

Victor Valley Town Center

NEC Bear Valley & Hesperia
Victorville, California

Property Features

- Junior Anchor & Shop Space Available
- Heavy trafficked intersection;
88,000 CPD
- Excellent Visibility
- Great Access; Ample Parking
- Busy Daytime Population

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	59,897	170,251	286,603
AVG HH INCOME	\$60,612	\$62,522	\$65,088

Source © 2015 ESRI

TRAFFIC COUNTS AT INTERSECTION

BEAR VALLEY RD & HESPERIA RD	88,000 ADT
------------------------------	-------------------

NAICapital
Commercial Real Estate Services, Worldwide.

FOR LEASE
Junior Anchor & Shop Space



Co-Tenants:

ROSS
DRESS FOR LESS

verizon

Pizza Hut

Carl's Jr.
CHARBROILED BURGERS

TACO BELL

petco
where the healthy pets go

DELTA

VONS

usbank
Five Star Service Guaranteed

Vicki R. Donkin
Senior Vice President
909.945.2339
vdonkin@naicapital.com
CA DRE License #00829449

800 N. Haven Avenue
Suite 400
Ontario, CA 91764
909 945 2339
naicapital.com

FOR LEASE

Junior Anchor & Shop Space



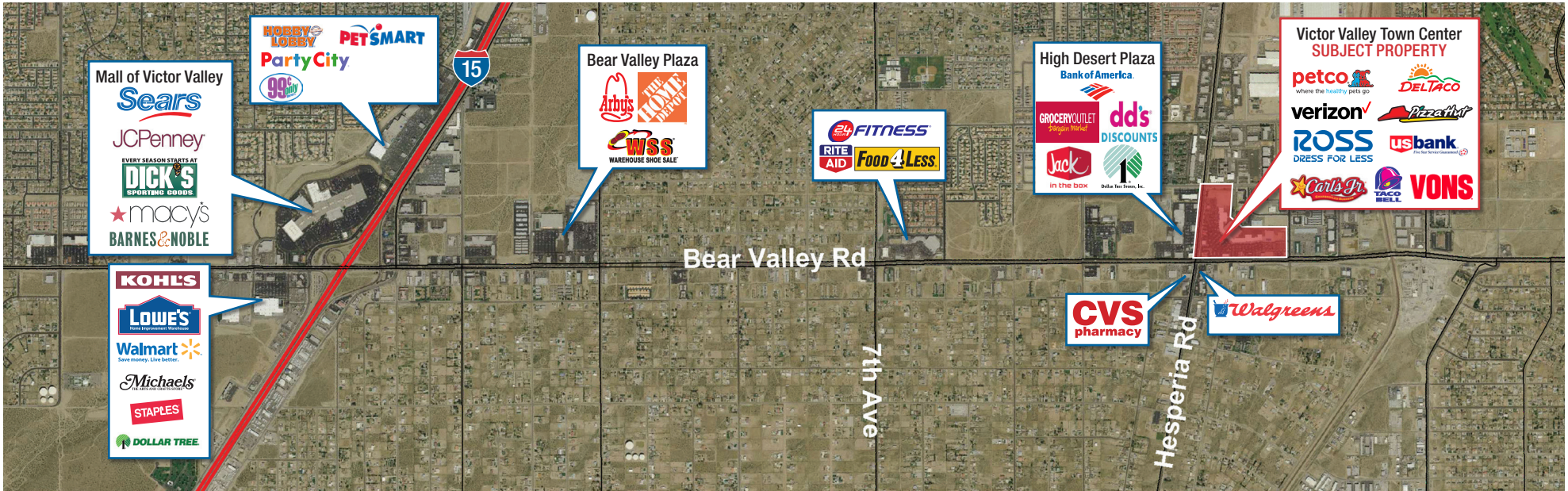
Suite	Tenant
1A	Renter's Choice
1B-C	Gator's
2A	Long's Nails
2B	1,128 SF AVAILABLE
2C	Tobacco
2D	Hear USA
2E	InterValley Health
2F	Mexican Restaurant
2G-J	Dalton & Associates
2K	Rythum & Ride
2L	Yoga

Suite	Tenant
2M-N	Seafood Restaurant
2P	Spa
3A	Donuts
3B	Postal Annex
3C	1,200 SF AVAILABLE
3D	D's Bootry
3E	Eastwood Insurance
3F-G	Wingstop
3H-J	Tri-City Cleaners
3K	Waba Grill
3L-M	3,000 SF AVAILABLE

Suite	Tenant
3N	Dentist
3P	Women's Clothing
4A	Springleaf Financial
4B	Sally Beauty
4C	3,000 SF AVAILABLE
5A-C	Children's Dental
5D-E	2,600 SF AVAILABLE
5F	Advance America
5G	8,800 SF AVAILABLE

Suite	Tenant
6A	Nails Plus
6B	Nutrishop
6C	1,300 SF AVAILABLE
Pad C	Verizon Wireless
D1	Tutti Frutti
D2	Great Clips
D3	Subway
D4-5	Tonyan Coffee
Pad G	Day Spa

FOR LEASE Junior Anchor & Shop Space



No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. CA DRE Lic. #01990696.

NAI Capital
Commercial Real Estate Services, Worldwide.

Vicki R. Donkin
Senior Vice President
909.945.2339
vdonkin@naicapital.com
CA DRE License #00829449

800 N. Haven Avenue
Suite 400
Ontario, CA 91764
909 945 2339
naicapital.com