



RENAISSANCE CENTER

16120-16266 BEAR VALLEY ROAD. VICTORVILLE, CA



BEAR VALLEY ROAD AT 5TH AVENUE - 59,161 CPD

AVAILABLE:

2,200 SF - 6,134 SF SHOP SPACE

2,900 SF - 7,558 SF PAD SPACES

22,000 SF JR ANCHOR SPACE

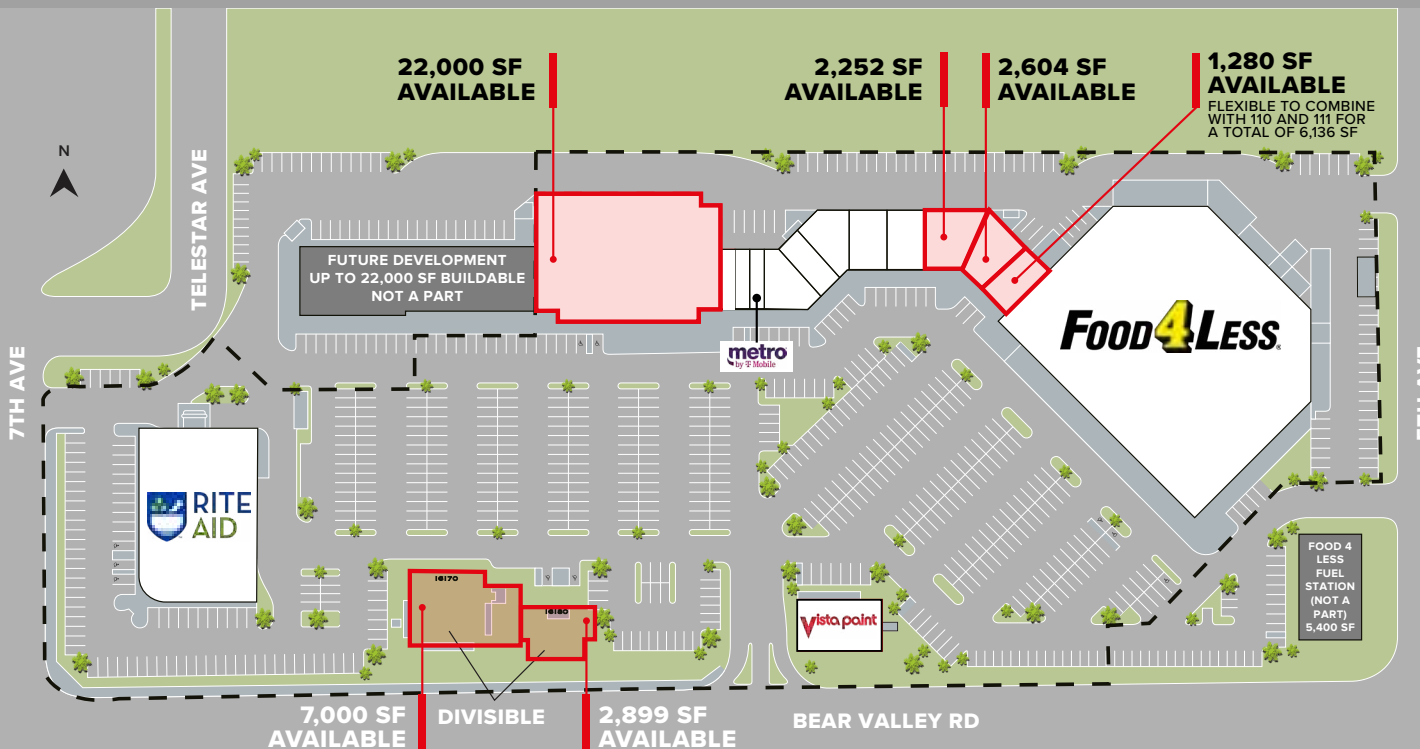
HIGH DESERT RETAIL TRADE AREA

MAKE YOUR MARK IN AN EXPANDING MARKET

Renaissance Center is a go-to shopping center for Victorville's daily needs. This Food 4 Less grocer and Rite-Aid anchored center is positioned on the trade area's major thoroughfare with visibility to over 59,000 cars per day.

Source: Placer.ai

Unit	SF	Prospect/Renew TT
16120	17,272	Rite Aid #6514
16200	22,000	Vacant
16210	4,000	Vista Paint
16170	7,000	Vacant
16180	2,899	Vacant
16200 Suite 101	1,200	High Desert Scrubs
16200 Suite 102	1,200	St. Mary's Medical Clinic
16200 Suite 103	1,150	Metro PCS
16200 Suite 104	1,741	QC Financial Services
16200 Suite 105	1,825	VIP Dental Center
16200 Suite 106	1,940	Royal Nails & Spa
16200 Suite 107	1,171	House of Heat Barbers
16200 Suite 108	1,210	Waterworld
16200 Suite 109	1,200	Bear Valley Cleaners
16200 Suite 110	2,252	Vacant
16200 Suite 111	2,604	Vacant
16200 Suite 112	1,280	Vacant
16266	55,000	Food 4 less #305
Fuel		Ralphs Fuel Station



Victorville named the 13th Fastest Growing City in the Nation in 2023 by Smart Asset



Positioned on the trade area's major thoroughfare, Bear Valley Road



Close proximity to new residential developments and the Victor Valley College



+/- 200,000 residents in a 5 mile radius of the Renaissance Center
Source: ESRI



Increased housing growth by 3.44% consecutively over the past five years
Source: Smart Asset



