



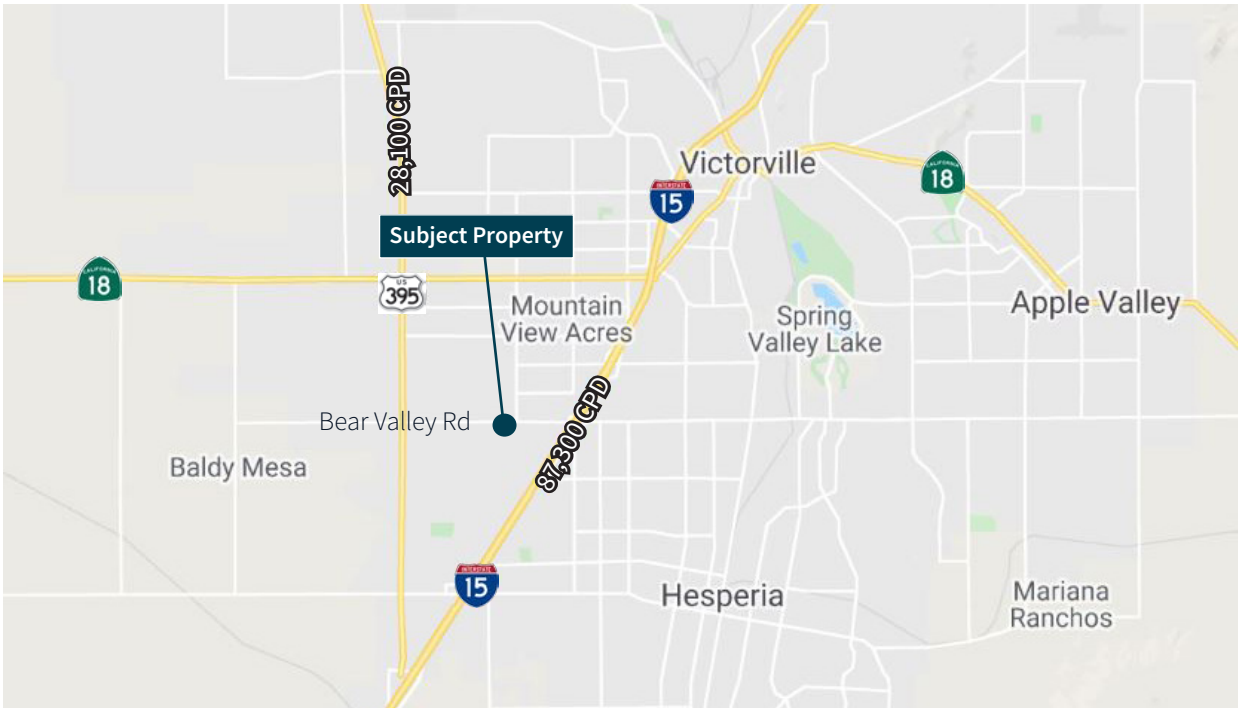
For lease

SEC Bear Valley Rd. & Amethyst Rd., Victorville

Anchors, Retail & Restaurant Pads Available

Advantages and amenities

- Strategically located to serve a large trade area.
- Located within 1 mile of the Mall of Victor Valley, the only regional mall in the High Desert Region.
- Traffic counts in excess of 51,900 CPD at this prominent intersection.
- Across the street from two major anchored shopping centers.



	3 miles	5 miles	10 miles
Estimated population	78,923	194,979	377,511
Estimated households	21,574	53,520	110,403
Est. Average HH income	\$98,307	\$101,033	\$97,748
Daytime Population (over 16 yrs old)	37,219	100,509	198,314

Site plan



Local Aerial



Regional Aerial



Drew Olson*Senior Associate**Lic. 02051219**Drew.Olson@jll.com**+1 949 870 0565***Blake Kaplan***Managing Director**Lic. 01338753**Blake.Kaplan@jll.com**+1 909 702 3367***Erik Westedt***Managing Director**Lic. 01372758**Erik.Westedt@jll.com**+1 213 545 4500***Brandon Beauchemin***First Vice President**Lic. 01338753**Brandon.Beauchemin@cbre.com**+1 909 418 2213*