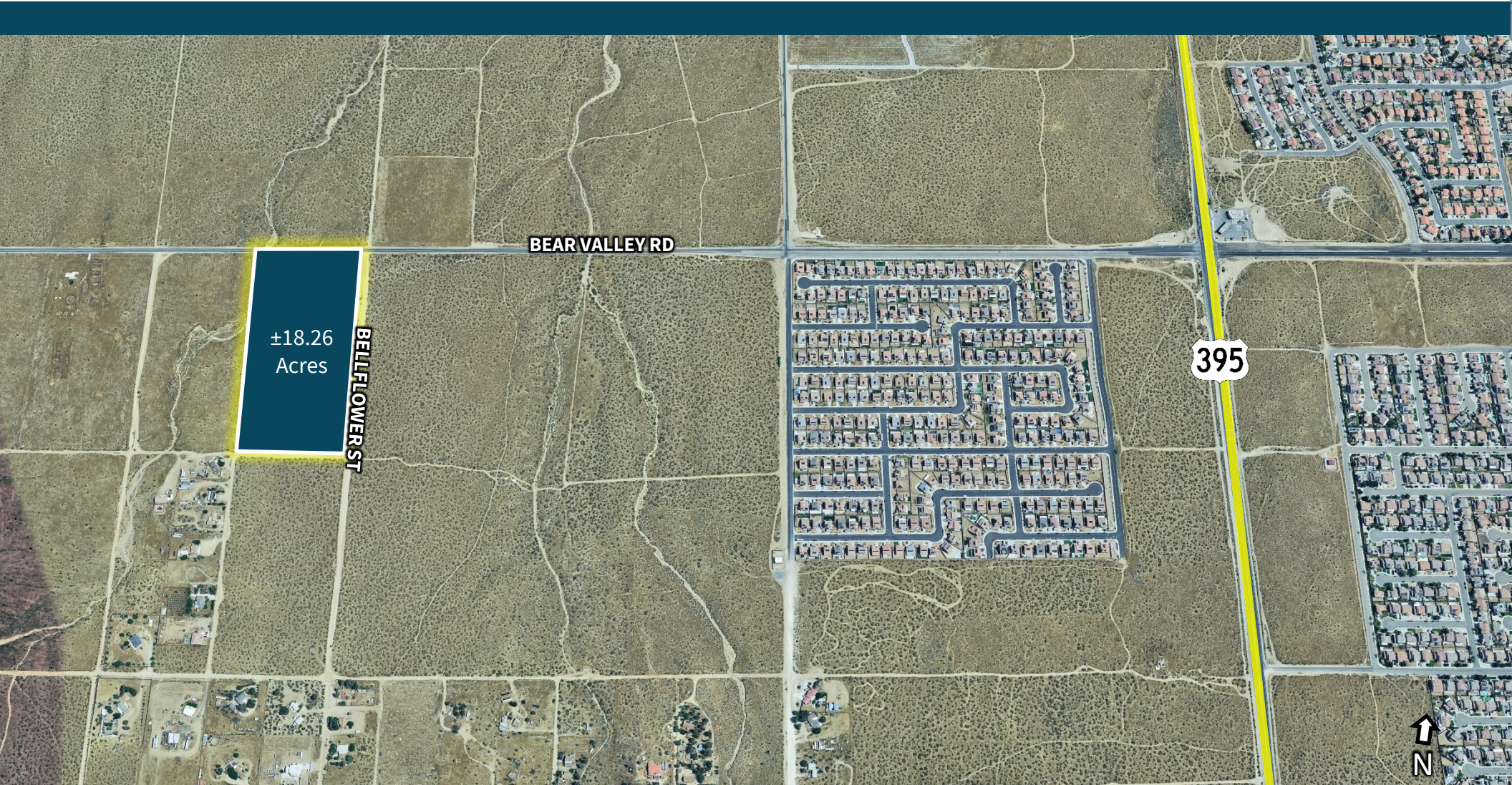


± 18.26 ACRES **FOR SALE**

SWC BEAR VALLEY ROAD & BELLFLOWER STREET
VICTORVILLE, CA



Land Development Opportunity

PROPERTY HIGHLIGHTS

SUMMARY

ADDRESS	SWC Bear Valley Rd & Bellflower St Victorville CA 92392
COUNTY	San Bernardino
MARKET	Inland Empire North
SUBMARKET	High Desert
LAND ACRES	18.26 Gross
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	C-2 Commercial
# OF PARCELS	4
APNs	3071-111-05; 3071-111-06, 3071-111-07 and 3071-111-08

HIGH DESERT* DEMOGRAPHICS

2024 Population	355,393
2024 Median HH Income	\$80,942
2024 Average HH Income	\$106,408

**Hesperia, Victorville, Apple Valley and Adelanto*



Corner Commercial Land Opportunity in a Growing Market Near US 395

Victorville, California is a growing city in Southern California with a population that's projected to increase from $\pm 123,000$ in 2020 to $\pm 184,000$ by 2040. The city of Victorville is experiencing an almost 85 percent increase since 2001, according to the California Department of Finance. Some factors contributing to Victorville's growth include:

Tech hub - Victorville's young population, low cost of living, and pro-business climate have attracted startups and investments like an Amazon warehouse.

