



**COLDWELL
BANKER
COMMERCIAL**

REAL ESTATE SOLUTIONS

MOJAVE DRIVE 6.86 ACRES

SW Corner Mojave Rd and Amargosa Rd
Victorville, CA 92392

AVAILABLE SPACE

6.86 Acres

ASKING PRICE

\$1,295,000

AREA

****PUBLIC STORAGE APPROVED ****Prime Victorville vacant signalized corner on Mojave Drive and Amargosa Road in Victorville. Zoning is Residential City Initiative Area which allows all C-1 (Neighborhood Service Commercial) uses with Conditional Use Permit (CUP). Subject property is approximately 3/4 miles from Interstate 15, all commuters who live in the heavily populated surrounding residential neighborhoods pass this location daily. Busy intersection with a traffic count of over 17,000 car trips per day and approximately 3,000 households within a 1-mile radius. All utilities at site or in the street. Approximately 90 miles northeast of downtown Los Angeles, in California's High Desert.



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760.684.8000

FOR SALE

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03 PROPERTY INFORMATION

Property Overview

Additional Photos

LOCATION INFORMATION

Site Map

Inland Empire

County of San Bernardino

City of Victorville

Interstate 15

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1 Mile Infographic

3 Mile Information

3 Mile Infographic

5 Mile Information

5 Mile Infographic

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PROPERTY INFORMATION

SECTION 1

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SALE



OFFERING SUMMARY

Sale Price:	\$1,295,000
Available SF:	
Lot Size:	6.86 Acres
Zoning:	Residential City Initiative Area - Allows all C-1 Uses with CUP
Market:	Inland Empire North
Submarket:	Victorville
Traffic Count:	17,412
Price / SF:	\$4.33

PROPERTY OVERVIEW

Prime land located in the City of Victorville approximately 90 miles northeast of downtown Los Angeles, in California's High Desert. Victorville is one of four cities that comprise of the Victor Valley, which has a population of approximately 410,000. The Victor Valley has experienced steady growth since it was settled in the early twentieth century. Population in the past fifteen years alone has doubled and is expected to surpass 675,000 by 2025. After New Orleans, the Victor Valley experienced the highest population increase in 2008, of any metropolitan area in the United States, a time when California had an overall decrease in population. The primary driver of growth in the Valley is affordable housing for the Inland Empire and Los Angeles basin.

PROPERTY HIGHLIGHTS

- Best Uses - Public Storage, Retail, Service
- The ±6.86 acre commercial property* is centrally located at the signalized intersection of Mojave Drive & Amargosa Road just west of Interstate 15 minutes from civic center.
- The intersection of Amargosa Road and Mojave Drive has a population of over 10,000 people within a 1 mile radius and over 3,000 households generating 17,412 VPD

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PROPERTY DESCRIPTION

Prime vacant hard corner on Mojave Drive and Amargosa Road in Victorville 3/4 miles from Interstate 15. Signalized intersection with a traffic count of over 17,000. Approximately 3,000 households within a 1 mile radius. Utilities are near site.

AREA HIGHLIGHTS

The City of Victorville is located within San Bernardino County, California bordering the Town of Apple Valley, City of Adelanto and the City of Hesperia in the High Desert portion of the Inland Empire, Southern California area.

MARKET AREA

The Victor Valley has a population of 410,000 and comprises of four cities including the Town of Apple Valley, City of Victorville, City of Hesperia and the City of Adelanto. Victorville is located in the Riverside-San Bernardino-Ontario MSA

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- ±6.86 ACRES OF RETAIL VACANT LAND*
- ±65,000 SF HARD CORNER PAD AVAILABLE @ \$15 PSF
- SIGNALIZED HARD CORNER OF AMARGOSA ROAD AND MOJAVE DRIVE
- PRIME LOCATION
- TRAFFIC COUNT: 17,412 VPD

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INLAND EMPIRE

The Inland Empire also referred to as the I.E. is a metropolitan area situated directly east of the City of Los Angeles. The area covers more than 27,000 square miles and consists of Riverside and San Bernardino Counties.

According to the Census Bureau, San Bernardino County and Riverside County are home to over 4 million people and is the 12th most populous metropolitan area in the U.S. and the third -most populous in the state of California. The 2000 U.S. Census showed that the Inland Empire was the fastest growing area in the state. Between 2000 and 2010 the Inland Empire's population expanded by 970,000 or 30 percent.

