



**NEW 91,000 SF COMMERCIAL COMPLEX  
SEEKING ANCHORS  
NWC BEAR VALLEY RD & 2ND  
VICTORVILLE, CA**



**BUILD TO SUIT,  
GROUND  
LEASE,  
PURCHASE,  
OPPORTUNITIES**



**PROGRESSIVE  
REAL ESTATE PARTNERS  
ROXY KLEIN  
CALL OR TEXT:  
(909) 576-4259  
DRE # 01264392  
PROGRESSIVE  
REAL ESTATE PARTNERS**

## Build to Suit, Ground Lease & Purchase

- *Grocery Stores*
- *Drive-Thru Restaurants*
- *Gyms*
- *Entertainment*
- *Dine in Restaurants*
- *Retail*
- *Medical*



## THE VICTOR VALLEY CONNECTION

CLICK ON THE LINK BELOW FOR A VIDEO OF THE PROJECT

[https://youtu.be/HI\\_fqCnGvnE](https://youtu.be/HI_fqCnGvnE)

# RENDERING | The Victor Valley Connection | Bear Valley Rd. Victorville, CA.



# The Victor Valley Connection | Bear Valley Rd. Victorville, CA

## Features

- Victor Valley Connection is a ± 36 acre mixed use development incorporating a ± 91,000 SF entertainment, shopping, & medical destination to the 450,000 people in the Victor Valley.
- Build To Suit, Ground Lease, & Purchase Opportunities exist for Grocery, Drive-Thru, Fitness, Restaurant, Medical, and Entertainment Businesses.
- Centrally located on Bear Valley Rd. between 2nd & 3rd Ave, with some of the best demographics in the High Desert. Over 271,176 people live within a 15 minute drive time of the site and the day time population includes over 24,259 within 3 miles.
- Over 1,200 feet of highly visible Bear Valley Road frontage with 2 traffic signals and at least 5 points of ingress/egress providing easy site access for the over 50,000 cars per day on Bear Valley Road & 2nd Avenue.
- Adjacent to the 148 bed, 1,000 employee Desert Valley Hospital. This award winning hospital had 7,179 admissions, 1,070 inpatient procedures, 597 surgeries, and its emergency room had 32,392 visits in the last year data was made available.
- Family oriented trade area with significantly lower cost of living than in the Los Angeles basin resulting in greater disposable income for retail spending.
- Retailers in the immediate area include: Vons, Walgreens, CVS, Ross Dress for Less, Dollar Tree, Petco, In N Out, Starbucks, and 24 Hour Fitness.
- A multi-family 17.5 acre residential development with approximately 250 units is scheduled to be built behind Victor Valley Connection's 18.5 acre commercial center.



