

LAND FOR SALE STODDARD WELLS INDUSTRIAL PARK

Stoddard Wells Rd., Victorville, CA 92394



ECONOMIC DATA

SALE PRICE: \$6,950,000

PROPERTY INFORMATION

COUNTY: San Bernardino

PROPERTY OVERVIEW

Welcome to Stoddard Wells Industrial Park. This rare opportunity consists of 9 parcels totaling ±42.55 acres located off the 15 freeway and Stoddard Wells Rd. exit in the City of Victorville. Situated near the Wal-Mart Distribution Center on the northeast corner of Stoddard Wells Road and Quarry Road just west of Dale Evans Parkway. The project is envisioned as a transit-oriented development area which will encompass multiple parcels catering to the needs of industrial users of all types. The potential to develop 25 individual parcels are build to suit and price per square foot reflects all or part. The property is ready for development and perfect for Owner/User to locate their business.

Located near Interstate 15, the project will benefit from the ongoing work by CalTrans to enhance the traffic flow in the area via the \$70 million Stoddard Wells and D Street ramp upgrades and creation of additional freeway frontage. Ease of access to metropolitan centers in Southern California and Nevada via Interstate 15 which is situated less than a half mile from project site.

PROPERTY HIGHLIGHTS

- Build to suit
- Additional freeway frontage from Cal Trans upgrades
- Master planned
- Developed roads

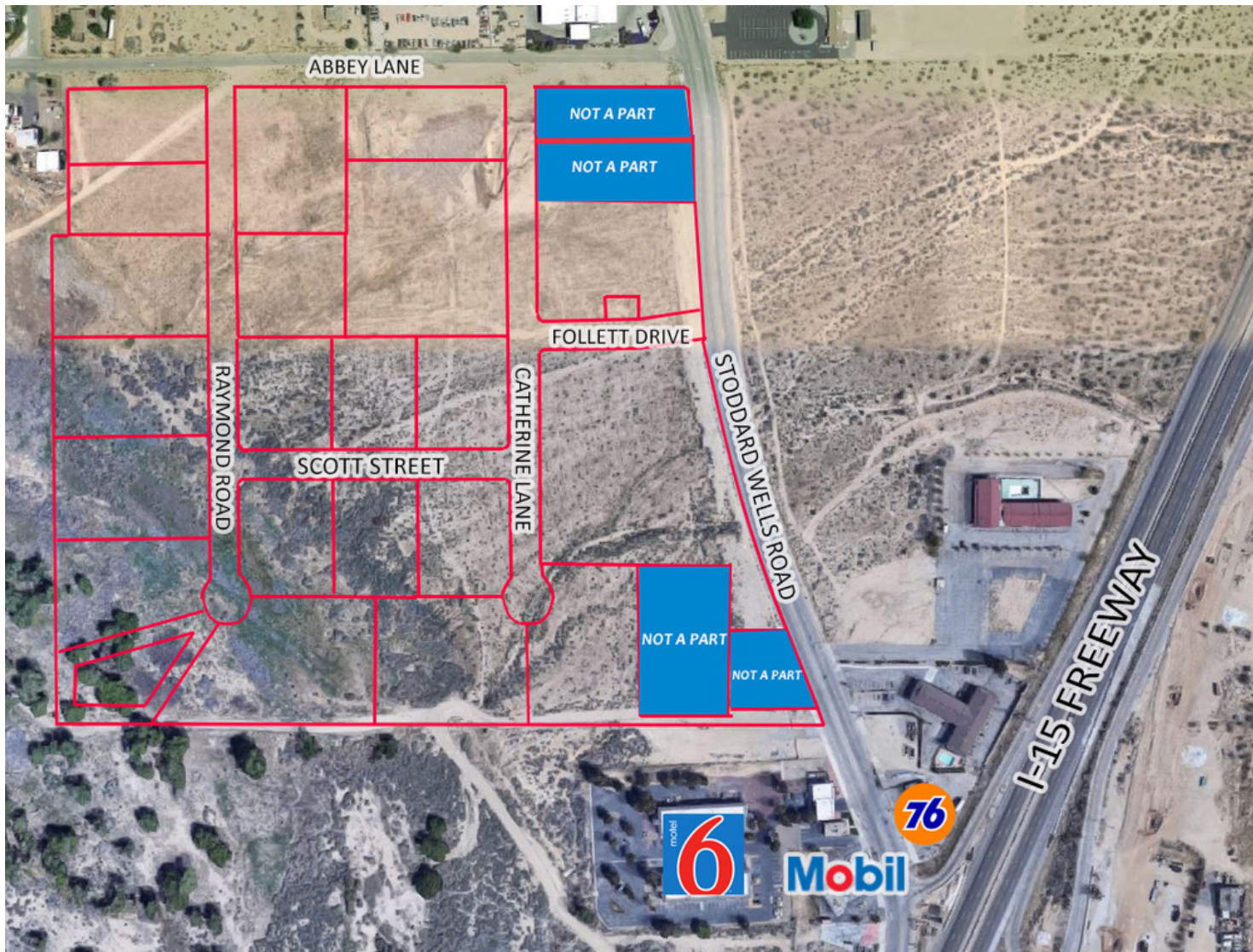
Donald P. Brown
dbrown@lee-associates.com
D 760.684.4203