New businesses - In 2023, Victorville welcomed 200 new businesses, including CarMax, Superior Grocers, and the High Desert's first Sprouts Farmers Market. Due to its affordable cost of living compared to other parts of California, a growing job market in various sectors such as healthcare and retail, and its diverse range of neighborhoods that cater to different investment strategies and preferences.

Major developments - The Southern California Logistics Airport (SCLA), a 2,200-acre aviation center, is home to major employers including Boeing, General Atomics, International Aerospace Coatings and General Electric. Southern California Logistics Center (SCLC) is located immediately adjacent to SCLA and is home to Keurig, Dr. Pepper / Snapple, Newell Rubbermaid and M&M/Mars. Coca-Cola distribution center is opening at the Foxborough Industrial Park.

Commercial Hub - Victorville is the largest commercial center between San Bernardino and the Nevada border. It's also close to beaches, national parks, and mountain retreats.

Buyer to verify all utilities

Seller will carry financing if needed



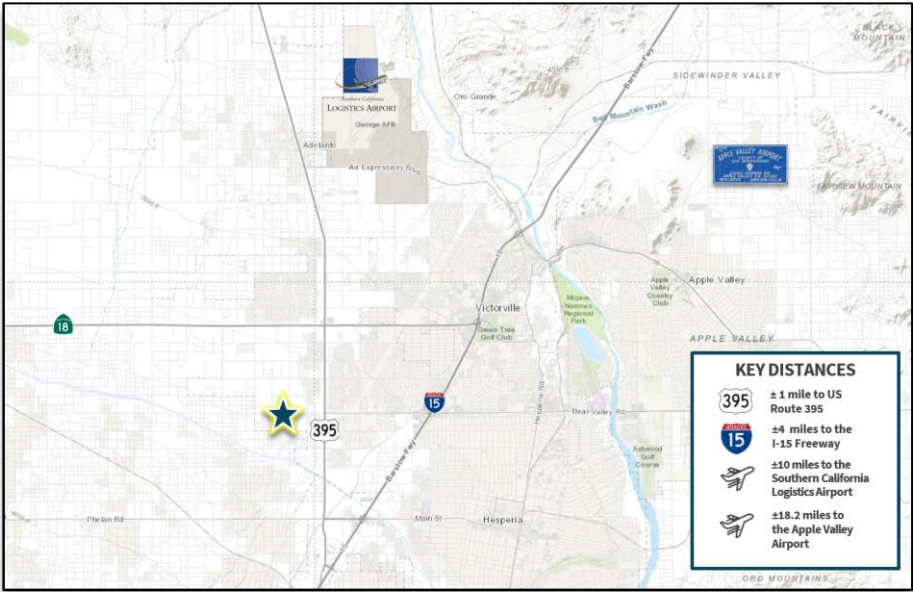
Premier Site Location

- ±1 mile from Route 395 and minutes from Interstate 15, providing immediate access to six other major freeways that link to 11 Western States.
- Located in the 5th fastest growing county in the U.S. and the largest industrial market in the nation with high sustained tenant demand supported by unprecedented growth in eCommerce.
- Outside of SCAQMD – No Indirect Source Rule Tax
- Corporate neighbors and major employers in the area include:
 - Americold
 - Amazon
 - Church & Dwight
 - Dr. Pepper Snapple Group
 - Keurig
 - Nutro Products
 - Southern California Logistics Airport
 - United Furniture
 - Walmart