# SITE PLAN | The Victor Valley Connection | Entire Mixed-Use Development



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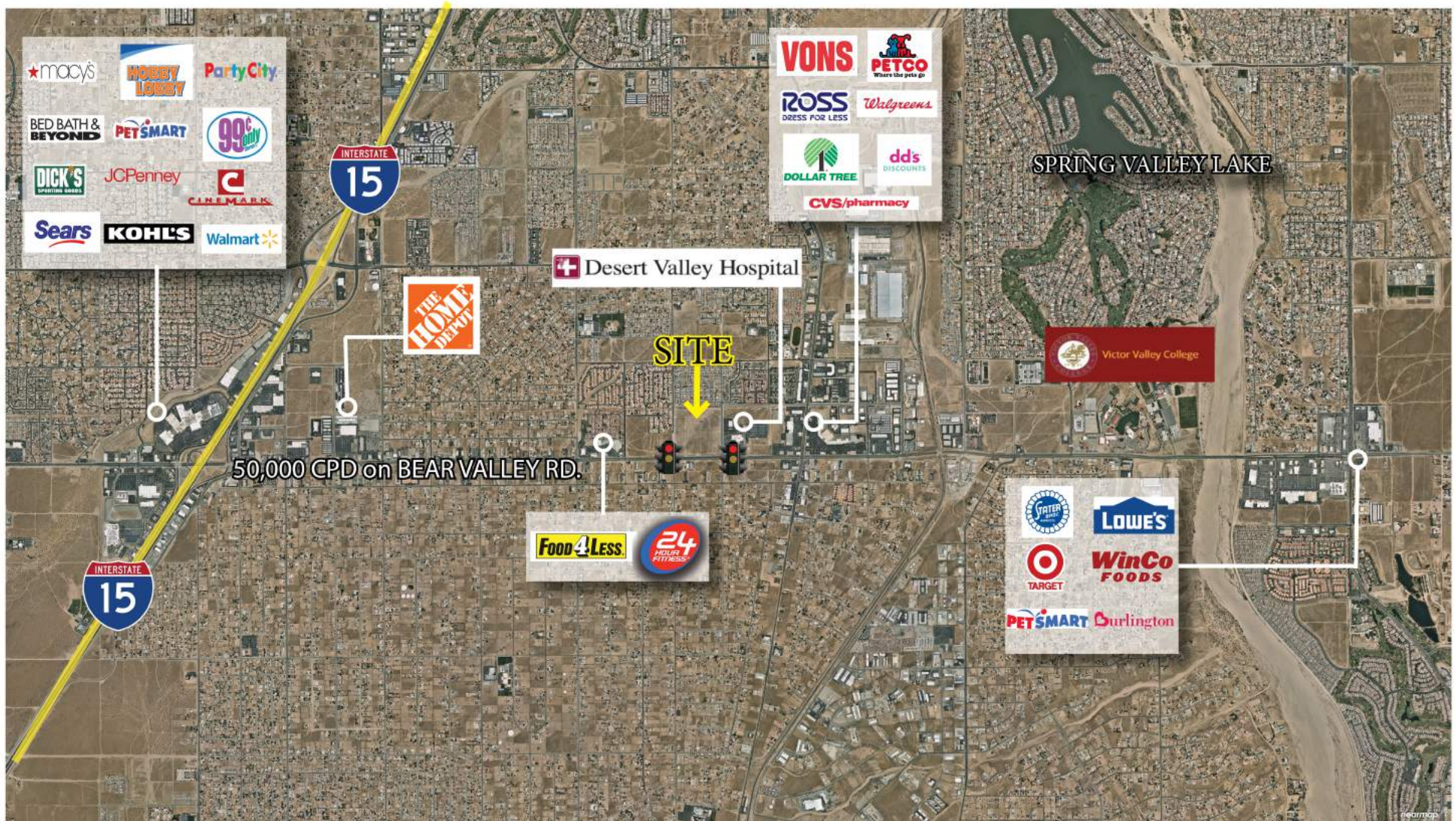
# SITE PLAN | The Victor Valley Connection | Commercial Availabilites



# AERIAL | The Victor Valley Connection | Bear Valley Rd. Victorville, CA.



# RETAILER MAP | The Victor Valley Connection | Bear Valley Rd. Victorville, CA.





# PAD USER MAP | The Victor Valley Connection | Bear Valley Rd. Victorville, CA.



# TRAFFIC GENERATORS | The Victor Valley Connection | Bear Valley Rd. Victorville, CA.



The Victor Valley Connection will be located adjacent to The Desert Valley Hospital, which has been serving the High Desert of Southern California for over 25 years. This award-winning hospital has 148 beds with a separate ER, urgent care, cardiac unit, and a delivery unit with over 1,000 employees.

Victor Valley College, approximately 2.5 miles from The Victor Valley Connection, enrolls close to 12,000 students who are earning degrees and certificates in 22 different fields.

Adjacent to Victor Valley College, is a brand-new bike and walking concrete trail along the Mojave River. This Riverwalk trail is a great spot for exercise and family fun.

About a mile away from the Mojave Riverwalk trail head, is the impressive Spring Valley Lakes Association, known as "The Jewel of the High Desert". Spring Valley Lakes is comprised of a beautiful 18-hole golf course, beach with swimming area, three parks, fourteen fishing areas, and over 4,200 individually owned residential lots.



