

VILLAGE CENTER

±18,200 SF JR ANCHOR & ±2,100 - ±2,785 SF AVAILABLE FOR LEASE

12550 Amargosa Rd., Victorville, CA 92392



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PROGRESSIVE  
REAL ESTATE PARTNERS

# EXECUTIVE SUMMARY



## PROPERTY HIGHLIGHTS

- ±18,200 SF Jr Anchor Space Available
- ±2,785 SF Built Out Medical Office Available
- ±2,100 SF Endcap Built Out Office Available
- Visible to the 15 freeway with easy access from the Nisqualli off-ramp on the north and the Bear Valley off-ramp to the south
- Co-tenants include Sprouts, Hobby Lobby, PetSmart, AAA, Outback Steakhouse, La-Z-Boy, Jack in the Box, St. Mary High Desert Imaging Center, and many other national and regional tenants.
- Located immediately to the north of the Mall of Victor Valley, home to Macy's, J.C. Penney, Barnes & Noble, Cinemark Theatres and Dick's Sporting Goods.
- Per Placer.ai, 3.4 million visits annually.

# SITE PLAN

Village Center: 3.4 million visits annually per Placer.ai



# RETAILER MAP



Imagery ©2025 Airbus,

# INTERIOR PHOTOS



±18,200 SF Jr Anchor Space (12550-A)



±2,785 SF Former Medical Office (12550-B)



±2,100 SF Built Out Office (12420-C)

# DEMOGRAPHICS

	1 mi	3 mi	5 mi
<b>POPULATION</b>			
2025 Total Population	10,677	92,499	201,523
2025 Median Age	32.9	32.3	32.4
2025 Total Households	3,050	26,897	58,212
2025 Average Household Size	3.5	3.4	3.4
<b>INCOME</b>			
2025 Average Household Income	\$99,449	\$93,129	\$105,981
2025 Median Household Income	\$87,345	\$77,453	\$82,571
2025 Per Capita Income	\$28,481	\$27,137	\$30,678
<b>BUSINESS SUMMARY</b>			
2025 Total Businesses	516	2,652	5,518
2025 Total Employees	4,197	18,110	38,170

## Presented By



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