The Inland Empire was known as being a major center for agriculture at the end of the 19th century with citrus, dairy

Reasonable land prices, a large supply of vacant land, and a transport network where many highways and railroads intersect have made the Inland Empire a major shipping hub. Some of the nation's largest manufacturing companies have chosen the Inland Empire for their distribution facilities including Toyota Motor Corporation's North American Parts and Logistics Distribution (NAPLD) center in Ontario and APL Logistics in Rancho Cucamonga. Whirlpool recently leased a 1,700,000-square-foot distribution center in Perris that is larger than 31 football fields and one of the biggest warehouses in the country.

These centers operate as part of the system that transports finished goods and materials from the ports of Los Angeles and Long Beach to destinations to the north and east such as Las Vegas, Phoenix, and Denver. More than 80 percent of the



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COUNTY OF SAN BERNARDINO

San Bernardino County is located in the southern portion of California east of Orange and Los Angeles Counties. It borders Arizona and Nevada on the east. San Bernardino is the largest county in the United States by area at 20,105 square miles. Despite this, the majority of the county's population, around 1.6 million live in the 480 square miles south of the San Bernardino Mountains adjacent to Riverside and in the San Bernardino Valley. Much of the open land resides in one of the 35 official wilderness areas in the county, the largest number of any county in the nation. The County of San Bernardino was established in 1853 from area that was part of Los Angeles County, In 1893 part of the county's territory was split off and give to Riverside County. The county's name comes from the Franciscans that once resided in the area and named the mountain San Bernardino after St. Bernardino of Siena.



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CITY OF VICTORVILLE

Victorville is situated along a several mile stretch of Interstate 15 and is strategically positioned 81 miles northeast of Los Angeles, 34 miles south of Barstow, 37 miles north of San Bernardino and 195 miles south of Las Vegas. Victorville has a population of about 120,336, an elevation of 2,950 feet above sea level, and a land area of 73.7 square miles. Housing prices in Victorville are priced well below those in Los Angeles and Orange County. Victorville also has the Victorville Unified School District, which offers a high caliber education to its students.

Victorville has become known, not only for affordable housing, but also for the pleasant desert climate, clean air, beautiful scenery and sunsets and hometown essence that Hesperia has to offer. The City is just minutes from the Cajon Pass, providing a minimal commute time to the nearby Ontario, San Bernardino and Riverside areas. Victorville's growing population has prompted an increase in businesses growth throughout the City, including the Dunia Plaza on Bear Valley Road and the Victor Valley Mall.

With the continued population growth in the High Desert, retail space is continuing to be developed and leased. Demand for retail space has been a direct result of the sustained population growth in the area over the past year and previous decade. Overall the retail market in the High Desert is steady with a 8.7% vacancy rate, considerably lower than the neighboring cities. The overall vacancy rate for the High Desert is 11.1%.

Over the next five years, the City's population is projected to grow by 14.4%. In comparison, the U.S. population is projected to grow by 4.8%.

Victorville's households have an median income of \$52,165; nationwide, the average household income is \$65,849.



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INTERSTATE 15

Interstate 15 (I-15) is the fourth-longest north-south transcontinental Interstate Highway in the the United States, traveling through the states of California, Nevada, Arizona, Utah, and Montana.

Since I-15's initial construction, California, Nevada, and Utah have consistently ranked in the fastest growing areas of the United States. As a result, the I-15 corridor has substantially increased in population and commuter traffic has increased the traffic burden on the freeway. Current population estimates are that more than 75 percent of Utah's population, 19 percent of California's population, and more than 70 percent of Nevada's population live in counties where Interstate 15 is the primary transportation corridor. Similarly, in California, I-15 is seeing more commuter traffic due to the growth of the Mojave Desert communities of Victorville and Barstow, California. In all of these states, I-15 has recently been or is currently in the process of being upgraded to increase capacity.

Due to this rapid area growth, the I-15 corridor is the focus of several mass transit projects. The Las Vegas Monorail, Front Runner commuter rail system and TRAX light rail in Salt Lake City are mass transit lines loosely parallel to I-15 that are now in operation. Between Los Angeles and Las Vegas has long been proposed as a maglev train route; in 2004 the California-Nevada Interstate Maglev project held public meetings on the plan.

Designated as a high priority corridor in 1995, Interstate 15 has seen significant improvements in major metropolitan areas due to exploding population growth throughout the west. Various construction projects along the corridor in Salt Lake City, St. George, Las Vegas, Barstow, the Inland Empire (Riverside/San Bernardino Counties), and San Diego have already expanded the capacity of Interstate 15. Future plans include a minimum of six lanes from San Diego to Las Vegas, a high-speed mass transit system between Los Angeles and Las Vegas, increased high occupancy vehicle lanes in North San Diego County, light rail in Salt Lake City, and the Legacy Highway relief expressway in greater Salt Lake.