# THE VICTOR VALLEY CONNECTION | BEAR VALLEY RD. VICTORVILLE, CA.



**FAMILY**

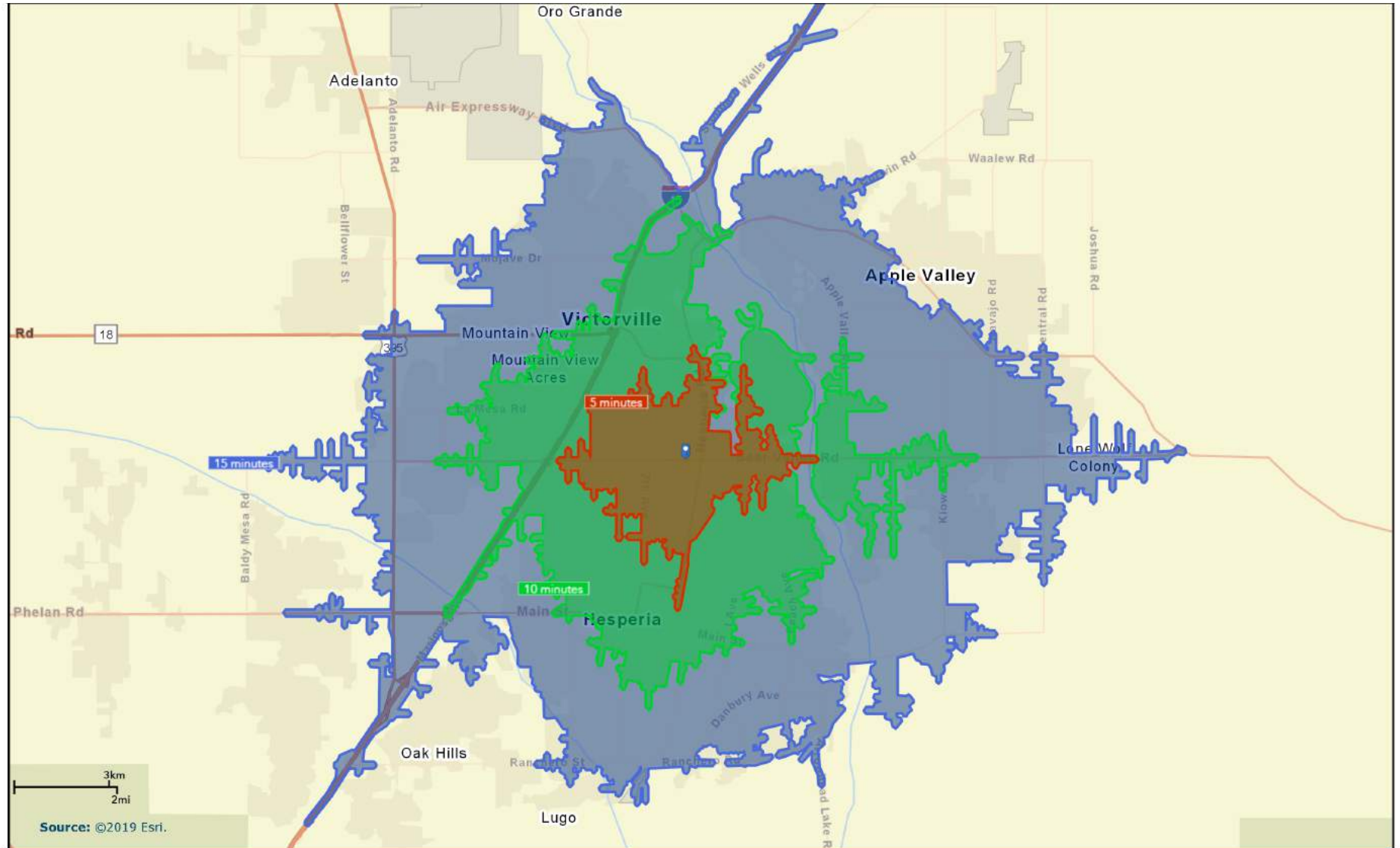


**FUN**



**FRIENDS**

# DEMOGRAPHICS MAP | The Victor Valley Connection | Bear Valley Rd. Victorville, CA



# DEMOGRAPHICS- 5 MIN. DRIVE TIME | The Victor Valley Connection | Bear Valley Rd. Victorville, CA.

Summary	Census 2010		2019		2024	
Population	21,557		23,338		24,386	
Households	6,581		6,977		7,253	
Families	5,045		5,342		5,549	
Average Household Size	3.27		3.34		3.35	
Owner Occupied Housing Units	3,571		3,391		3,641	
Renter Occupied Housing Units	3,010		3,586		3,612	
Median Age	29.0		30.0		30.9	
Trends: 2019 - 2024 Annual Rate	Area		State		National	
Population	0.88%		0.67%		0.77%	
Households	0.78%		0.62%		0.75%	
Families	0.76%		0.62%		0.68%	
Owner HHs	1.43%		0.79%		0.92%	
Median Household Income	3.55%		2.99%		2.70%	
Households by Income	2019		2024			
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,057	15.1%	877	12.1%		
\$15,000 - \$24,999	731	10.5%	591	8.1%		
\$25,000 - \$34,999	770	11.0%	674	9.3%		
\$35,000 - \$49,999	1,080	15.5%	969	13.4%		
\$50,000 - \$74,999	1,451	20.8%	1,510	20.8%		
\$75,000 - \$99,999	791	11.3%	996	13.7%		
\$100,000 - \$149,999	633	9.1%	971	13.4%		
\$150,000 - \$199,999	328	4.7%	490	6.8%		
\$200,000+	135	1.9%	174	2.4%		
Median Household Income	\$47,280		\$56,303			
Average Household Income	\$61,255		\$73,866			
Per Capita Income	\$18,369		\$22,030			
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,031	9.4%	2,081	8.9%	2,201	9.0%
5 - 9	1,908	8.9%	1,980	8.5%	2,103	8.6%
10 - 14	1,917	8.9%	1,865	8.0%	2,048	8.4%
15 - 19	1,884	8.7%	1,720	7.4%	1,818	7.5%
20 - 24	1,701	7.9%	1,839	7.9%	1,675	6.9%
25 - 34	3,094	14.4%	4,018	17.2%	4,067	16.7%
35 - 44	2,596	12.0%	2,676	11.5%	3,225	13.2%
45 - 54	2,552	11.8%	2,294	9.8%	2,222	9.1%
55 - 64	1,801	8.4%	2,182	9.3%	2,073	8.5%
65 - 74	1,110	5.1%	1,571	6.7%	1,712	7.0%
75 - 84	716	3.3%	817	3.5%	956	3.9%
85+	248	1.2%	294	1.3%	287	1.2%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,102	51.5%	10,956	46.9%	11,012	45.2%
Black Alone	2,526	11.7%	2,653	11.4%	2,717	11.1%
American Indian Alone	250	1.2%	265	1.1%	271	1.1%
Asian Alone	720	3.3%	887	3.8%	1,004	4.1%
Pacific Islander Alone	82	0.4%	92	0.4%	99	0.4%
Some Other Race Alone	5,681	26.4%	7,052	30.2%	7,740	31.7%
Two or More Races	1,197	5.6%	1,432	6.1%	1,545	6.3%
