

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



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

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

Features

- Victor Valley Connection is a ± 36 acre mixed use development incorporating a nice blend of commercial and residential to the approximate 450,000 people in the Mojave River Valley area.
- 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, Bank of America, In N Out, & Starbucks.
- A multi-family residential development with approximately 376 units is scheduled to be built as part of the Victor Valley Connection.



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



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



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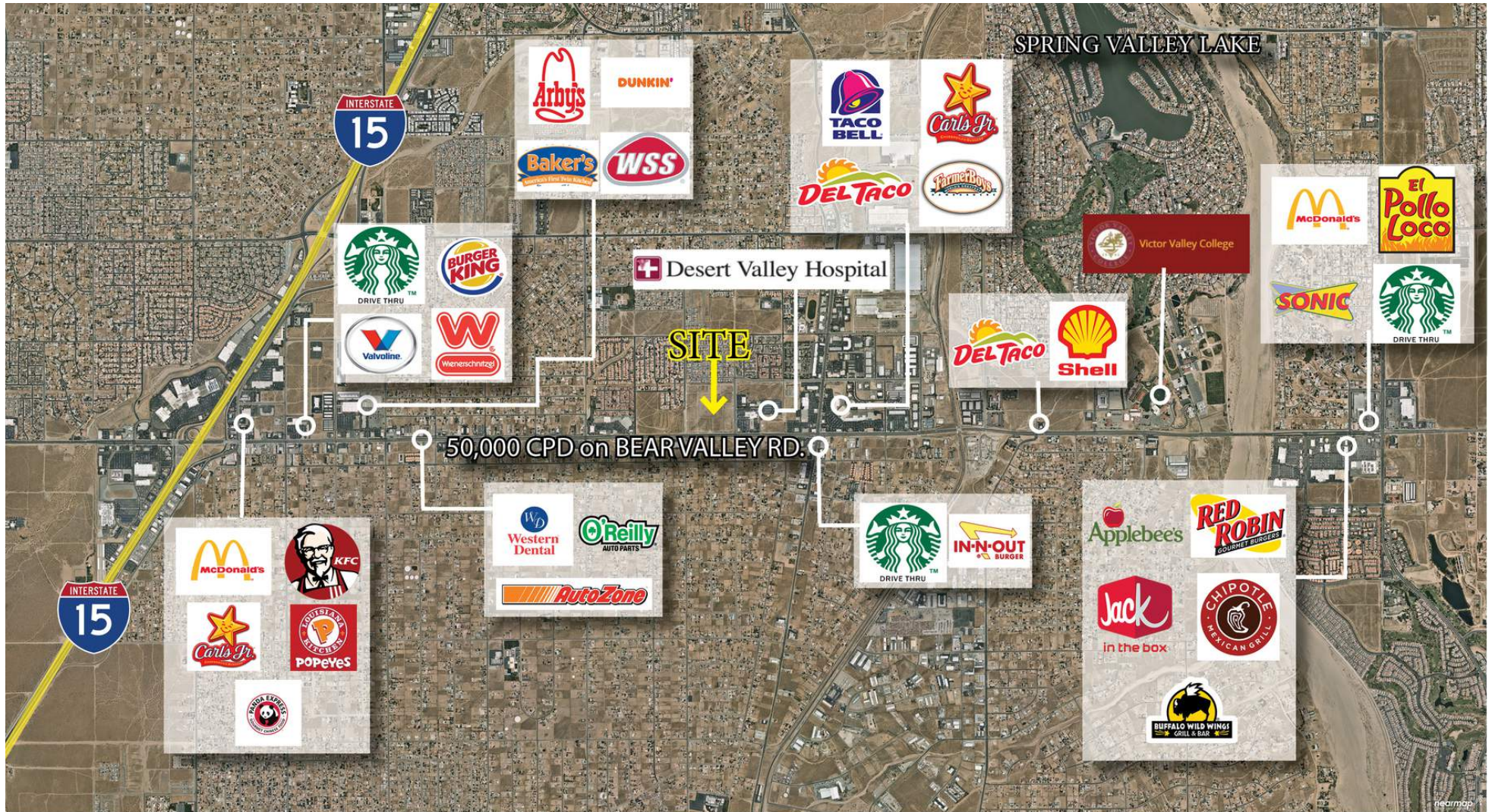
SITE PLAN | The Victor Valley Connection | Commercial Availabilites



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



PAD 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.



