

**SPACE
AVAILABLE
LEASE**

VICTOR VALLEY TOWN CENTER

12229 Hesperia Rd,
Victorville, CA



PROPERTY INFORMATION

FEATURES:

- BUSY CENTER WITH STRONG TRAFFIC COUNTS
- SIGNAGE AVAILABLE ON THE TWO CENTER PYLON SIGNS
- EXCELLENT LOCATION WITHIN A VONS ANCHORED CENTER.
- INTERSECTION HAS THE SECOND HIGHEST TRAFFIC COUNT IN THE HIGH DESERT

SPACES AVAILABLE:

- 25,822 SQ FT AVAILABLE

NEIGHBORING TENANTS:

- ROSS DRESS FOR LESS, PETCO, DOLLAR TREE, and CVS

DEMOGRAPHICS

2017 ESTIMATED POPULATION

1 Mile:	9,092
3 Mile:	62,013
5 Mile:	175,666

2017 ESTIMATED MED. HH INCOME

1 Mile:	\$43,020
3 Mile:	\$48,129
5 Mile:	\$50,070

2017 ESTIMATED TRAFFIC COUNTS

23,059 CPD – HESPERIA RD.
43,515 CPD – BEAR VALLEY



FOR MORE INFORMATION PLEASE CONTACT

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