

**SPACE AVAILABLE  
FOR LEASE  
VICTORVILLE, CA**

**13650 BEAR VALLEY RD**



**PROPERTY INFORMATION**

**SPACE AVAILABLE:** 50,095 SF

**SIGNAGE AVAILABLE:** MONUMENT

**FEATURES:**

- LARGE PARKING FIELD
- EXCELLENT ACCESS AND VISIBILITY
- ADJACENT TO CVS/PHARMACY IN EXCELLENT SHOPPING CENTER
- GREAT FRONTAGE AND SIGNAGE ALONG BEAR VALLEY & AMETHYST RD
- TRAFFIC COUNTS OF OVER 40,000 CPD

**DEMOGRAPHICS**

**2019 ESTIMATED POPULATION**

1 Mile: 9,699  
3 Mile: 70,390  
5 Mile: 178,153

**2019 ESTIMATED AVG. HH INCOME**

1 Mile: \$77,154  
3 Mile: \$71,639  
5 Mile: \$66,072

**2018 ESTIMATED TRAFFIC COUNTS**

38,720 CPD – BEAR VALLEY ROAD  
12,985 CPD – AMETHYST ROAD

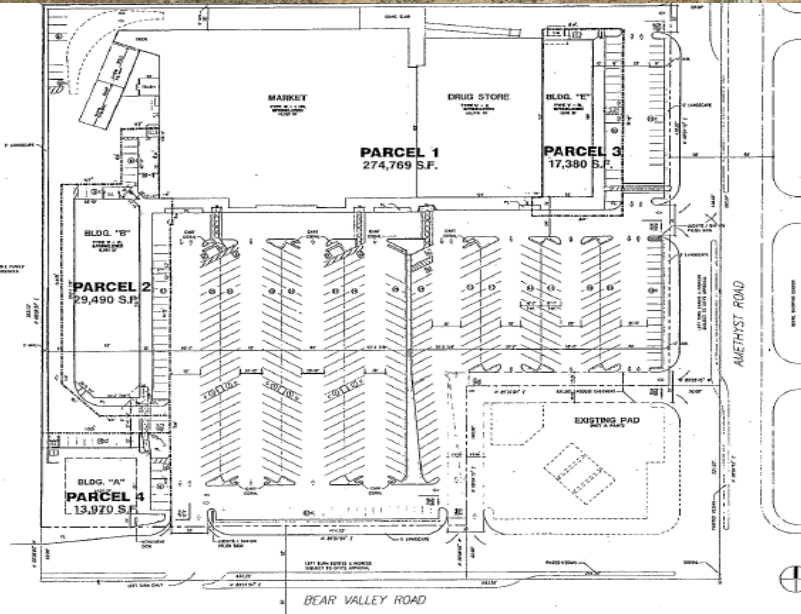


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