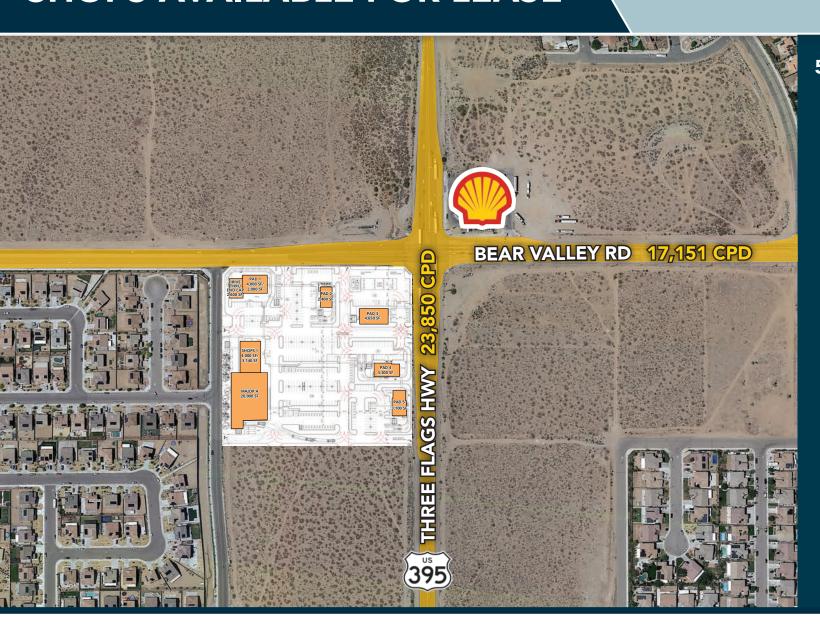
ANCHOR, PADS & SHOPS AVAILABLE FOR LEASE

SWC Bear Valley Rd & Hwy 395 Victorville, CA



5 MILE DEMOGRAPHICS



ESTIMATED POPULATION

123,985



AVERAGE HOUSEHOLD INCOME

\$94,488



DAYTIME POPULATION

21,225



TRAFIC COUNTS Bear Valley Rd & Hwy 395 41,001 CPD

NICK WIRICK

951.669.1002 NICK.WIRICK@SRSRE.COM DRE#: 01304661

BRIAN MELKESIAN

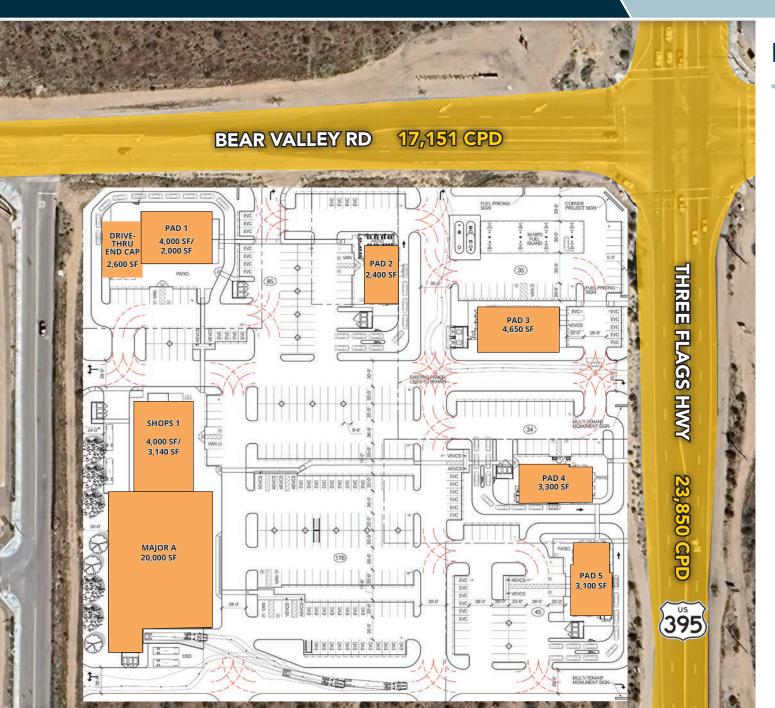
909-373-2943 BMELKESIAN@LEE-ASSOC.COM DRE# 01839590



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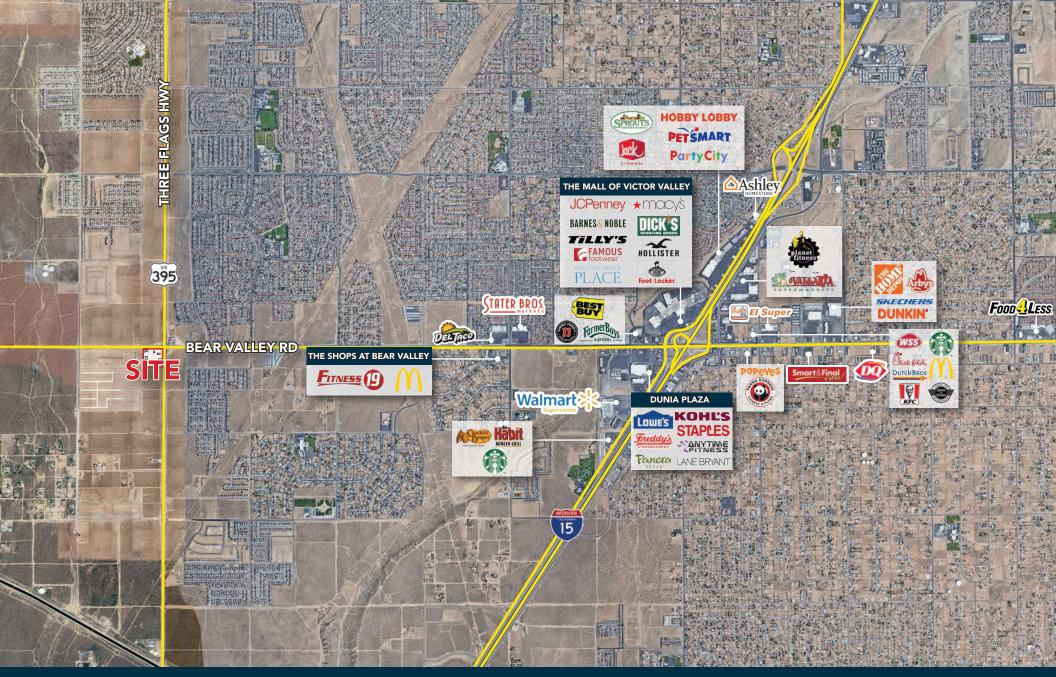
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ANCHOR, PADS & SHOPS AVAILABLE FOR LEASE



PROPERTY FEATURES

- ±49,190 SF of Retail
 Development at the
 Corner of Bear Valley Rd
 Why 395
- Anchor, Pads and Shops available for Lease
- Pinnacle Intersection at the Main North/South & East/West Arteries in the High Dessert
- Street Frontage Available on Highway 395 and within 3 miles of the 15 Freeway On/Off Ramp
- Ideal for Daily Needs,
 Quick Service Restaurants,
 Gas Station & Car Wash
 and Soft Goods



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