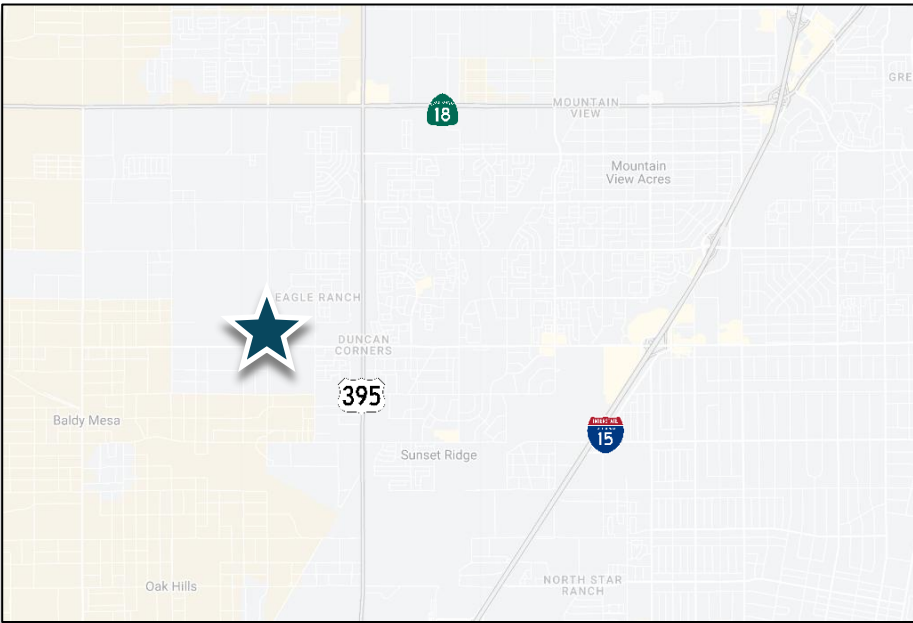
Affordability & Opportunity

- Lowest occupancy cost in the Inland Empire market
- Incredible labor environment with large resident worker growth patterns
- Large affordable housing and skilled labor concentration
- Future dynamic trade area, with minimal competition, supported by strong demand

Regional Map



Area Map



PROPERTY INFORMATION

PROPERTY FEATURES

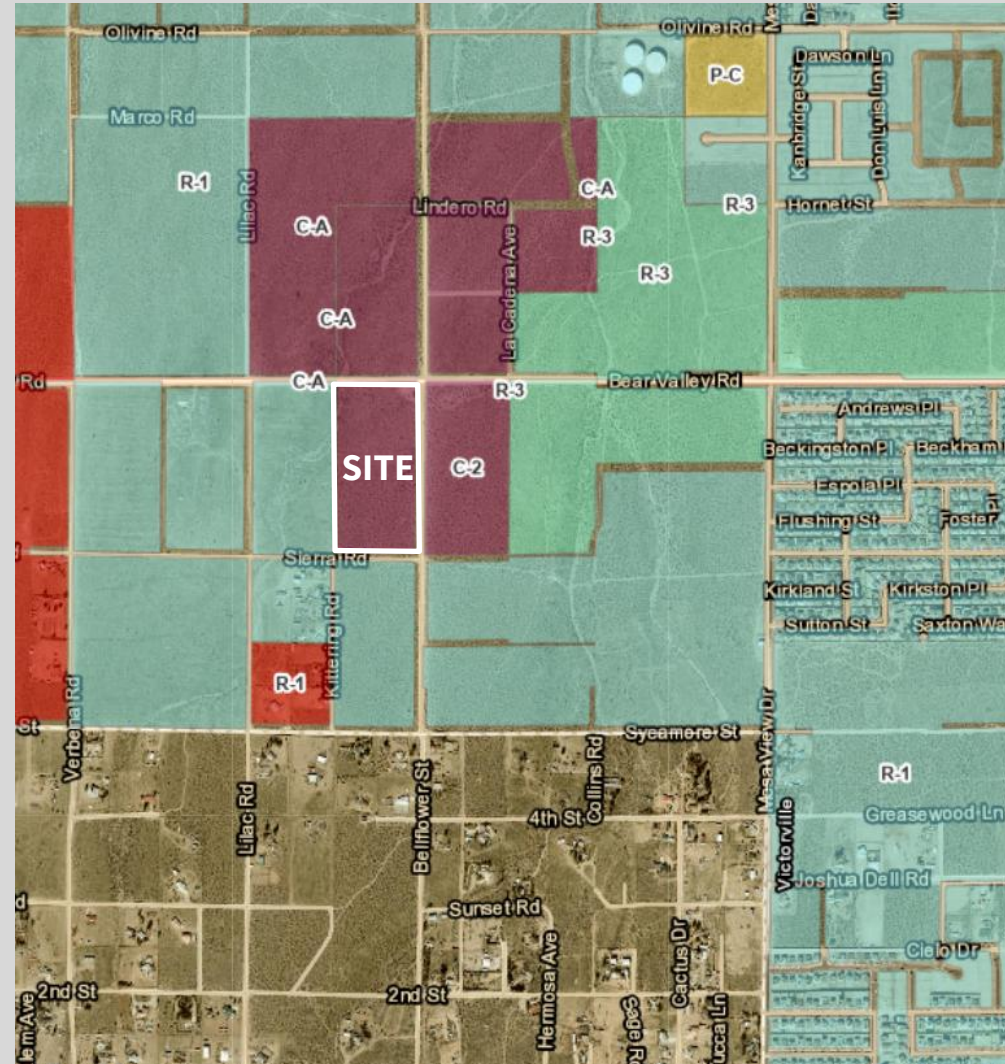
LAND SF	795,405
LAND ACRES	18.26
# OF PARCELS	4
ZONING TYPE	C-2 Commercial
TOPOGRAPHY	Flat
LOT DIMENSION	1307' x 612'
CORNER LOCATION	SEC Bear Valley Rd & Bellflower St
PAVED FRONTAGE	±612'

