



Available

Property Highlights

- Exceptional regional access given proximity and visibility to I-15 and Bear Valley Rd. (Bear Valley VPD: 38,720 and I-15 VPD: 104,752)
- Center is well leased and anchored by JCPenney, Dick's Sporting Goods, Cinemark, Barnes & Noble
- Central shopping mall to Bear Valley Rd and I-15 corridor, surrounded by smaller strip centers. Minimal vacancy in immediate surrounding area at 7% (previous period was 2.2%)

Property Description

The Mall at Victor Valley is the only regional mall servicing the High Desert/Victor Valley of Southern California. With great visibility from the I-15 and Bear Valley Road, the mall has kept a strong big box tenant base of JCPenney, Dick's Sporting Goods, Cinemark, and Barnes & Noble. With low competition from other retail nodes in Victorville, this space is positioned to land national chains that want to add a store to the city.

Offering Summary

Lease Rate:	Negotiable
Available SF:	78,212 SF
Lot Size:	64.28 Acres
Building Size:	89,689 SF

Victorville - Sears

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Demographics	1 Mile	3 Miles	5 Miles	10 Miles
Population	8,976	80,464	181,050	348,673
Households	2,687	24,255	54,012	107,184
Avg. Household Income	\$80,676	\$71,252	\$70,739	\$73,920



