

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
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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

Brandon Beauchemin CBRE
First Vice President
909.418.2213
brandon.beauchemin@cbre.com
CA DRE License #01338753

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	1080 SF AVAILABLE
2B	1,128 SF AVAILABLE
2C	Tobacco
2D	Hear USA
2E	InterValley Health
2F	Sushi Restaurant
2G-J	Dalton & Associates
2K	Rythum & Ride
2L	1,500 SF AVAILABLE

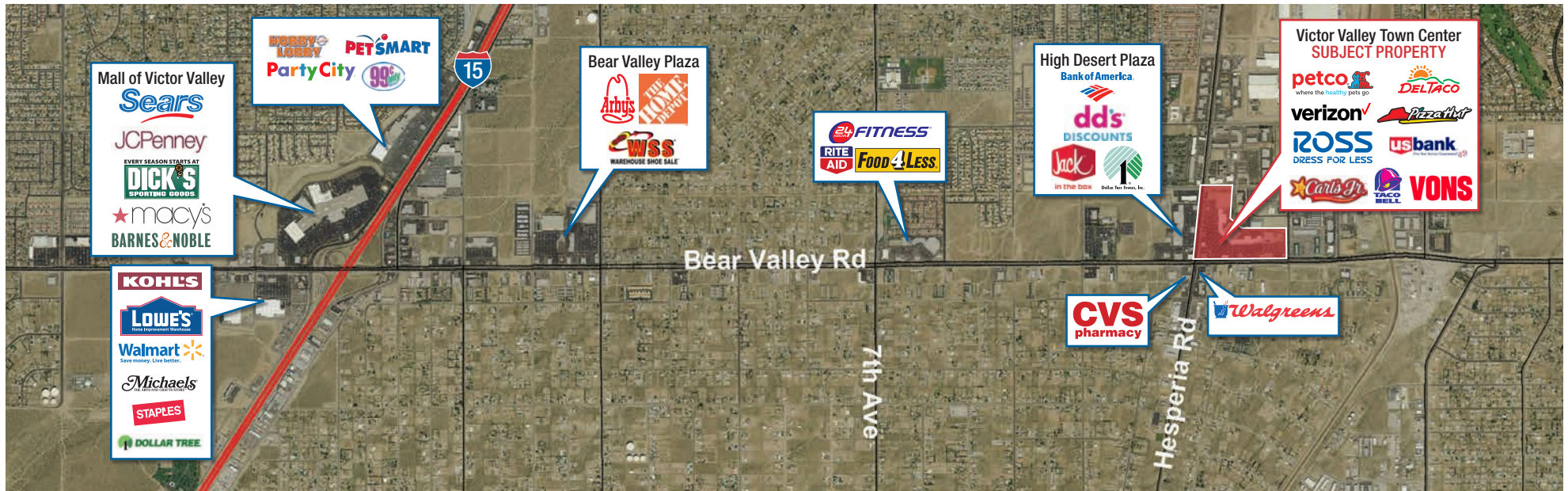
Suite	Tenant
2M-N	Mexican Restaurant
2P	Spa
3A	Donuts
3B	Postal Annex
3C	1,200 SF AVAILABLE
3D	D's Bootry
3E	Eastwood Insurance
3F-G	Wingstop
3H-J	Tri-City Cleaners
3K	Waba Grill
3L-M	3,000 SF AVAILABLE

Suite	Tenant
3N	Dentist
3P	1,875 SF AVAILABLE
4A	Springleaf Financial
4B	Sally Beauty
4C	3,000 SF AVAILABLE
5A-B	2,600 SF AVAILABLE
5C	1,300 SF AVAILABLE
5D-E	2,600 SF AVAILABLE
5F	Advance America
5G	8,800 SF AVAILABLE

Suite	Tenant
6A	Nails Plus
6B-C	2,600 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



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Commercial Real Estate Services, Worldwide.

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