

**SPACE AVAILABLE  
FOR LEASE  
VICTORVILLE, CA**

**13650 BEAR VALLEY RD**



**PROPERTY INFORMATION**

**SPACE AVAILABLE:** 50,095 SF

**SIGNAGE AVAILABLE:** MONUMENT

**FEATURES:**

- LARGE PARKING FIELD
- EXCELLENT ACCESS AND VISIBILITY
- ADJACENT TO CVS/PHARMACY IN EXCELLENT SHOPPING CENTER
- GREAT FRONTAGE AND SIGNAGE ALONG BEAR VALLEY & AMETHYST RD
- TRAFFIC COUNTS OF OVER 40,000 CPD

**DEMOGRAPHICS**

**2017 ESTIMATED POPULATION**

1 Mile: 8,975  
3 Mile: 69,077  
5 Mile: 175,105

**2017 ESTIMATED AVG. HH INCOME**

1 Mile: \$93,247  
3 Mile: \$75,301  
5 Mile: \$67,995

**2017 ESTIMATED TRAFFIC COUNTS**

43,209 CPD – BEAR VALLEY ROAD  
13,278 CPD – AMETHYST ROAD



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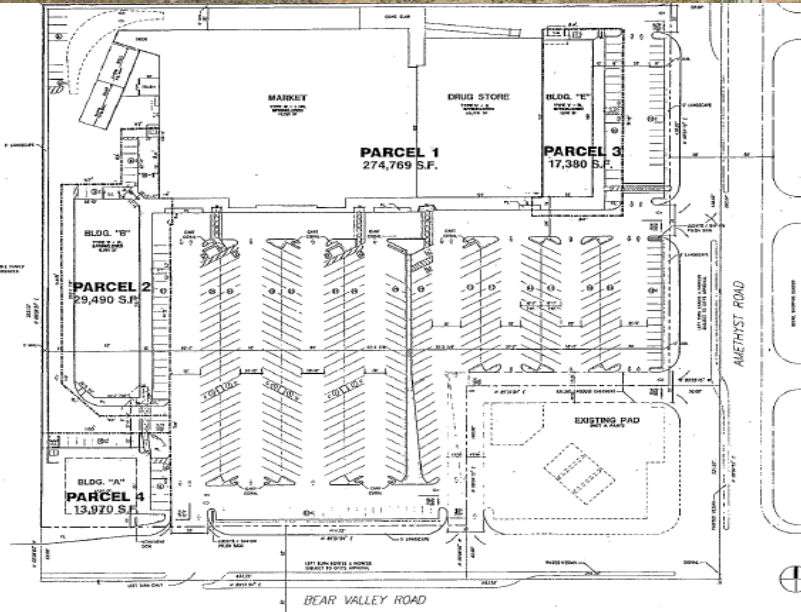
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