Hispanic Origin (Any Race)	10,625	49.3%	13,114	56.2%	14,612	59.9%

Summary	Census 2010		2019		2024	
Population	94,805		101,284		104,931	
Households	29,871		31,475		32,504	
Families	22,771		23,952		24,705	
Average Household Size	3.16		3.20		3.21	
Owner Occupied Housing Units	18,268		17,752		18,620	
Renter Occupied Housing Units	11,603		13,723		13,884	
Median Age	31.7		32.5		33.6	
Trends: 2019 - 2024 Annual Rate	Area		State		National	
Population	0.71%		0.67%		0.77%	
Households	0.65%		0.62%		0.75%	
Families	0.62%		0.62%		0.68%	
Owner HHs	0.96%		0.79%		0.92%	
Median Household Income	2.79%		2.99%		2.70%	
Households by Income	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	4,006	12.7%	3,413	10.5%	3,413	10.5%
\$15,000 - \$24,999	3,456	11.0%	2,909	8.9%	2,909	8.9%
\$25,000 - \$34,999	3,416	10.9%	3,037	9.3%	3,037	9.3%
\$35,000 - \$49,999	4,587	14.6%	4,248	13.1%	4,248	13.1%
\$50,000 - \$74,999	6,178	19.6%	6,254	19.2%	6,254	19.2%
\$75,000 - \$99,999	3,989	12.7%	4,631	14.2%	4,631	14.2%
\$100,000 - \$149,999	3,796	12.1%	5,017	15.4%	5,017	15.4%
\$150,000 - \$199,999	1,334	4.2%	2,024	6.2%	2,024	6.2%
\$200,000+	713	2.3%	970	3.0%	970	3.0%
Median Household Income			\$50,719		\$58,213	
Average Household Income			\$65,158		\$77,015	
Per Capita Income			\$20,088		\$23,659	
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,846	8.3%	8,032	7.9%	8,331	7.9%
5 - 9	7,626	8.0%	7,833	7.7%	8,096	7.7%
10 - 14	8,308	8.8%	7,582	7.5%	8,171	7.8%
15 - 19	8,571	9.0%	7,211	7.1%	7,368	7.0%
20 - 24	6,884	7.3%	7,544	7.4%	6,610	6.3%
25 - 34	11,937	12.6%	16,121	15.9%	16,258	15.5%
35 - 44	11,346	12.0%	11,256	11.1%	13,448	12.8%
45 - 54	12,191	12.9%	10,773	10.6%	10,364	9.9%
55 - 64	9,086	9.6%	10,879	10.7%	10,499	10.0%
65 - 74	5,827	6.1%	8,029	7.9%	8,882	8.5%
75 - 84	3,732	3.9%	4,298	4.2%	5,113	4.9%
85+	1,450	1.5%	1,726	1.7%	1,790	1.7%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	53,868	56.8%	52,899	52.2%	52,831	50.3%
Black Alone	9,560	10.1%	9,996	9.9%	10,187	9.7%
American Indian Alone	1,126	1.2%	1,204	1.2%	1,229	1.2%
Asian Alone	2,864	3.0%	3,543	3.5%	4,016	3.8%
Pacific Islander Alone	293	0.3%	337	0.3%	358	0.3%
Some Other Race Alone	21,820	23.0%	27,017	26.7%	29,557	28.2%
Two or More Races	5,273	5.6%	6,288	6.2%	6,753	6.4%
Hispanic Origin (Any Race)	43,250	45.6%	53,344	52.7%	59,359	56.6%

