

**±0.7 AC BEAR VALLEY RD  
COMMERCIAL LAND | HESPERIA**



**ADT on Bear Valley Rd: 50,391**



**5 Mile Radius Population: 188,990**

The subject site is located between Pep Boys and Progressive Pre-School on Bear Valley Road in Hesperia, CA. Bear Valley Rd sees average daily traffic numbers in the fifty-thousands providing excellent visibility for any business. The Site is less than three miles away from Interstate 15 (to the West of the site) and approximately three miles Southeast of highway 18.

Utilities extend to the site (Buyer to verify all).

The site is slightly raised from Bear Valley Rd but otherwise has a generally level topography.

**RYAN TRAVIS**



760.983.2594 • RTravis@Kurschgroup.com  
BRE #01358790 Corporate BRE # 01896143

For Sale

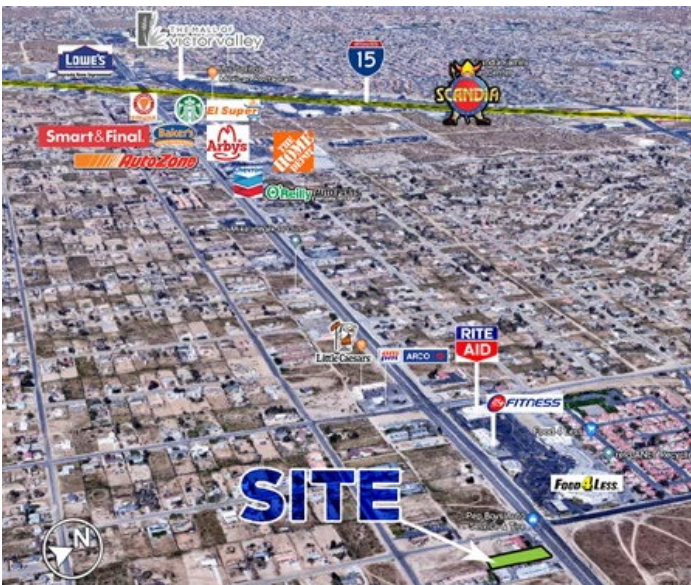
**OFFERING**

**±0.7 Acres**

APN: 0414-041-02

**\$450,000**

12180 Ridgcrest Rd, Suite 232, Victorville, CA 92395  
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