



FOR LEASE

13605 BEAR VALLEY ROAD
VICTORVILLE, CA 92392

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APPROXIMATELY 1,345 SF AVAILABLE



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

TOM GIOIA
SENIOR VICE PRESIDENT
CALDRE 01219394
949.790.3124
TGIOIA@LEEIRVINE.COM

YOUR NAME
HERE

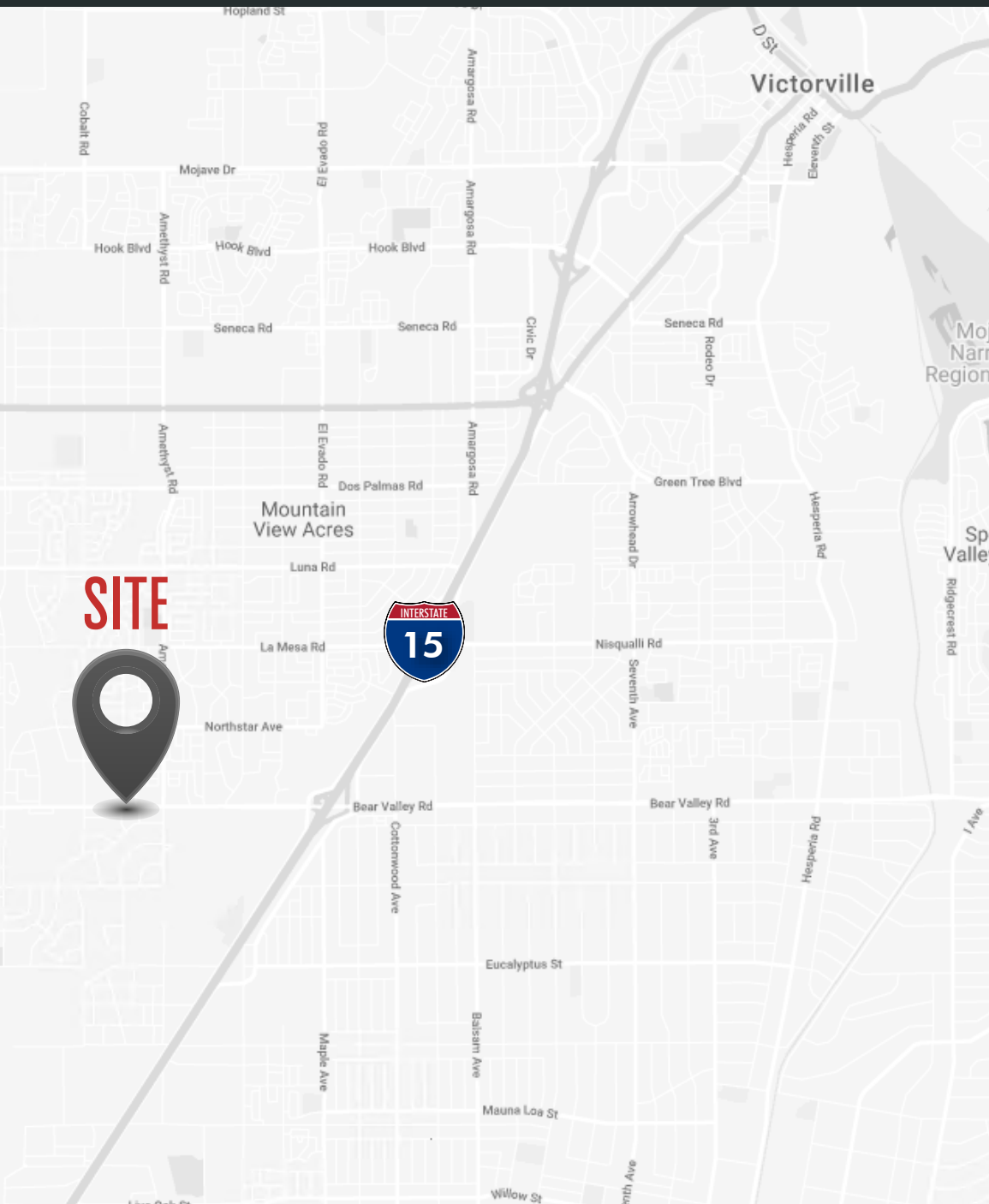
SchoolsFirst
FEDERAL CREDIT UNION

 **SUNRISE
DONUTS**

YOUR NAME HERE



13605 BEAR VALLEY ROAD



PROPERTY FEATURES

- Approximately 1,345 SF & 1,792 SF available
- Close proximity to Interstate 15 Freeway
- Corner End cap space available
- Retail Center located off Bear Valley Road
- Area Tenants include: McDonalds, Kinder Care, Fitness 19, Walgreens, Castenada's, & Del Taco
- Ample Parking available
- Very dense overall residential area
- Excellent space for professional office or medical
- Rental Rate: Negotiable

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76

AERIAL

Walgreens

ARCO

McDonald's

FITNESS 19

DEL TACO

KinderCare
LEARNING CENTERS

BEAR VALLEY ROAD

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SITE PLAN



Amethyst Road

Sierra Road

Remudard Road

Available Land Pad

FITNESS 19
Where You Can Afford To Get Fit

13605C 301-308

Play Area

KinderCare
LEARNING CENTERS

13631 DC-1

Available Land Pad

Monument Sign

Walgreens

Available Land Pad

Drive-Thru

McDonald's

13625 600

13605A

- 101
- 102
- 103
- 104
- 105
- 106

Drive-Thru

Monument Sign

Monument Sign

Bear Valley Road



STE	TENANT	SF
13605A	Bear Valley Road	
101	Elite Insurance & Financial	1,345
102	SchoolsFirst Fed Credit Union	1,180
103	Sunrise Donuts (Marcus Touch)	1,192
104	Hair Salon	1,692
105	Ginger Scoggins, DDS	1,911
106	Santana's Mexican Grill	1,702

SITE PLAN NOT TO SCALE



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CONTACT FOR MORE INFO



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