

# SALE / LEASE

## CENTRAL VICTOR VALLEY HARD CORNER

13738 Bear Valley Road Hesperia, CA 92345



### OFFERING SUMMARY

Sale Price:	\$695,000
Lease Rate:	\$1.11 SF/yr (Ground)
Available SF:	32,572 SF
Lot Size:	32,572 SF
Price / Acre:	\$929,455
Zoning:	C2
Market:	Victor Valley
Submarket:	Hesperia

### PROPERTY OVERVIEW

Central Victor Valley Hard Corner For Sale or Ground Lease. Zoned C2 - General Commercial zoning is intended to provide opportunities for the full range of retail and service businesses accessible from all areas of the city and surrounding communities for the purchase of primary shopper's goods. Permitted uses also include those listed in the C-1 zone. Other permitted uses include amusement enterprises, pet shops, commercial nurseries, automobile sales, veterinary clinic for small animals and automobile repair shops.

### PROPERTY HIGHLIGHTS

- ±55,000 average daily traffic counts
- Less than 2 miles from Interstate 15

**Bob Basen**  
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### LOCATION DESCRIPTION

±0.75 Acre Lot on a signalized corner of Bear Valley Road and 7th Ave. Parcel is less than 2 miles from Interstate and has over ±55,000 average daily traffic counts. Subject property is located on the southeast corner of Bear Valley Road and 7th Avenue on the border of Hesperia and Victorville. Directly across the street from Food for Less, Rite Aid and Metro PCS. Adjacent property features Arco and Little Cesar's Pizza. Property is less than 2 miles from the Mall of Victor Valley featuring anchor tenants Macy's and Dick's Sporting Goods. Convenient access to Restaurant Row on Amargosa Road, including Red Lobster, Olive Garden, Outback Steakhouse, Chili's, Apple Bee's, Johnny Carino's, Freddy's Steakburgers and more. Property is zoned C-2 General Commercial - All utilities available at site. Central Victor Valley location along heavily traveled Bear Valley Road. I-15 north to Bear Valley Road, exit and turn right, heading East. Property is on the southeast corner of Bear Valley Road and 7th Avenue.

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