NEIGHBORING PROPERTIES

NORTH	C-2 Commercial Land
SOUTH	R-1 Residential Land
EAST	C-2 Commercial Land
WEST	R-1 Residential Land

UTILITIES

WATER	Public
IRRIGATION	None
ELECTRICITY / POWER	Overhead
GAS / PROPANE	None
TELEPHONE	Verify
CABLE	Verify
SEWER	Projected Extension



AMENITIES MAP



PARCEL MAP

N. 1/2, N.E. 1/4, Fract'l Sec. 5, T.4N., R.5W., S.B.M.

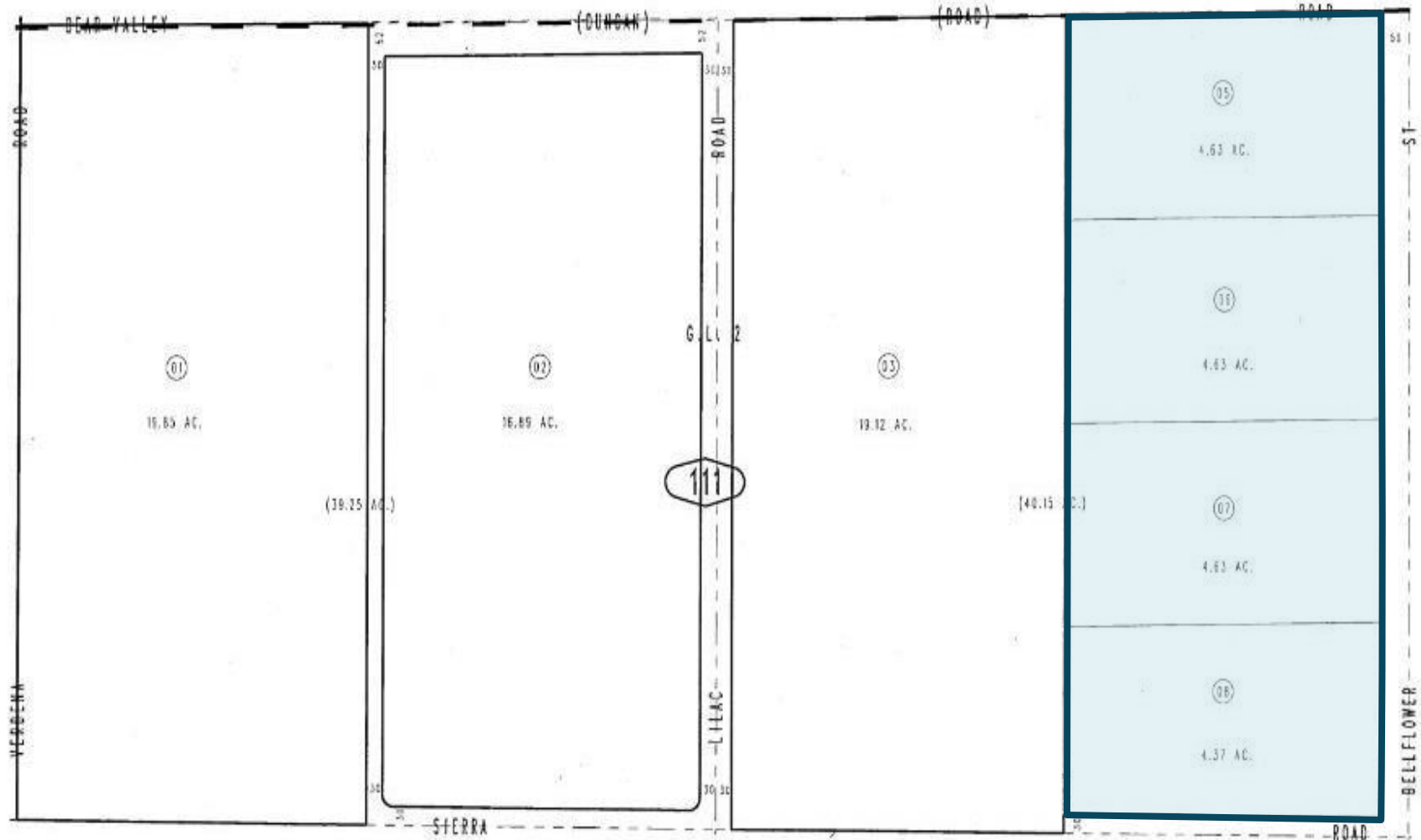
City of Victorville
Tax Rate Area
12103

3071 - 11

THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



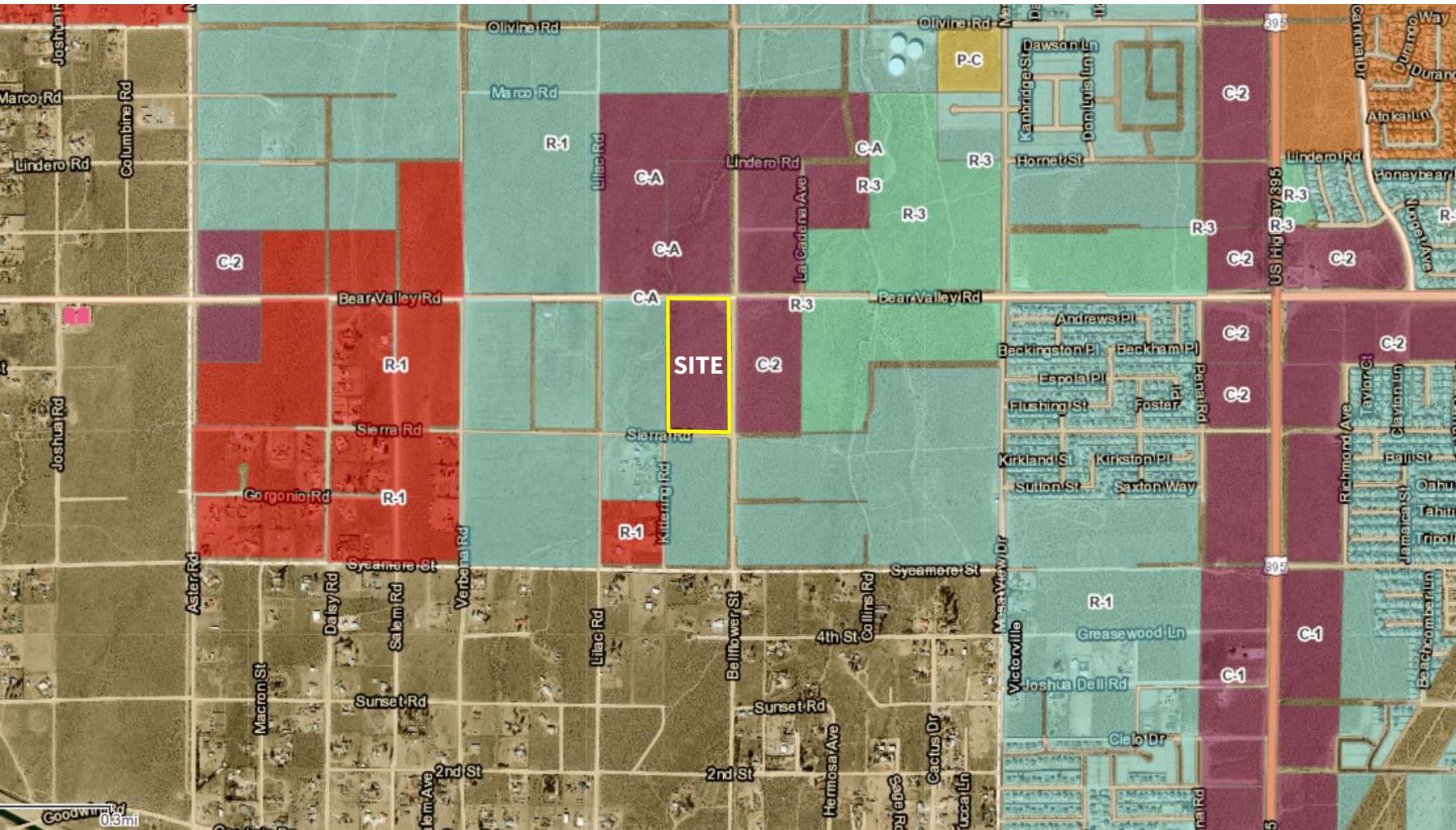
3133
30



1" = 200'

