

45,515 SF Anchor
FOR LEASE
Power Center



Property Features

- *Premises can be Demised*
- Regional Draw for entire Victor Valley
- Unobstructed Freeway Visibility
- Power Center next to Victor Valley Mall
- Located between the Bear Valley Rd. & I-15 Interchange & Nisqualli & I-15 Interchange
- **Activity Generators:**

PETSMART PartyCity

99c ONLY **BED BATH & BEYOND** **HOBBY LOBBY**

CINEMARK

Demographic Summary

Demographics	5 Mi	10 Mi	15 Mi
POPULATION	174,834	345,381	368,384
AVG. HH INCOME	\$60,619	\$60,548	\$60,912

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

Anchor Space Available

Amargosa & Bear Valley Road
Victorville, CA

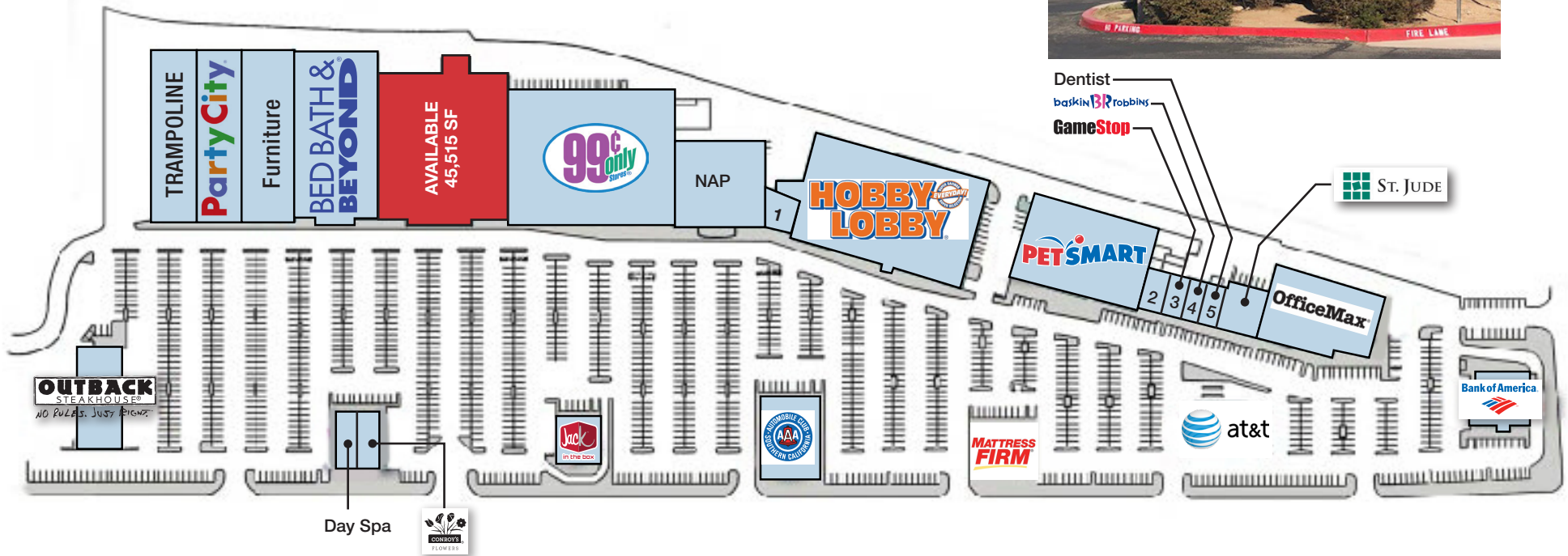
For more information:

Vicki R. Donkin

909 945 2339 • vdonkin@naicapital.com
CA DRE Lic. #00829449

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← Los Angeles

Interstate 15 

Las Vegas →

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