

# Victor Valley Town Center

NEC Bear Valley & Hesperia  
Victorville, California

## Property Features

- Junior Anchor & Shop Space Available
- Heavy trafficked intersection;  
**88,000 CPD**
- Excellent Visibility
- Great Access; Ample Parking
- Busy Daytime Population

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	59,897	170,251	286,603
AVG HH INCOME	\$60,612	\$62,522	\$65,088

Source © 2015 ESRI

### TRAFFIC COUNTS AT INTERSECTION

BEAR VALLEY RD & HESPERIA RD	88,000 ADT
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**NAI**Capital  
Commercial Real Estate Services, Worldwide.

FOR LEASE  
Junior Anchor & Shop Space



Co-Tenants:

**ROSS**  
DRESS FOR LESS

verizon

Pizzat Hut

Carl's Jr.  
CHARBROILED BURGERS

TACO BELL

petco  
where the healthy pets go

DELTA TACO

VONS

usbank  
Five Star Service Guaranteed

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# FOR LEASE

## Junior Anchor & Shop Space



Suite	Tenant
1A	Renter's Choice
1B-C	Gator's
2A	Long's Nails
2B	1,128 SF AVAILABLE
2C	Tobacco
2D	Hear USA
2E	InterValley Health
2F	Sushi Restaurant
2G-J	Dalton & Associates
2K	1,500 SF AVAILABLE
2L	1,500 SF AVAILABLE

Suite	Tenant
2M-N	Mexican Restaurant
2P	Spa
3A	Bakery
3B	Postal Annex
3C	1,200 SF AVAILABLE
3D	D's Bootry
3E	Eastwood Insurance
3F-G	Wingstop
3H-J	Tri-City Cleaners
3K	Waba Grill
3L-M	3,000 SF AVAILABLE

Suite	Tenant
3N	Dentist
3P	1,875 SF AVAILABLE
4A	Springleaf Financial
4B	Sally Beauty
4C	3,000 SF AVAILABLE
5A-B	2,600 SF AVAILABLE
5C	1,300 SF AVAILABLE
5D-E	2,600 SF AVAILABLE
5F	Advance America
5G	8,800 SF AVAILABLE

Suite	Tenant
6A	Nails Plus
6B-C	2,600 SF AVAILABLE
Pad C	Verizon Wireless
D1	Tutti Frutti
D2	Great Clips
D3	Subway
D4-5	2,640 SF AVAILABLE
Pad G	Day Spa

FOR LEASE  
Junior Anchor & Shop Space

