

Bear Valley Center

13650 Bear Valley Rd, Victorville, CA 92392

22,836± SF | Former CVS Pharmacy

FOR LEASE



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Vicinity Map



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Executive Summary

Bear Valley Center

Bear Valley Center is positioned along one of Victorville's primary east-west retail corridors, offering excellent visibility, access, and direct freeway connectivity. The available 22,836± SF former CVS features a functional big-box layout, ample on-site parking, and immediate access to Interstate 15, making it well suited for a wide range of retail, grocery, fitness, and service-oriented uses. Bear Valley Road serves as a major retail and commuter thoroughfare, linking I-15 with surrounding residential neighborhoods and key regional shopping destinations throughout the High Desert.

The surrounding trade area is anchored by a dense concentration of national retailers, including Walmart Supercenter, Best Buy, Home Depot, Lowe's, Kohl's, Macy's, Barnes & Noble, JCPenney, Staples, Michael's, Dick's Sporting Goods, Hobby Lobby, 99 Cents Only, and Sprouts—driving consistent consumer traffic and sustained retail demand.

The property is situated within a highly active growth environment, supported by recent and planned development such as Best Western, Super Walmart, Kohl's, Lowe's, HomeGoods, TJ Maxx, and 24 Hour Fitness, along with expanding residential housing. As Victorville continues to experience population growth, increased investment, and expanding retail demand, these dynamics reinforce the area's long-term strength as a regional commercial hub.

Together, strong regional traffic, an expanding residential base, and continued retail and hospitality development position this location as a compelling opportunity within a well-established and evolving Victorville trade area.



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Property Summary

Address	13650 Bear Valley Rd, Victorville, CA 92392
APN	3095-571-09-0000
Rate	Call Brokers for Details
Building Size	22,836± sq. ft.
Lot Size	2.089± AC
Year	1993
Property Type	Retail
Tenancy	Single
County	San Bernardino County
Site Access	Call Brokers for Details

TRAFFIC COUNTS

Bear Valley Rd: (E/W) | 81,508± VPD
Amethyst Rd (N/S) | 9,651± VPD

Total Traffic | 96,506± Avg VPD

Data Sources: Claritas, LLC; Kalibrate TrafficMetrix



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Commercial Real Estate Brokerage
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Demographics



Location Overview: Victorville stands as one of the High Desert's most active commercial and retail hubs, supported by strong demographics, steady population growth, and expanding retail corridors. With a population of approximately 135,000+ residents, Victorville benefits from a diverse economic base and excellent regional accessibility via Interstate 15, Bear Valley Road, Palmdale Road, and U.S. Highway 395—key arterial routes that support both commuter and commercial traffic. Located within San Bernardino County, Victorville enjoys direct connectivity to major Southern California markets, including the Inland Empire and greater Los Angeles region. This strategic position continues to attract retail, logistics, healthcare, and service-oriented development, reinforcing the city's role as a regional economic center for the High Desert. Ongoing residential growth, infrastructure investment, and continued expansion of national retailers further strengthen the area's long-term fundamentals, making Victorville a compelling market for businesses seeking durable growth and regional exposure.

source: [livability.com](https://www.livability.com)




TOP EMPLOYMENT IN 92307 IN 5MI RADIUS

3,295	Management Business and Arts
3,135	Educational Services and Health Care
2,708	Transportation and Warehouse
2,484	Retail Trade
1,452	Construction




TOTAL EMPLOYEES ± 20,200 IN 5MI RADIUS

source: [crexi.com](https://www.crexi.com)

HH INCOME

	1MI	\$82,900.00		
	3MI	\$77,300.00		
	5MI	\$72,900.00	GROWTH RATE	± 18.0%

POPULATION

	1MI	±27,000 PP		
	3MI	±134,800PP		
	5MI	±243,500PP	GROWTH RATE	± 6.0%

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