

AVAILABLE FOR LEASE



UNDER CONSTRUCTION!

THE VICTOR VALLEY CONNECTION NWC BEAR VALLEY RD & 2ND AVE, VICTORVILLE, CA 92395



PROPERTY FEATURES

- ±36 Acre mixed use development including both commercial and residential uses.
- Build To Suit, Ground Lease and Purchase Opportunities available.
- Located on the major retail artery of Bear Valley Rd with over 71,000 CPD at the intersection of Bear Valley Rd and 2nd Ave.
- In direct route to I-15 Freeway.
- Immediately adjacent to Patient Safety Excellence Award winner: Desert Valley Hospital with approximately 1,000 employees.
- In 2021, Desert Valley Hospital served approximately 32,000 patients.
- Nearby tenants include: Vons, Walgreens, CVS, Ross, Dollar Tree, Bank of America, In-N-Out and Starbucks.
- Approximately six schools within a 1-mile radius.
- Home to a multitude of local destinations such as California Route 66 Museum, Mojave Narrows Regional Park, Old Town Victorville Veterans Memorial and more.



5 MILE RADIUS DEMOS

191,092
POPULATION



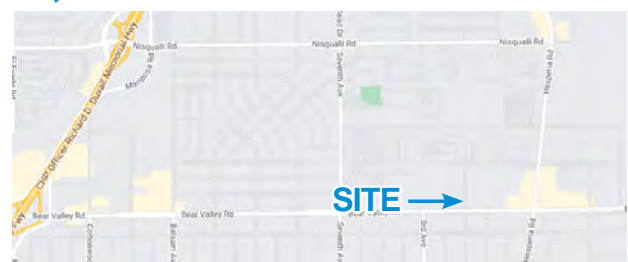
\$96,435
AVERAGE
HOUSEHOLD
INCOME

**DAYTIME
DEMOGRAPHICS**

105,982

TRAFFIC COUNTS

On Bear Valley Rd:
71,599 CPD



Chase Harvey
Partner
+1 909 406 4000
charvey@catalystretail.com
Lic. #01954291

Jay Nichols
Managing Partner
+1 909 406 4000
jnichols@catalystretail.com
Lic. #01905191

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your property advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Revised: July 24, 2025 9:48 AM

