as well as Pancho Villa's to name a few. Dunia Plaza and Restaurant Row are some of our most desirable retail locations because of their immediate frontage to more than 98,000 daily vehicles along I-15.

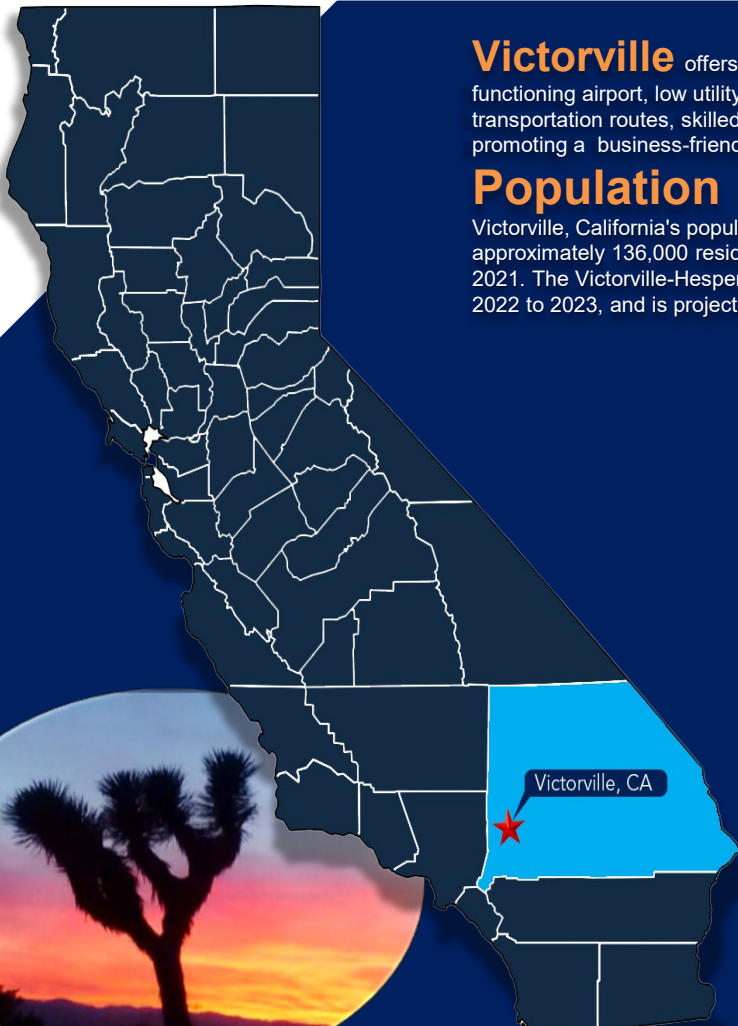


THE CROSSROADS & ADELANTO MARKETPLACE @395

The Crossroads & Adelanto Marketplace @ 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 & Adelanto Marketplace are located on Palmdale Road and US Hwy 395



Shopping Centers



Victorville offers several advantages to other locations in the region, including a fully functioning airport, low utility costs, investments made in the City's infrastructure, proximity to major transportation routes, skilled labor force, family-friendly community and a strong commitment to promoting a business-friendly environment and fast-tracking permitting process.

Population

Victorville, California's population has grown 11.5% since 2020, increasing from around 128,000 to approximately 136,000 residents. In 2022, the population was 134,417, a 1.12% increase from 2021. The Victorville-Hesperia-Apple Valley metro area's population also increased by 2.95% from 2022 to 2023, and is projected to increase by 2.36% from 2023 to 2024.