Jim deRegt
jderegt@lee-associates.com
D 949.724.4734

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

LAND FOR SALE
STODDARD WELLS INDUSTRIAL PARK

Stoddard Wells Rd., Victorville, CA 92394



Donald P. Brown
dbrown@lee-associates.com
D 760.684.4203

Jim deRegt
jderegt@lee-associates.com
D 949.724.4734

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

LAND FOR SALE STODDARD WELLS INDUSTRIAL PARK

Stoddard Wells Rd., Victorville, CA 92394



Donald P. Brown
dbrown@lee-associates.com
D 760.684.4203

Jim deRegt
jderegt@lee-associates.com
D 949.724.4734

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

LAND FOR SALE STODDARD WELLS INDUSTRIAL PARK

Stoddard Wells Rd., Victorville, CA 92394



Donald P. Brown
dbrown@lee-associates.com
D 760.684.4203

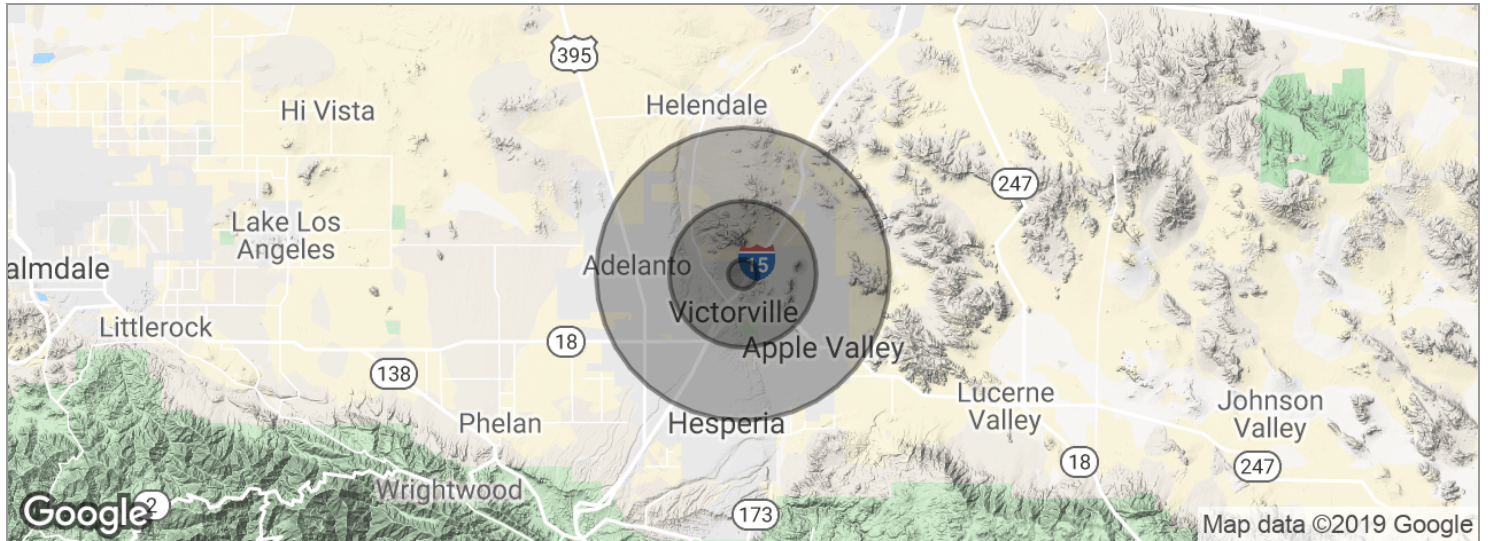
Jim deRegt
jderegt@lee-associates.com
D 949.724.4734

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

LAND FOR SALE

STODDARD WELLS INDUSTRIAL PARK

Stoddard Wells Rd., Victorville, CA 92394



POPULATION	1 MILE	5 MILES	10 MILES
Total population	413	42,892	234,466
Median age	42.4	30.7	30.9
Median age (Male)	40.1	29.6	29.9
Median age (Female)	43.4	32.3	32.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	152	13,210	70,574
# of persons per HH	2.7	3.2	3.3
Average HH income	\$81,482	\$60,756	\$60,592
Average house value	\$359,535	\$286,827	\$257,553

* Demographic data derived from 2010 US Census

Donald P. Brown
dbrown@lee-associates.com
D 760.684.4203

Jim deRegt
jderegt@lee-associates.com
D 949.724.4734

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.