

Victor Valley Town Center

NEC Bear Valley Road & Hesperia Road, Victorville, CA 92395

FOR LEASE



**1,500±-3,375± SF
AVAILABLE**



**PADS AVAILABLE
FRONTING BEAR VALLEY RD.
FOR GROUND LEASE/
BUILD-TO-SUIT/SALE**



**Lease Incentives
Available**
*Motivated Landlord



SHOPPING CENTER ANCHORED BY VONS, ROSS, PETCO AND FIVE BELOW

FEATURES:

- 1,500± - 3,375± SF spaces available for immediate occupancy
- Ideal for retail, office, and restaurant uses
- Signalized intersection boasts over 70,000± cars per day between Bear Valley Road and Hesperia Road
- I-15 Freeway access from Bear Valley Road
- Retail Pad fronting Bear Valley Road with excellent visibility (Drive-thru possible); Ground Lease, BTS or Sale.
- Co-Anchor pads available for sale or lease
- NNNs budgeted at \$0.80 PSF

Demographics

Source: CoStar 2024	1 mile	3 mile	5 mile
2024 Population (Estimated)	8,557	67,266	186,512
2029 Population (Projected)	8,700	69,157	190,405
Daytime Employee Population	8,316	19,325	53,209
Average Household Income	\$77,857	\$86,079	\$81,532

Traffic Counts

Source: CoStar 2022	ADT
Bear Valley Road East of Hesperia Road	46,022
Hesperia Road North of Bear Valley Road	24,943

JOIN:



five BELOW



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The above information, while not guaranteed, has been secured from sources we believe to be reliable.
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

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SUITE	SF	TENANT/NOTES	SUITE	SF	TENANT/NOTES
1A	---		3L-M	---	Chinese Restaurant
1B-C	---	Gators	3N	---	Dentist
2A	---	Jewelry	3P	1,875±	AVAILABLE - Can be combined for approximately 3,375± SF
2B	---	Cell Repair	4A	1,500±	
2C	---	Tobacco	4B	---	Sally Beauty
2D	---	Hear USA	4C	---	Salon
2E	---	InterValley Health	5A-E	---	Children's Dental
2F	---	Sushi Restaurant	5F	---	Eyebrow Threading
2G-J	---	Dalton & Associates	5G	---	Five Below
2K	---	Rythum & Ride	6A	---	Nails Plus
2L	---	Yoga	6B	---	Nutrishop
2M-N	---	Mexican Restaurant	6C	---	Cosmetic Addiction
2P	---	Spa	PAD C	---	Verizon Wireless
3A	---	Donuts	D1	---	Tutti Frutti
3B	---	Postal Annex	D2	---	Great Clips
3C	---	Bee Tea	D3	---	Subway
3D	---	Bee Tea	D4	---	Starbucks
3E	---	Acceptance Insurance	PAD 1* 0.47± Acres AVAILABLE		
3F-G	---	Wingstop	PAD 2* 2.5± Acres AVAILABLE (Divisible)		
3H-J	---	Tri-City Cleaners	*All Pads Available for Ground Lease, BTS, or Sale (Contact Broker for Details)		
3K	---	Waba Grill			

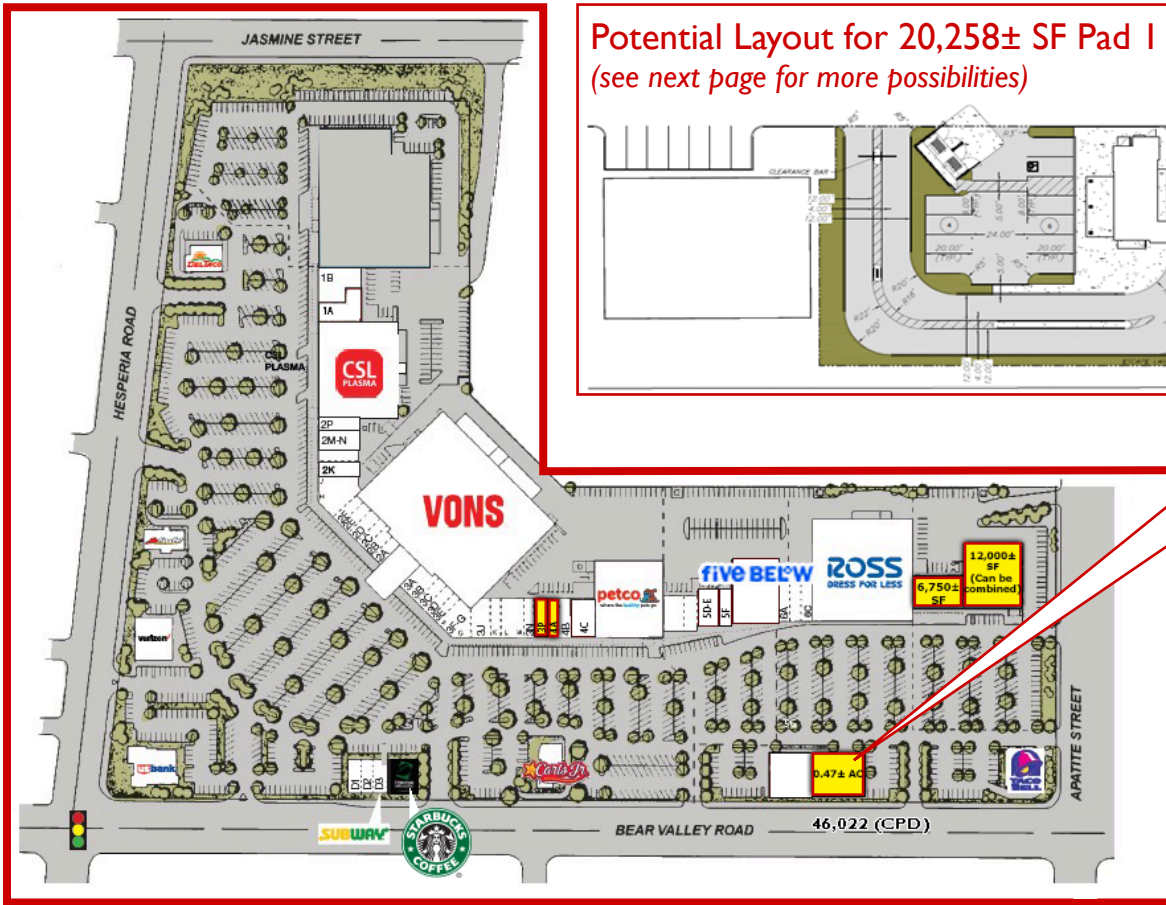
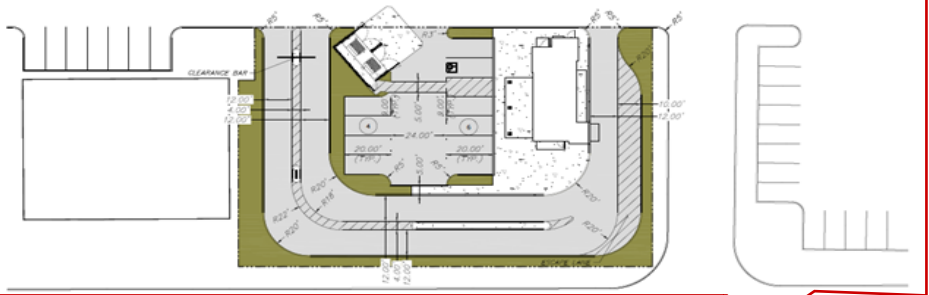


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Potential Layout for 20,258± SF Pad I
(see next page for more possibilities)



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