31

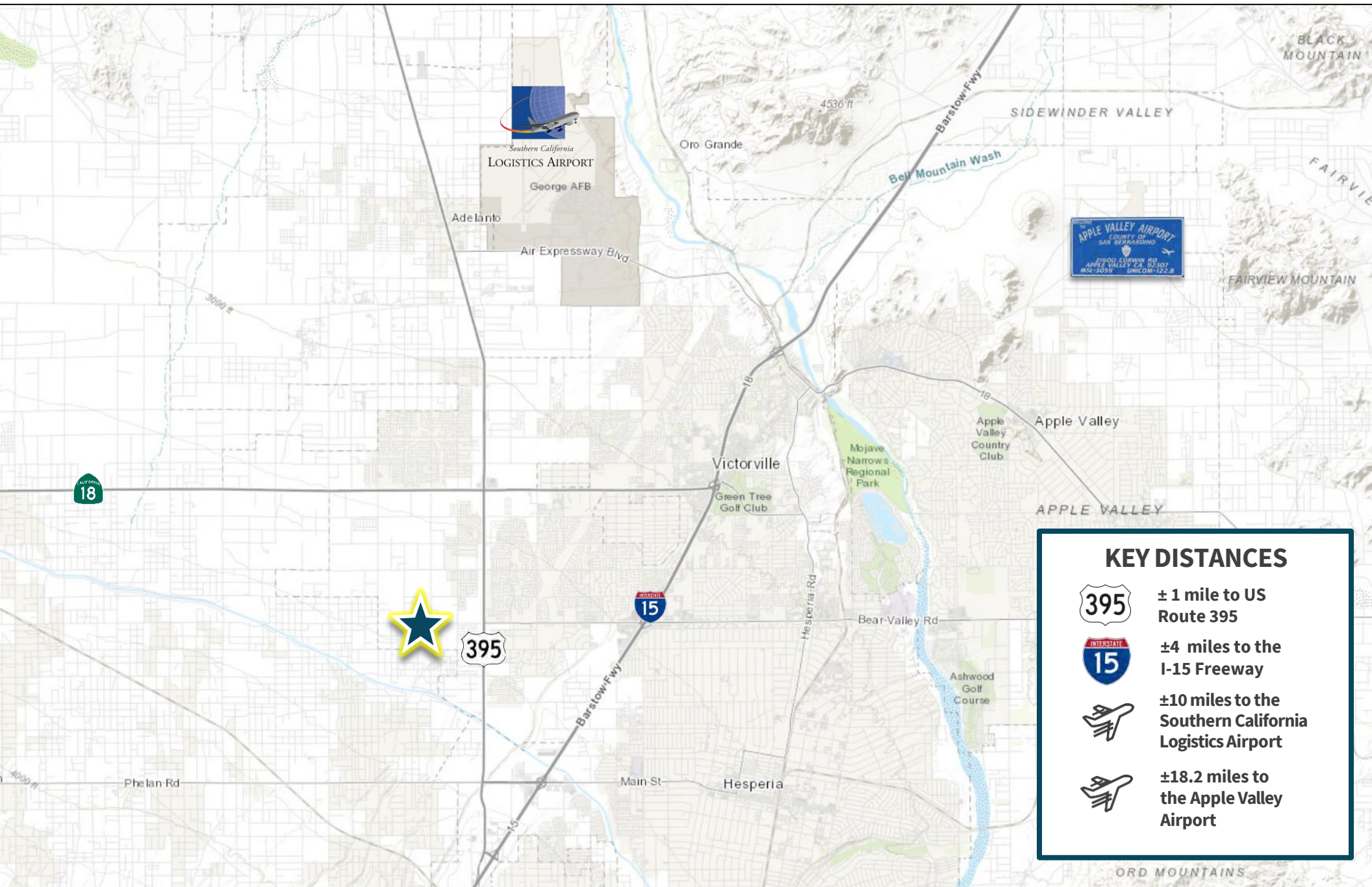
ZONING MAP



C-A Administrative Professional Office
C-2 General Commercial

R-1 Single Family Residential
R-2 Multi-Family (8 du/ac)
R-3 Multi-Family (15 du/ac)
R-4 Multi-Family (20 du/ac)