AVAILABLE FOR LEASE



THE VICTOR VALLEY CONNECTION NWC BEAR VALLEY RD & 2ND AVE, VICTORVILLE, CA 92395

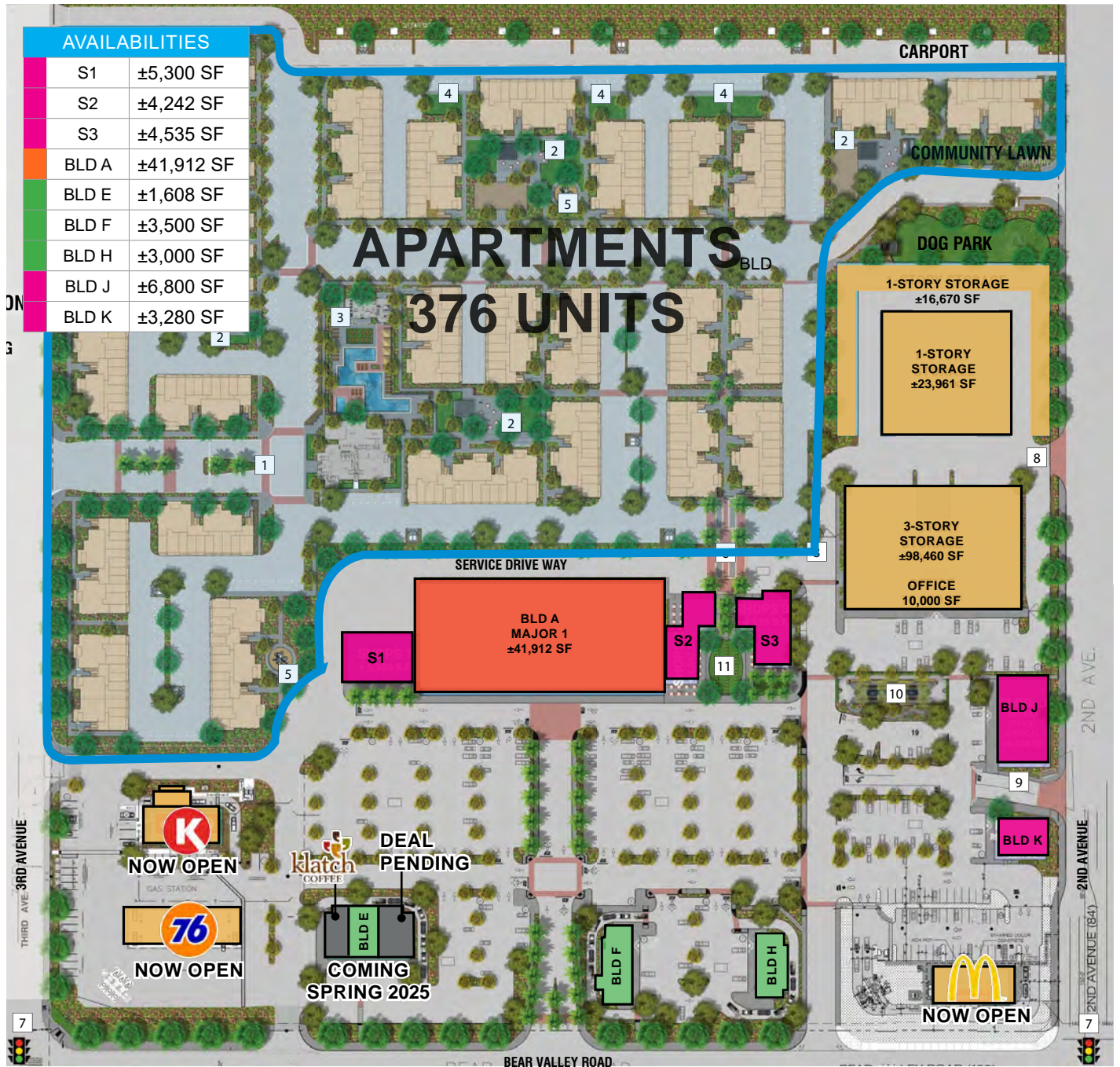


Chase Harvey
Partner
+1 909 406 4000
charvey@catalystretail.com
Lic. #01954291

Jay Nichols
Managing Partner
+1 909 406 4000
jnichols@catalystretail.com
Lic. #01905191

AVAILABLE FOR LEASE

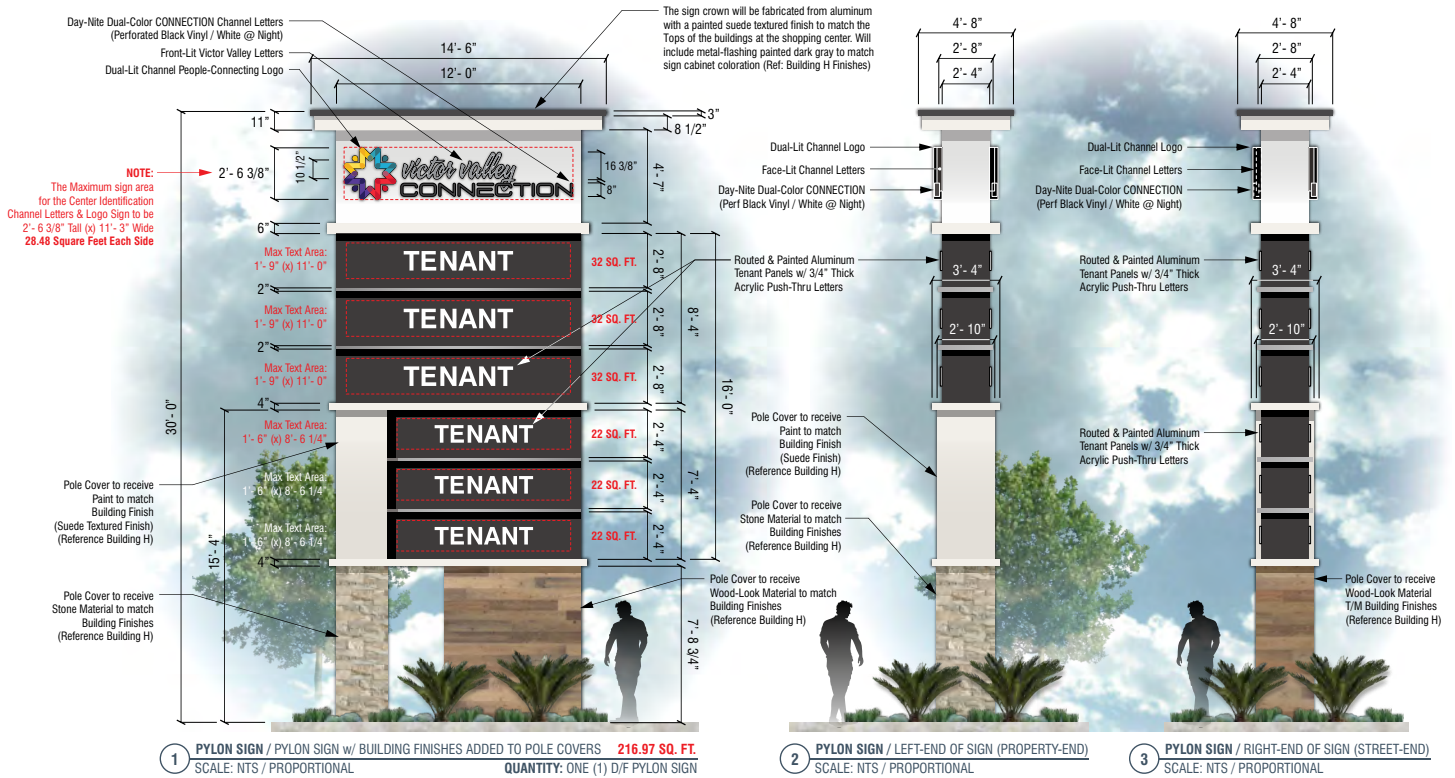
THE VICTOR VALLEY CONNECTION NWC BEAR VALLEY RD & 2ND AVE, VICTORVILLE, CA 92395



