

VILLAGE CENTER

±18,200 SF JR ANCHOR & ±2,100 - ±2,785 SF AVAILABLE FOR LEASE

12550 Amargosa Rd., Victorville, CA 92392



PAUL SU

Senior VP, Retail Leasing & Sales
O: 909.230.4500 | C: 626.417.4539
paul.su@progressiverep.com
DRE #01949696

PROGRESSIVE
REAL ESTATE PARTNERS

EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS

- ±18,200 SF Jr Anchor Space Available
- ±2,785 SF Built Out Medical Office Available
- ±2,100 SF Endcap Built Out Office Available
- Visible to the 15 freeway with easy access from the Nisqualli off-ramp on the north and the Bear Valley off-ramp to the south
- Co-tenants include Sprouts, Hobby Lobby, PetSmart, AAA, Black Angus, La-Z-Boy, Jack in the Box, St. Mary High Desert Imaging Center, and many other national and regional tenants.
- Located immediately to the north of the Mall of Victor Valley, home to Macy's, J.C. Penney, Barnes & Noble, Cinemark Theatres and Dick's Sporting Goods.
- Per Placer.ai, 3.4 million visits annually.

SITE PLAN

Village Center: 3.4 million visits annually per Placer.ai



RETAILER MAP



Imagery ©2025 Airbus,

INTERIOR PHOTOS



±18,200 SF Jr Anchor Space (12550-A)



±2,785 SF Former Medical Office (12550-B)



±2,100 SF Built Out Office (12420-C)

DEMOGRAPHICS

	1 mi	3 mi	5 mi
POPULATION			
2025 Total Population	10,677	92,499	201,523
2025 Median Age	32.9	32.3	32.4
2025 Total Households	3,050	26,897	58,212
2025 Average Household Size	3.5	3.4	3.4
INCOME			
2025 Average Household Income	\$99,449	\$93,129	\$105,981
2025 Median Household Income	\$87,345	\$77,453	\$82,571
2025 Per Capita Income	\$28,481	\$27,137	\$30,678
BUSINESS SUMMARY			
2025 Total Businesses	516	2,652	5,518
2025 Total Employees	4,197	18,110	38,170

Presented By



PAUL SU

Senior VP, Retail Leasing & Sales

T 909.230.4500 | C 626.417.4539

paul.su@progressiverep.com

CaDRE #01949696

Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

Progressive Real Estate Partners does not serve as a financial or business advisor to any party regarding any proposed transaction.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.