LOCATION MAP

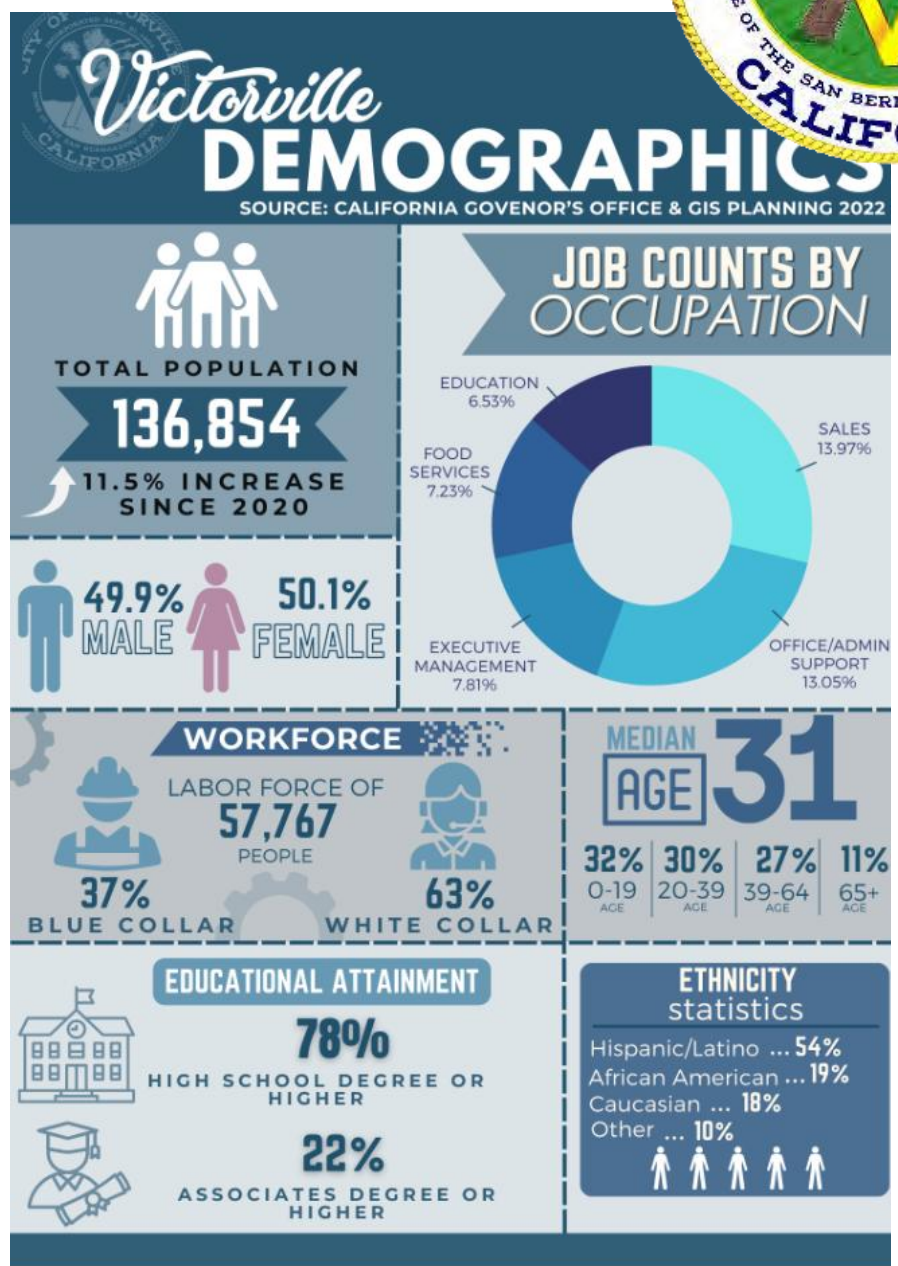


CITY OF VICTORVILLE



Victorville

SoCal with Charm!