AVAILABLE FOR LEASE

THE VICTOR VALLEY CONNECTION NWC BEAR VALLEY RD & 2ND AVE, VICTORVILLE, CA 92395

PT-1 FREESTANDING PYLON SIGN / MULTI-TENANT



CIRCLE K AND 76 FUEL NOW OPEN



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your property advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Revised: July 24, 2025 9:48 AM

AVAILABLE FOR LEASE



THE VICTOR VALLEY CONNECTION NWC BEAR VALLEY RD & 2ND AVE, VICTORVILLE, CA 92395

THE VICTOR VALLEY CONNECTION Victorville, CA 92395	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	10,354	70,000	191,092
2029 Projected Population	10,507	69,173	188,506
2020 Census Population	10,280	71,122	193,406
2010 Census Population	9,239	63,494	171,347
Projected Annual Growth 2024 to 2029	0.3%	-0.2%	-0.3%
Historical Annual Growth 2010 to 2024	0.9%	0.7%	0.8%
2024 Median Age	32.8	33.5	33.7
Households			
2024 Estimated Households	3,225	21,848	58,785
2029 Projected Households	3,314	21,983	59,162
2020 Census Households	3,121	22,082	59,305
2010 Census Households	2,849	20,086	53,247
Projected Annual Growth 2024 to 2029	0.6%	0.1%	0.1%
Historical Annual Growth 2010 to 2024	0.9%	0.6%	0.7%
Race and Ethnicity			
2024 Estimated White	32.3%	36.7%	36.8%
2024 Estimated Black or African American	12.5%	11.9%	12.6%
2024 Estimated Asian or Pacific Islander	6.8%	5.7%	5.6%
2024 Estimated American Indian or Native Alaskan	1.5%	1.8%	1.7%
2024 Estimated Other Races	46.8%	43.9%	43.2%
2024 Estimated Hispanic	57.2%	54.9%	54.8%
Income			
2024 Estimated Average Household Income	\$79,638	\$92,702	\$96,435
2024 Estimated Median Household Income	\$68,698	\$75,157	\$74,405
2024 Estimated Per Capita Income	\$24,813	\$28,990	\$29,736
Business			
2024 Estimated Total Businesses	551	2,661	5,673
2024 Estimated Total Employees	4,003	19,066	39,495
2024 Estimated Employee Population per Business	7.3	7.2	7.0
2024 Estimated Residential Population per Business	18.8	26.3	33.7



Chase Harvey
Partner
+1 909 406 4000
charvey@catalystretail.com
Lic. #01954291

Jay Nichols
Managing Partner
+1 909 406 4000
jnichols@catalystretail.com
Lic. #01905191