

15068 Bear Valley Rd



Site

4.58 ACRES FOR SALE | VICTORVILLE, CA

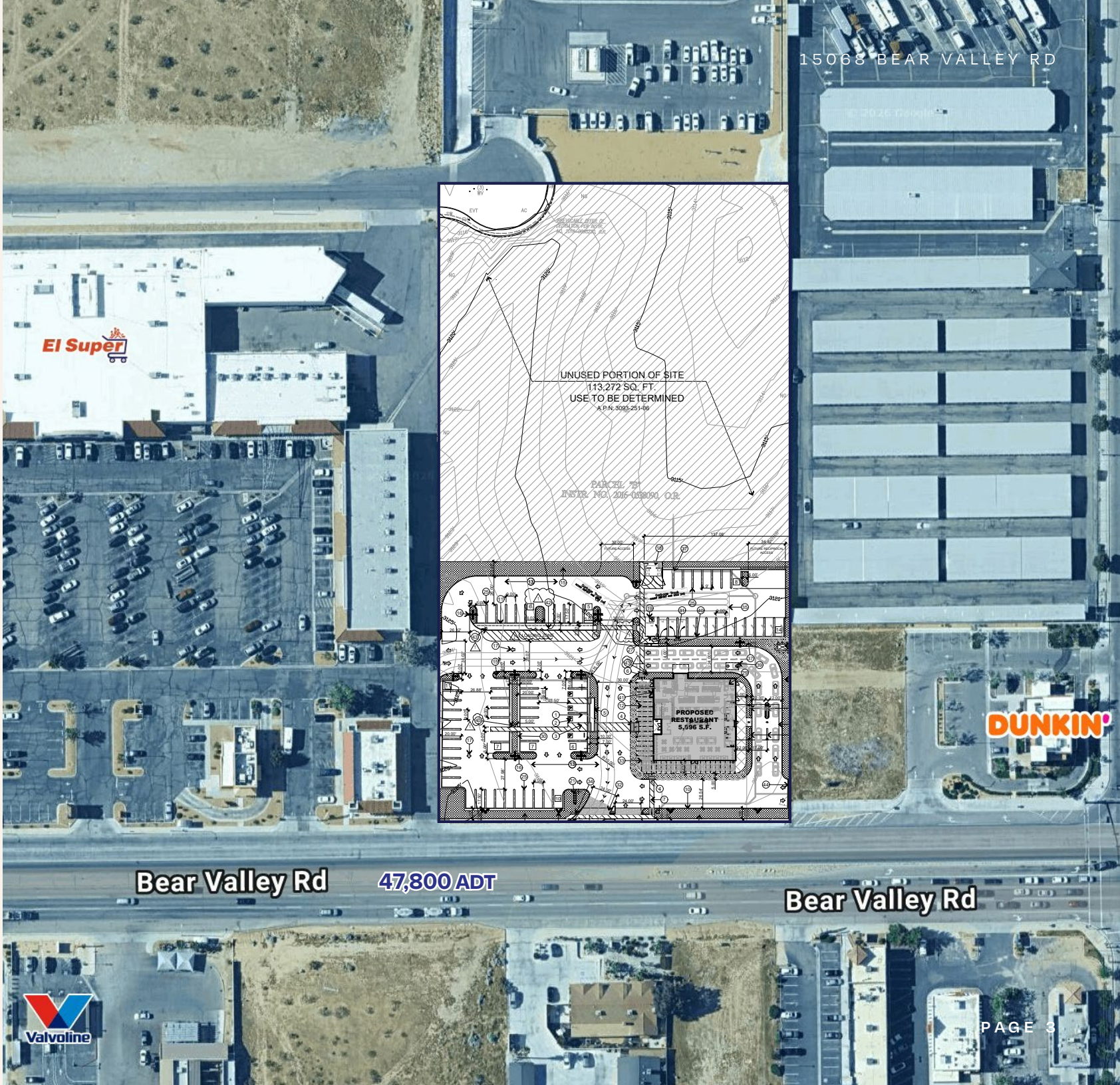


The Opportunity

- ~4.58 AC development opportunity for sale
- Strong frontage to Bear Valley Rd (47,800 ADT)
- Close proximity to daily traffic drivers including; The Mall of Victor Valley, big box retailers, and full-service dining.
- AM side of the street
- Flexible, commercial zoning—allowing for a range of uses onsite



Site Plan



15068 BEAR VALLEY RD

El Super

UNUSED PORTION OF SITE
113,272 SQ. FT.
USE TO BE DETERMINED
A.P.N. 3085 251-06

PARCEL 751
INSTR. NO. 2016-048000, C.D.