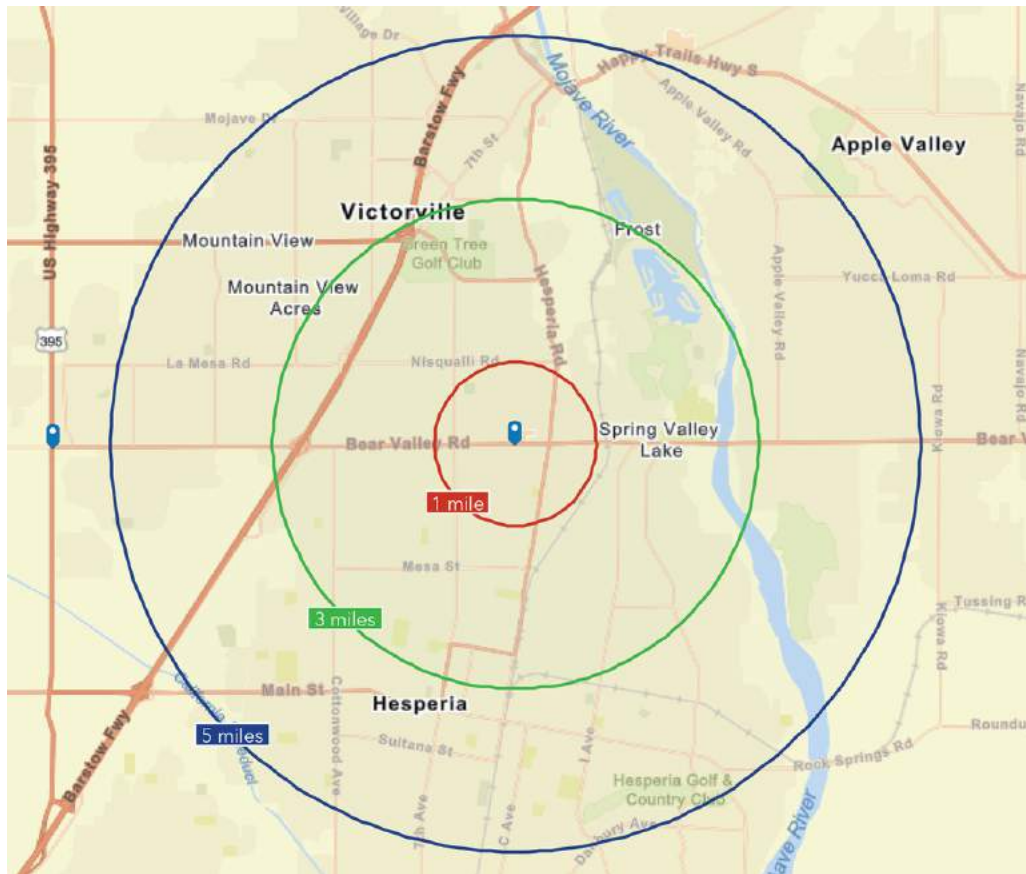
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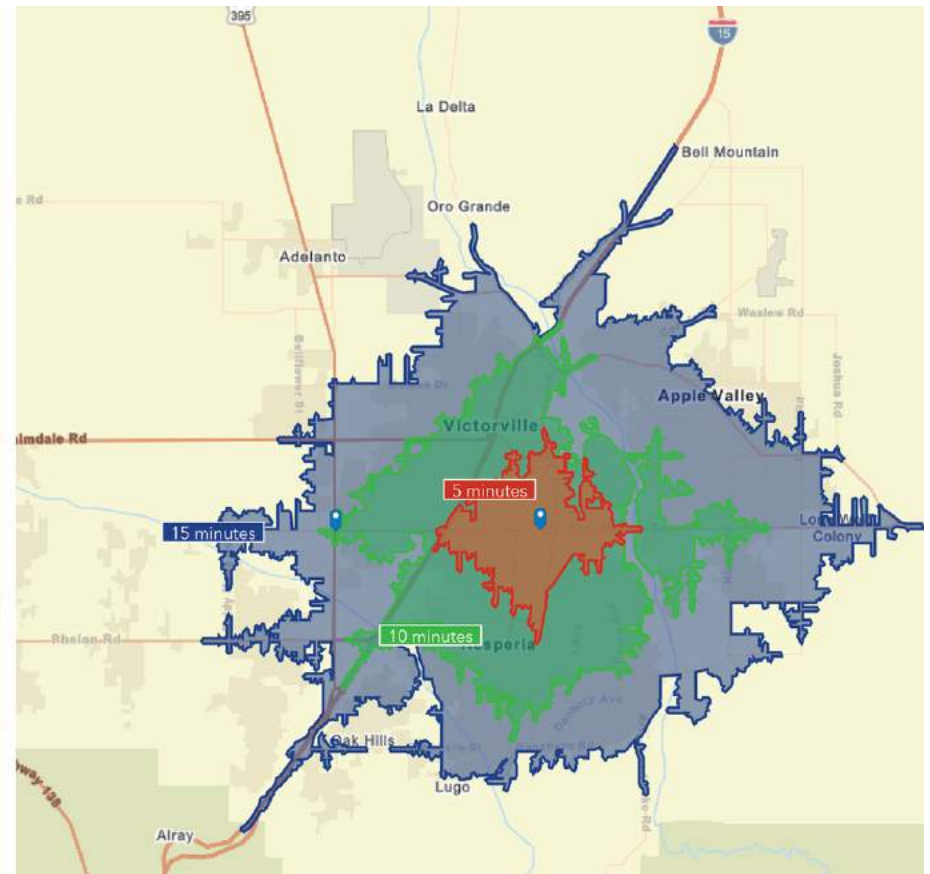
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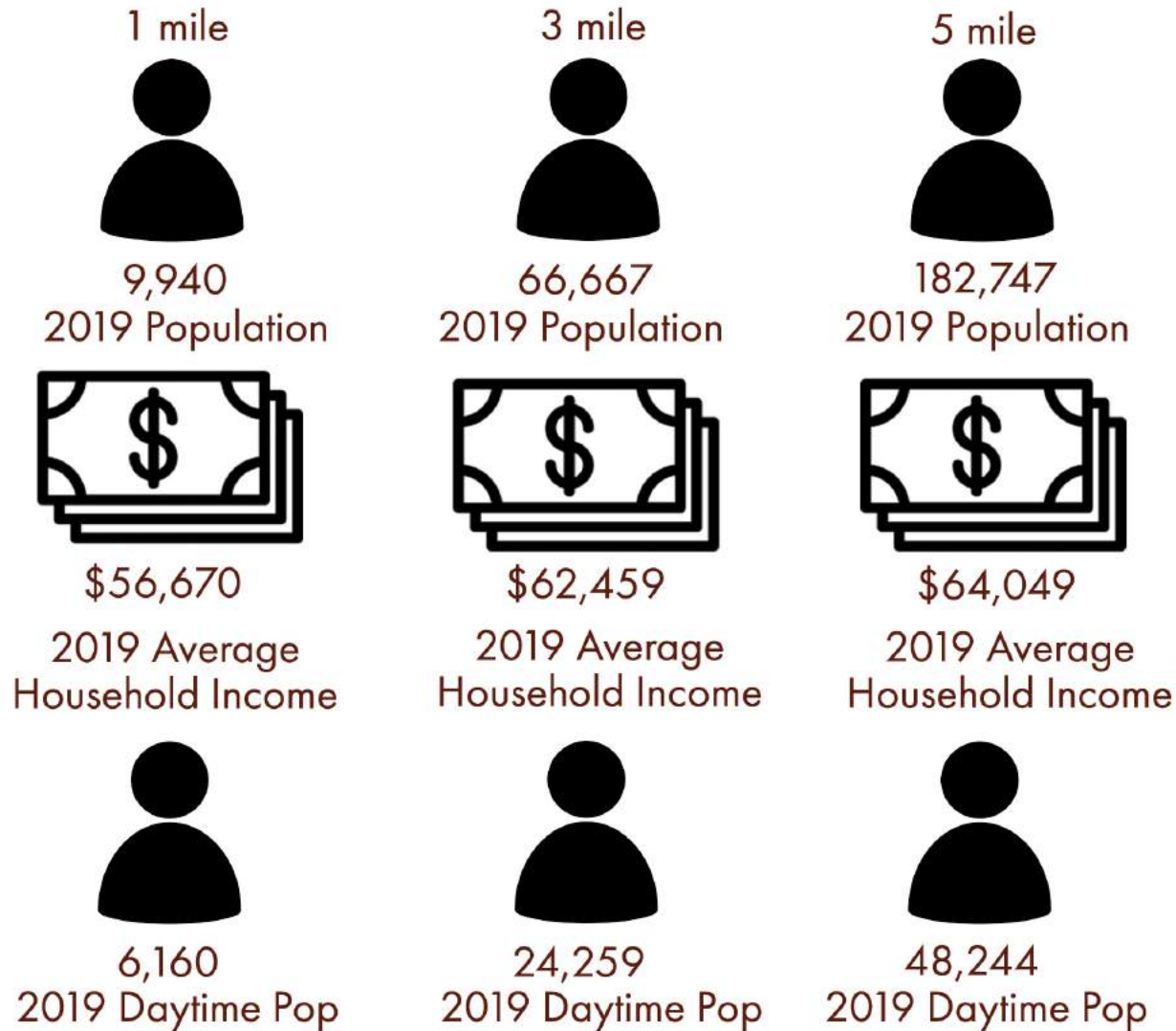
DEMOGRAPHICS MAPS | The Victor Valley Connection | Bear Valley Rd. Victorville, CA



1, 3, 5 MILE RADIUS



5, 10, 15 MINUTE DRIVE TIME



5 minute drive time



43,890
2019 Population



\$57,982
2019 Average
Household Income



12,897
2019 Daytime Pop

10 minute drive time



138,395
2019 Population



\$59,483
2019 Average
Household Income



45,511
2019 Daytime Pop

15 minute drive time



271,176
2019 Population



\$68,178
2019 Average
Household Income



60,569
2019 Daytime Pop

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



FAMILY



FUN



FRIENDS