

5,066 SF PAD
FOR LEASE/ GL
Power Center



Property Features

- **Premises can be Demised**
- Drive Thru Available
- Signage On All Sides
- **Unobstructed Freeway Visibility**
- Power Center next to Victor Valley Mall
- Located between the Bear Valley Rd. & I-15 Interchange & Nisqualli & I-15 Interchange
- **Activity Generators:**

PETSMART PartyCity

99¢ ONLY STORES BED BATH & BEYOND HOBBY LOBBY

CINEMARK

Demographic Summary

Demographics	5 Mi	10 Mi	15 Mi
POPULATION	174,834	345,381	368,384
AVG. HH INCOME	\$60,619	\$60,548	\$60,912

Traffic Counts

I-15 FREEWAY	207,000 ADT
BEAR VALLEY RD. @ AMARGOSA RD.	53,316 ADT
AMARGOSA RD. & KING RANCH RD.	17,825 ADT

Village Center Anchor Space Available

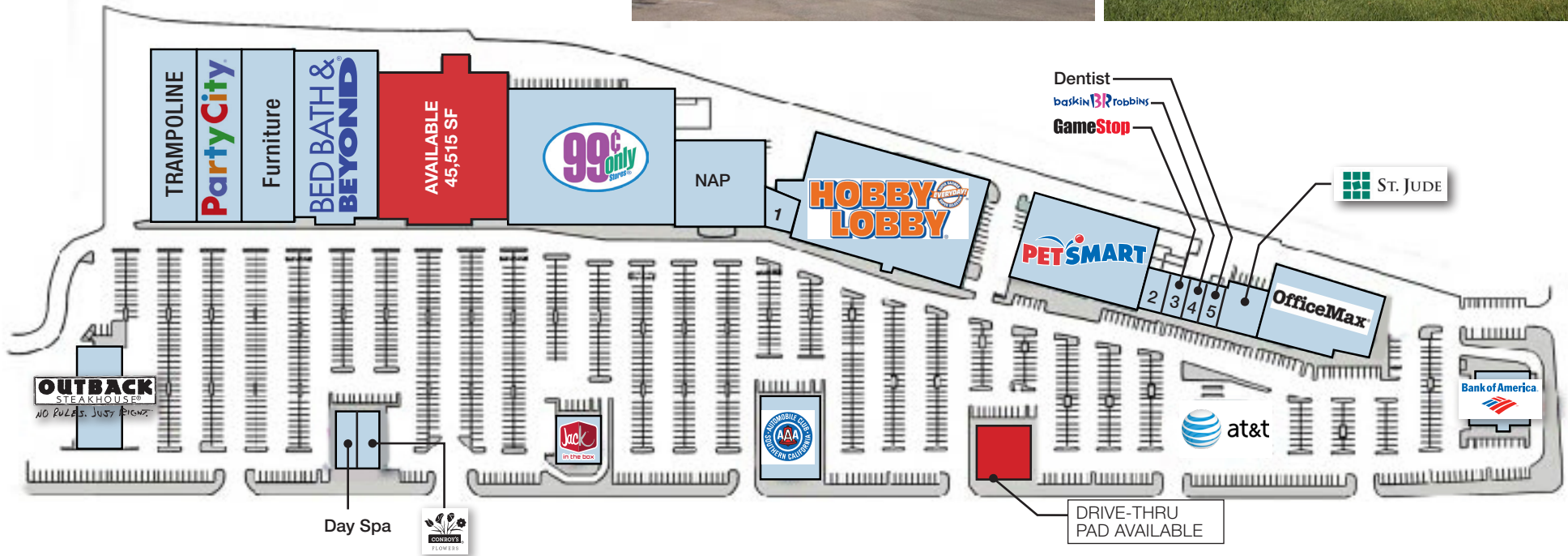
Amargosa & Bear Valley Road
Victorville, CA

For more information:

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← Los Angeles

Interstate 15 

Las Vegas →

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ASHLEY
FURNITURE
HomeStore
You're Gonna Love This Place!
Frazees Paint
Our passion. Your results.

BED BATH & BEYOND
HOBBY LOBBY
Party City

jcp **macy's**
Sears
BARNES & NOBLE **DICK'S**
SPORTING GOODS

BEST BUY

STAPLES **Walmart**
Michaels **KOHL'S**
DOLLAR TREE **LOWE'S**
Home Improvement

AVALLARITA
SUPERMARKETS
¡Su tienda latina por vacacion!

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