# DEMOGRAPHICS- 15 MIN. DRIVE TIME | The Victor Valley Connection | Bear Valley Rd. Victorville, CA.

Summary	Census 2010	2019	2024			
Population	244,482	265,102	275,778			
Households	75,268	80,443	83,358			
Families	58,752	62,627	64,844			
Average Household Size	3.23	3.28	3.30			
Owner Occupied Housing Units	49,261	49,732	52,263			
Renter Occupied Housing Units	26,007	30,711	31,096			
Median Age	31.4	32.4	33.2			
Trends: 2019 - 2024 Annual Rate	Area	State	National			
Population	0.79%	0.67%	0.77%			
Households	0.71%	0.62%	0.75%			
Families	0.70%	0.62%	0.68%			
Owner HHs	1.00%	0.79%	0.92%			
Median Household Income	2.81%	2.99%	2.70%			
Households by Income	2019		2024			
	Number	Percent	Number	Percent		
<\$15,000	8,930	11.1%	7,642	9.2%		
\$15,000 - \$24,999	8,670	10.8%	7,237	8.7%		
\$25,000 - \$34,999	7,882	9.8%	6,959	8.3%		
\$35,000 - \$49,999	11,229	14.0%	10,341	12.4%		
\$50,000 - \$74,999	16,526	20.5%	16,737	20.1%		
\$75,000 - \$99,999	10,155	12.6%	11,501	13.8%		
\$100,000 - \$149,999	11,140	13.8%	14,515	17.4%		
\$150,000 - \$199,999	3,580	4.5%	5,228	6.3%		
\$200,000+	2,331	2.9%	3,199	3.8%		
Median Household Income	\$53,705		\$61,698			
Average Household Income	\$69,632		\$81,995			
Per Capita Income	\$21,138		\$24,792			
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	20,232	8.3%	21,167	8.0%	22,275	8.1%
5 - 9	20,220	8.3%	20,526	7.7%	21,447	7.8%
10 - 14	22,159	9.1%	19,898	7.5%	21,442	7.8%
15 - 19	22,611	9.2%	18,978	7.2%	19,053	6.9%
20 - 24	16,830	6.9%	19,535	7.4%	17,006	6.2%
25 - 34	31,041	12.7%	42,389	16.0%	45,352	16.4%
35 - 44	30,335	12.4%	30,225	11.4%	35,454	12.9%
45 - 54	31,200	12.8%	28,622	10.8%	27,283	9.9%
55 - 64	23,300	9.5%	28,273	10.7%	26,859	9.7%
65 - 74	14,627	6.0%	20,728	7.8%	22,580	8.2%
75 - 84	8,813	3.6%	10,707	4.0%	12,774	4.6%
85+	3,115	1.3%	4,054	1.5%	4,252	1.5%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	142,678	58.4%	143,027	54.0%	143,816	52.1%
Black Alone	26,166	10.7%	27,876	10.5%	28,488	10.3%
American Indian Alone	2,965	1.2%	3,237	1.2%	3,325	1.2%
Asian Alone	7,896	3.2%	9,916	3.7%	11,257	4.1%
Pacific Islander Alone	875	0.4%	1,027	0.4%	1,107	0.4%
Some Other Race Alone	50,236	20.5%	63,439	23.9%	69,917	25.4%
Two or More Races	13,666	5.6%	16,579	6.3%	17,866	6.5%
Hispanic Origin (Any Race)	106,300	43.5%	133,811	50.5%	150,194	54.5%