

# COMMERCIAL LAND FOR SALE 2 ACRES PALMDALE & PETALUMA ROADS

14285 Palmdale Road, Victorville, CA 92392



## ECONOMIC DATA

**SALE PRICE:** \$549,000.00

## PROPERTY INFORMATION

**COUNTY:** San Bernardino  
**MARKET:** Inland Empire North  
**SUBMARKET:** High Desert

## PROPERTY OVERVIEW

An excellent opportunity to acquire  $\pm 2$  contiguous acres (APN: 3105-371-01 & 02) of vacant commercial land at the corner of Palmdale Road (Highway 18) and Petaluma Road in Victorville. This high-visibility location sits along a heavily traveled arterial with convenient access to Interstate 15, making it well suited for a wide range of commercial development.

Surrounded by a strong mix of established residential neighborhoods and over 1,500 apartment units within a one-mile radius, the site offers a built-in customer base ideal for neighborhood-serving uses such as quick-service restaurants, convenience retail, healthcare, and personal services. The property is zoned C-2 (General Commercial), offering development flexibility in one of Victorville's most active growth corridors.

## PROPERTY HIGHLIGHTS

- Zoned General Commercial
- Prime location at Petaluma & Palmdale Roads
- Located in the Inland Empire North area

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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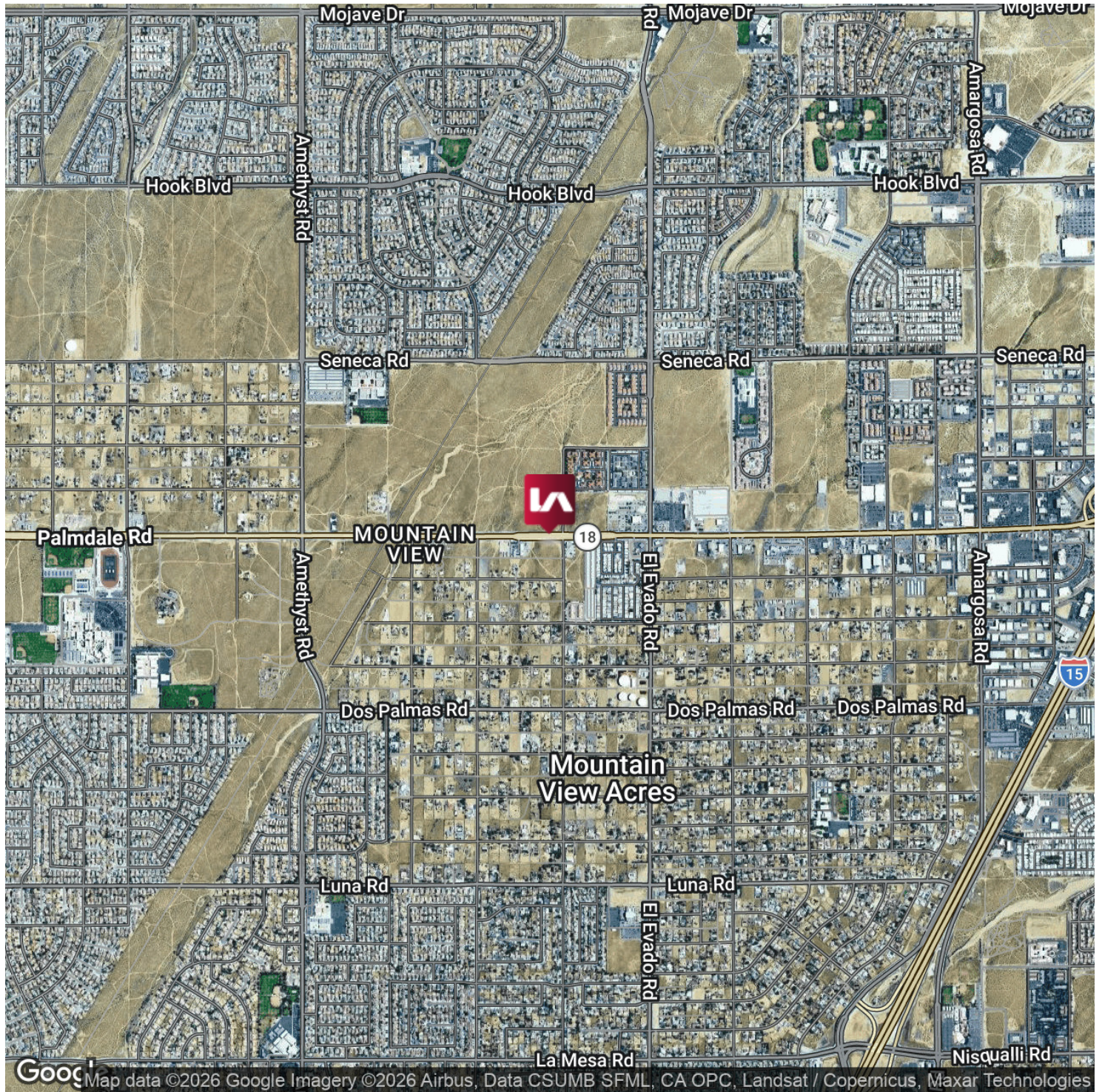


