

VILLAGE CENTER

±18,200 SF & ±2,785 SF AVAILABLE FOR LEASE

12550A 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 Former Medical Office Available
- This is the High Desert location where all retailers want to be!
- Village Center serves the entire High Desert trade area of over 400,000 people
- Located immediately to the north of the Mall of Victor Valley, home to Macy's, J.C. Penney, Barnes & Noble, Cinemark Theatres & Dick's Sporting Goods
- 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, 99 Cents only, Party City, and many other national and regional tenants

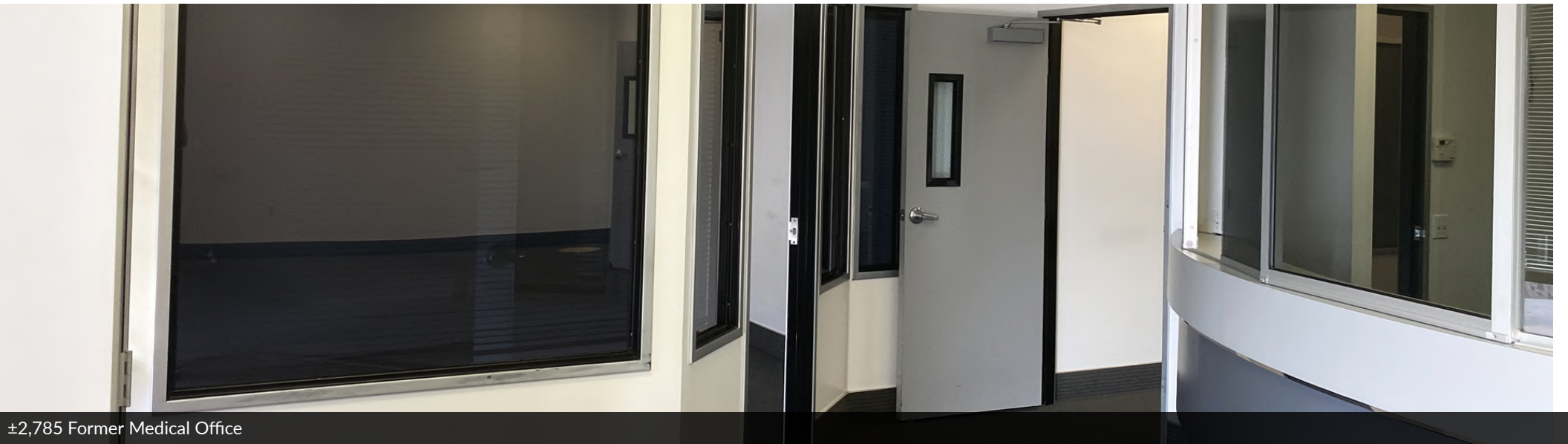
SITE PLAN



INTERIOR PHOTOS



±18,200 Jr Anchor Space



±2,785 Former Medical Office

DEMOGRAPHICS

	1 mi	3 mi	5 mi
POPULATION			
2023 Total Population	11,008	95,009	212,981
2023 Median Age	33.5	32.9	33.0
2023 Total Households	3,117	27,015	60,437
2023 Average Household Size	3.5	3.5	3.5
INCOME			
2023 Average Household Income	\$104,504	\$94,732	\$94,369
2023 Median Household Income	\$81,729	\$71,511	\$79,938
2023 Per Capita Income	\$29,651	\$26,988	\$26,836
BUSINESS SUMMARY			
2023 Total Businesses	482	2,547	5,385
2023 Total Employees	3,943	17,727	37,261

Presented By



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Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

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