Victorville is the leading city for retail and industry in the High Desert
Source: City of Victorville



3 Miles

1 Mile

The Renaissance Center

Food 4 Less
Vista paint
RITE AID
metro
by T-Mobile

VONS SALLY.
ROSS
petco

Victor Valley College
10,777 Students

Bear Valley Rd CPD: 59,161

I-15 CPD: 97,197

Hesperia Rd CPD: 20,527

Walmart
KOHL'S
DOLLAR TREE
LOWE'S
Michaels
STAPLES

El Super
boost
W
WAL-BLOCS

dd's
DOLLAR TREE
9
MODERN FURNITURE
Aaron's
LESUE'S

DOLLAR TREE
AutoZone

AERIAL
MAP

THE HIGH DESERT TRADE AREA SERVES OVER 200,000 PEOPLE WITHIN 5 MILE RADIUS

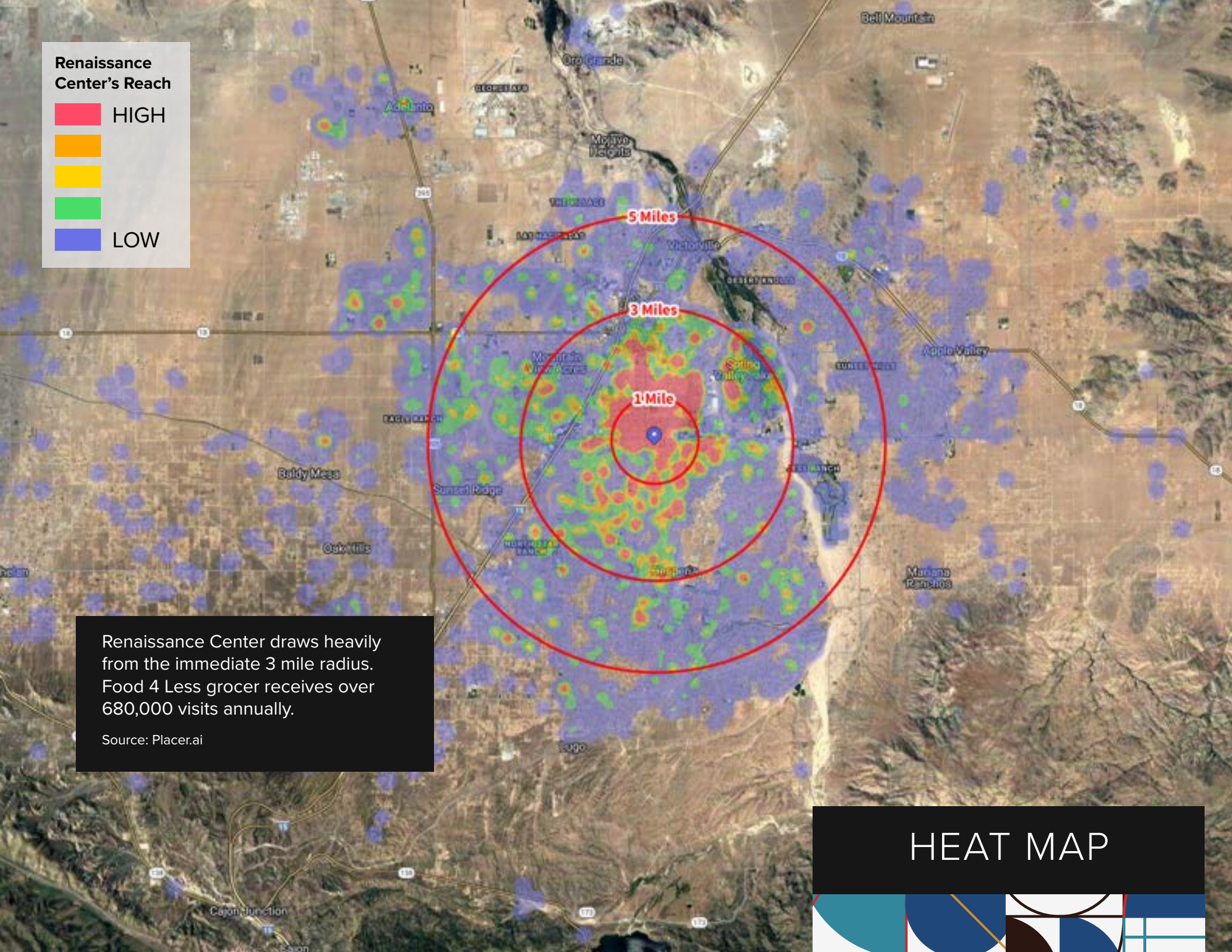


	1 mile	3 miles	5 miles
2023 Population	10,449	75,801	204,391
2028 Population	10,730	78,553	211,366
2023 Daytime Population	2,081	21,218	40,045
Households	3,176	23,288	62,363
Median Age	33	32	33
Median HH Income	\$58,799	\$64,330	\$70,291
Average HH Income	\$81,340	\$81,500	\$92,394

Source: ESRI



**Renaissance
Center's Reach**



Renaissance Center draws heavily from the immediate 3 mile radius. Food 4 Less grocer receives over 680,000 visits annually.

Source: Placer.ai

HEAT MAP



FOR MORE INFORMATION CONTACT:

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