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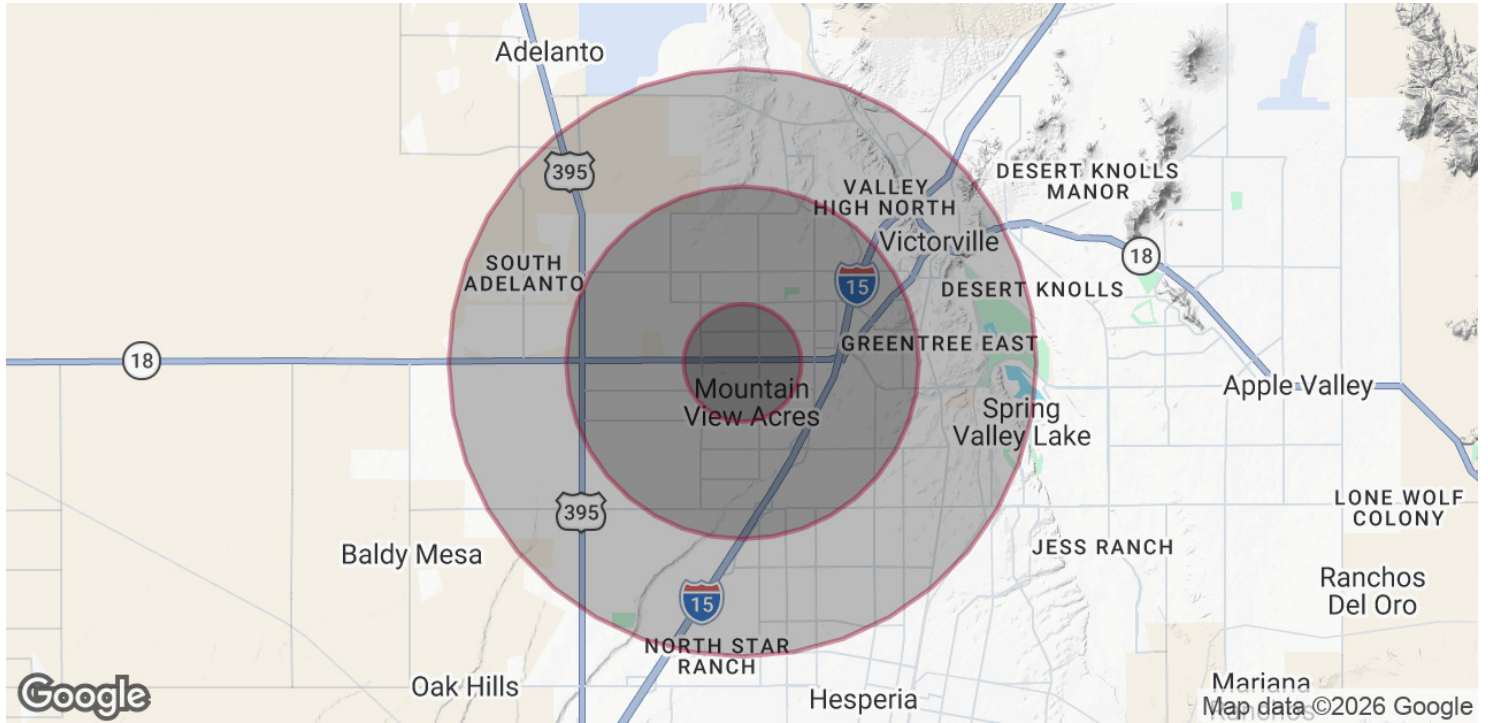


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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,334	100,430	194,756
Average Age	33	35	35
Average Age (Male)	32	34	34
Average Age (Female)	34	36	36

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,519	28,005	54,018
# of Persons per HH	3.5	3.6	3.6
Average HH Income	\$85,687	\$92,117	\$95,252
Average House Value	\$317,029	\$355,156	\$378,341

Demographics data derived from AlphaMap

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