

Victor Valley Town Center

NEC Bear Valley & Hesperia
Victorville, California

Property Features

- Anchor Pad and Shop Space Available
- **Busiest Intersection in the Valley**
- Excellent Visibility
- Great Access; Ample Parking
- Busy Daytime Population

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,080	60,466	170,988
AVG HH INCOME	\$54,419	\$57,321	\$58,854

Source © 2015 ESRI

TRAFFIC COUNTS

BEAR VALLEY RD	120,000 ADT
HESPERIA RD	48,000 ADT

NAI Capital

Commercial Real Estate Services, Worldwide.

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FOR LEASE
Anchor, Pad & Shop Space



Co-Tenants:

ROSS
DRESS FOR LESS

verizon

Pizzatut

Carl's Jr.
CHARBROILED BURGERS

TACO BELL

PETCO

DELTA

VONS

usbank
Five Star Service Guaranteed

TACO BELL

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Site Plan

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Suite	Tenant
1A	Renter's Choice
1B-C	Mr. V's
2A	Long's Nails
2B	Gold & Silver
2C	Tobacco
2D	Hear USA
2E	InterValley Health
2F	Sushi Restaurant
2G-J	4,293 SF AVAILABLE
2K	1,500 SF AVAILABLE

Suite	Tenant
2L	1,500 SF AVAILABLE
2M-N	Mexican Restaurant
2P	Spa
3A	Bakery
3B	Postal Annex
3C	GNC
3D	D's Bootry
3E	Eastwood Insurance
3F-G	Wingstop
3H-J	Tri-City Cleaners

Suite	Tenant
3K	1,500 SF AVAILABLE
3L-M	3,000 SF AVAILABLE
3N	Dentist
3P	1,875 SF AVAILABLE
4A	Springleaf Financials
4B	Sally Beauty
4C	3,000 SF AVAILABLE
5A-B	2,600 SF AVAILABLE
5C	1,300 SF AVAILABLE
5D-E	Styles 4 Less
5F	Advance America
5G	8,900 SF AVAILABLE
6A	Nails Plus
6B-C	2,600 SF AVAILABLE
Pad C	Verizon Wireless
D1	Tutti Frutti
D2	Great Clips
D3	Subway
D4	Payless Shoesource
Pad G	3,650 SF AVAILABLE



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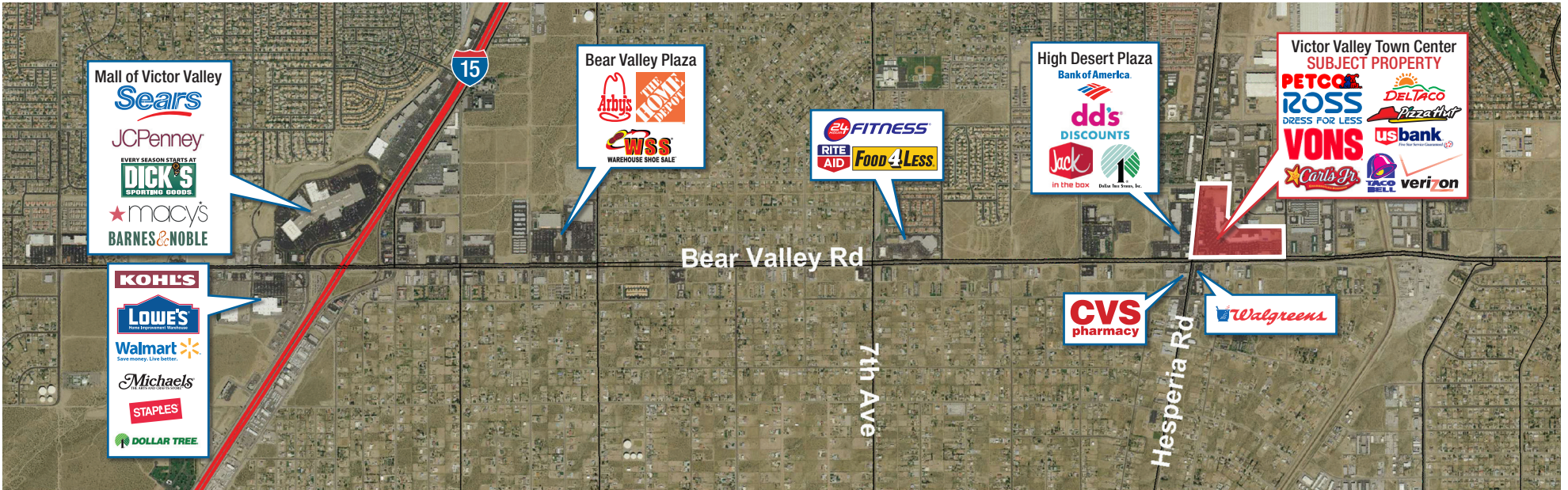
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