

Pad Space For Lease
2,533-5,066 SF
 Village Center



Property Features

- Free Standing Pad
- Unobstructed Freeway Visibility
- Power Center next to Victor Valley Mall
- Located between the Bear Valley Rd. & I-15
- Interchange & the New Nisqualli & I-15 Interchange
- Heavy Daytime Population
- **Activity Generators:**



Demographic Summary

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
POPULATION	155,134	310,487	339,324
AVG. HH INCOME	\$59,030	\$59,769	\$59,402
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 Pad Space Available

Amargosa & Bear Valley Road
 Victorville, CA

For more information:

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ASHLEY
FURNITURE
HomeStore
You're Going To Love This Place!
Frazee Paint
Our passion. Your results.

Full Interchange
Open June 2013

OfficeMax
officemax.com
Party City
BED BATH & BEYOND
HOBBY LOBBY

SITE

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

STAPLES
Michaels
VALERIA
SUPERMARKETS
¡Su tienda latina por experiencia!

BEST BUY

Bear Valley Rd