PROPOSED RESTAURANT
5,696 S.F.

DUNKIN'

Bear Valley Rd 47,800 ADT

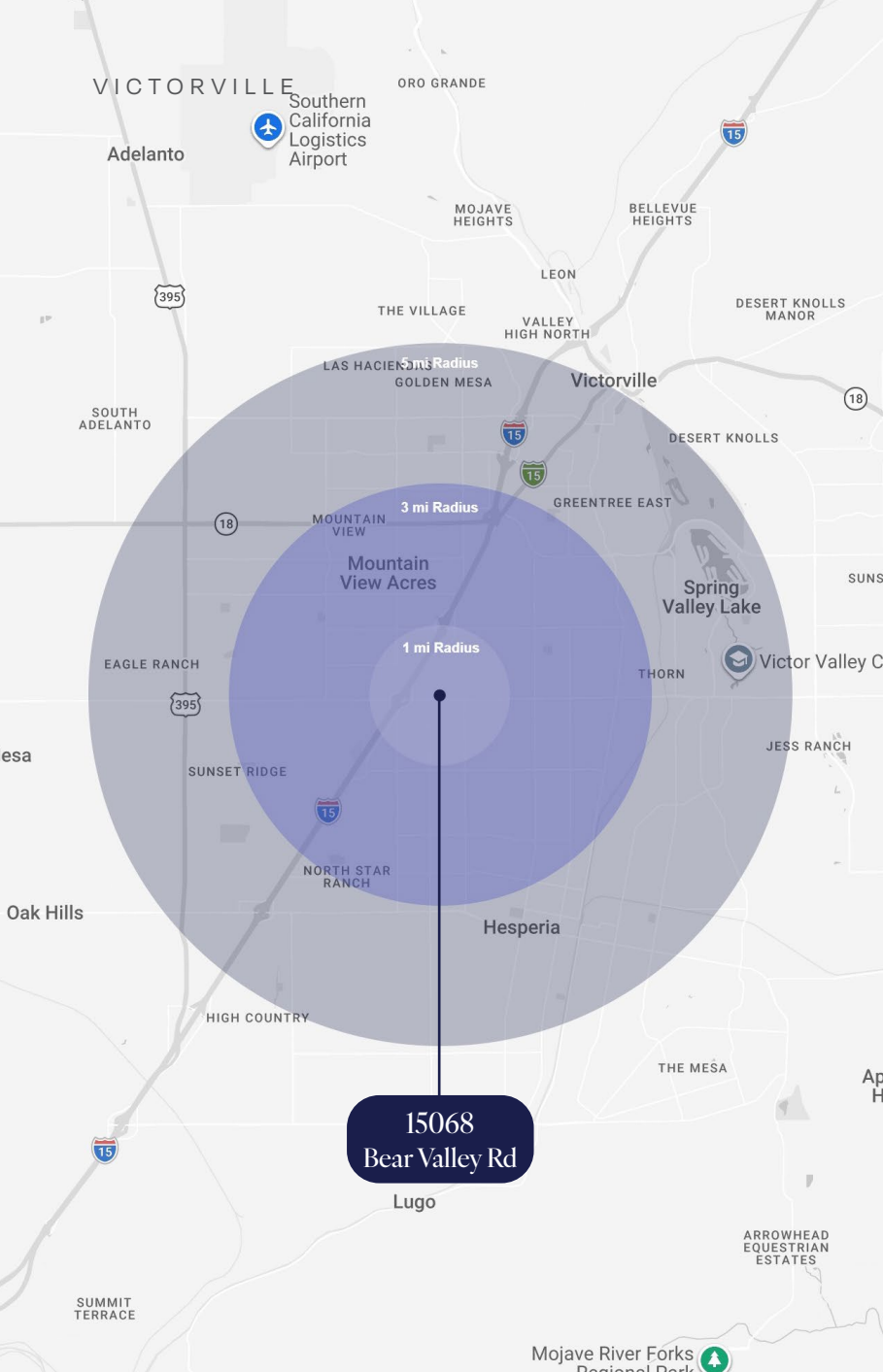
Bear Valley Rd

Trade Area



Demographics

15068 BEAR VALLEY RD, VICTORVILLE, CA



	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	7,722	82,295	204,286
EMPLOYEE POPULATION	4,520	18,823	38,896
AVG HOUSEHOLD INCOME	\$96,174	\$88,971	\$104,966
MED HOUSEHOLD INCOME	\$77,547	\$74,278	\$81,507
MEDIAN AGE	32.5	32.7	32.6



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