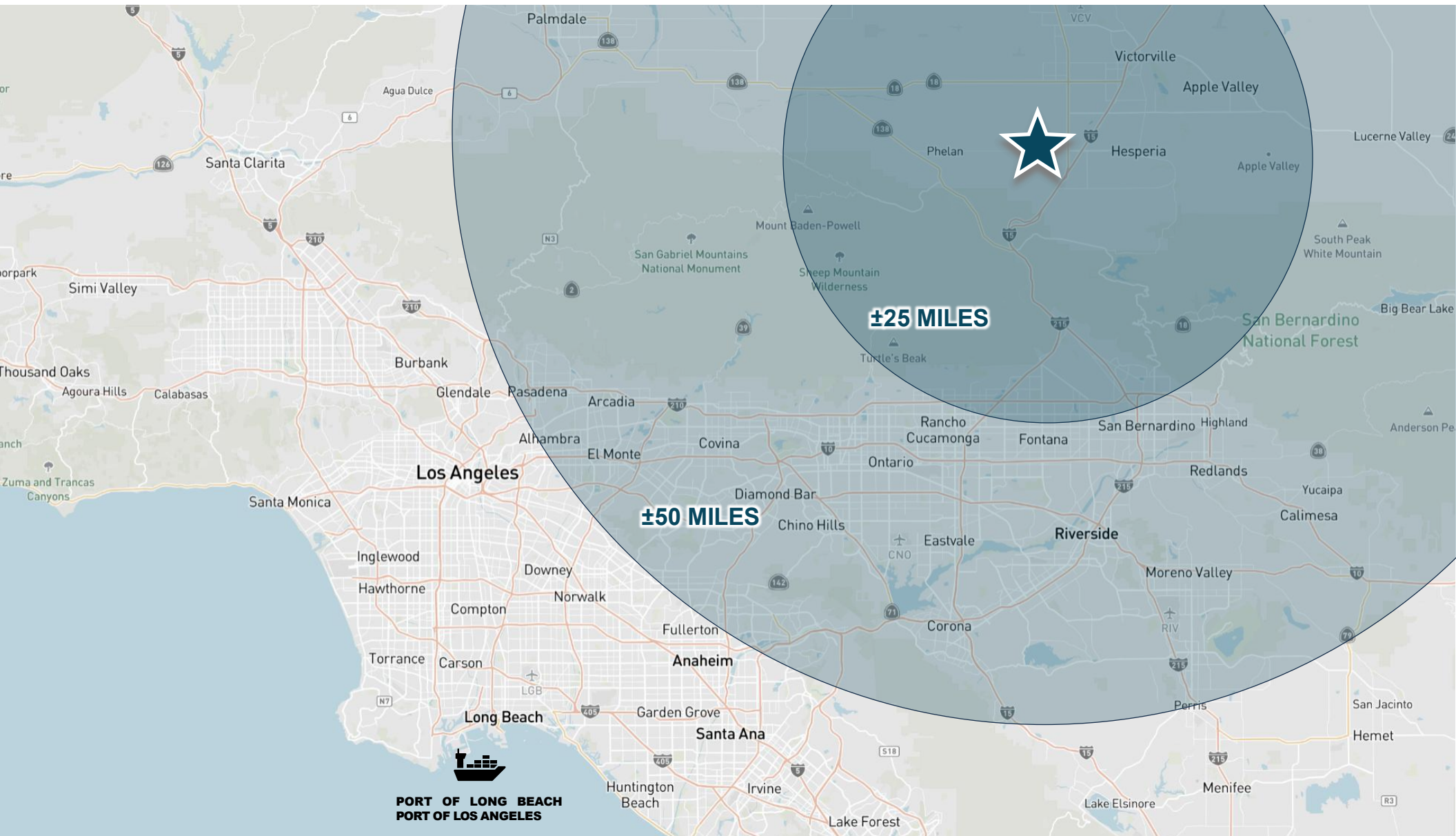


The City of Victorville is one of the municipalities that make up the High Desert region of the Inland Empire. Located in the Mojave Desert, at the high-point between Los Angeles and Las Vegas, Victorville is the leading city for both industry and retail in the High Desert region. Victorville is a growing, vibrant community that is home to approximately 137,000 residents and some of the area's largest employers. Estimates suggest that this figure more than doubles during business hours to accommodate the needs of more than 400,000 people who call the Victor Valley home. Victorville is the economic engine of the Victor Valley and the largest commercial center between San Bernardino and the Nevada border. Victorville draws consumers from well beyond the immediate area, including those traveling to Nevada and residents located in neighboring communities.

Victorville offers several advantages to other locations in the region, including a fully functioning airport, low utility costs and close proximity to all western markets. Victorville is the multi-modal transportation hub of Southern California - bringing ground, rail and air transportation together creating a pro-business, fast-track environment. As a result, an estimated 60% of all goods moving into and out of Southern California travel through Victorville.

Victorville offers a strategic location with easy freeway access to I-15, US-395 and SR-18, between Los Angeles and Las Vegas; it is only 40 miles from I-10 and also I-40 as well as the entire Southern California freeway network system including SR-58, SR-60, I-215, I-210 and SR-138.

INLAND EMPIRE NORTH LOCATION



± 18.26 ACRES **FOR SALE**

SWC BEAR VALLEY ROAD & BELLFLOWER STREET
VICTORVILLE, CA



Exclusively Marketed by:

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