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DEMOGRAPHICS

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1 MILE

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Summary	Census 2010	2015	2020			
Population	9,645	10,153	10,570			
Households	2,945	3,056	3,158			
Families	2,359	2,451	2,533			
Average Household Size	3.27	3.32	3.35			
Owner Occupied Housing Units	1,572	1,538	1,566			
Renter Occupied Housing Units	1,373	1,517	1,592			
Median Age	27.0	27.5	28.4			
Trends: 2015 - 2020 Annual Rate	Area	State	National			
Population	0.81%	0.73%	0.75%			
Households	0.66%	0.74%	0.77%			
Families	0.66%	0.76%	0.69%			
Owner HHs	0.36%	0.61%	0.70%			
Median Household Income	3.41%	3.36%	2.66%			
Households by Income	2015		2020			
	Number	Percent	Number	Percent		
<\$15,000	638	20.9%	654	20.7%		
\$15,000 - \$24,999	528	17.3%	417	13.2%		
\$25,000 - \$34,999	385	12.6%	326	10.3%		
\$35,000 - \$49,999	399	13.1%	414	13.1%		
\$50,000 - \$74,999	595	19.5%	659	20.9%		
\$75,000 - \$99,999	278	9.1%	379	12.0%		
\$100,000 - \$149,999	167	5.5%	220	7.0%		
\$150,000 - \$199,999	18	0.6%	24	0.8%		
\$200,000+	48	1.6%	65	2.1%		
Median Household Income		\$34,225		\$40,469		
Average Household Income		\$46,360		\$52,952		
Per Capita Income		\$13,551		\$15,367		
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	943	9.8%	995	9.8%	1,045	9.9%
5 - 9	924	9.6%	917	9.0%	982	9.3%
10 - 14	916	9.5%	890	8.8%	955	9.0%
15 - 19	987	10.2%	842	8.3%	848	8.0%
20 - 24	774	8.0%	985	9.7%	771	7.3%
25 - 34	1,293	13.4%	1,588	15.6%	1,894	17.9%
35 - 44	1,189	12.3%	1,140	11.2%	1,262	11.9%
45 - 54	1,116	11.6%	1,072	10.6%	1,022	9.7%
55 - 64	745	7.7%	870	8.6%	908	8.6%
65 - 74	453	4.7%	518	5.1%	547	5.2%
75 - 84	248	2.6%	265	2.6%	261	2.5%
85+	56	0.6%	71	0.7%	76	0.7%
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,498	46.6%	4,580	45.1%	4,682	44.3%
Black Alone	1,836	19.0%	1,862	18.3%	1,857	17.6%
American Indian Alone	145	1.5%	152	1.5%	157	1.5%
Asian Alone	330	3.4%	363	3.6%	398	3.8%
Pacific Islander Alone	30	0.3%	32	0.3%	34	0.3%
Some Other Race Alone	2,172	22.5%	2,463	24.3%	2,698	25.5%
Two or More Races	633	6.6%	701	6.9%	744	7.0%
Hispanic Origin (Any Race)	4,910	50.9%	5,539	54.6%	6,158	58.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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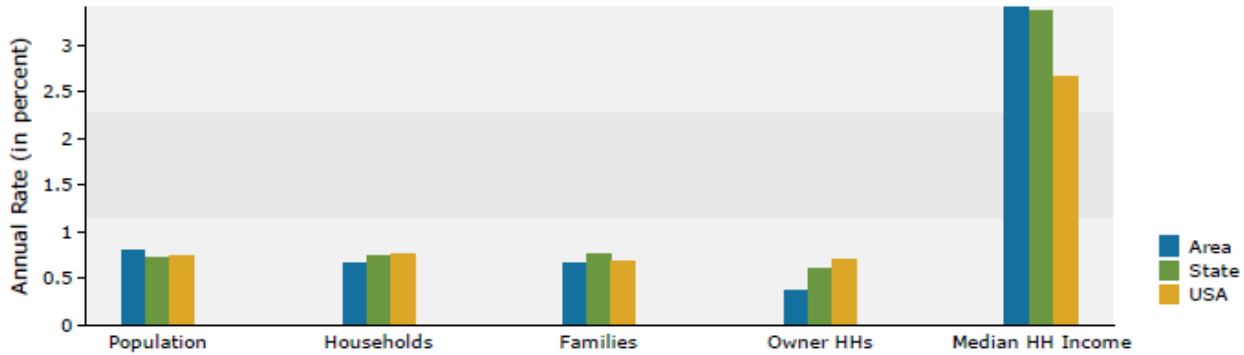
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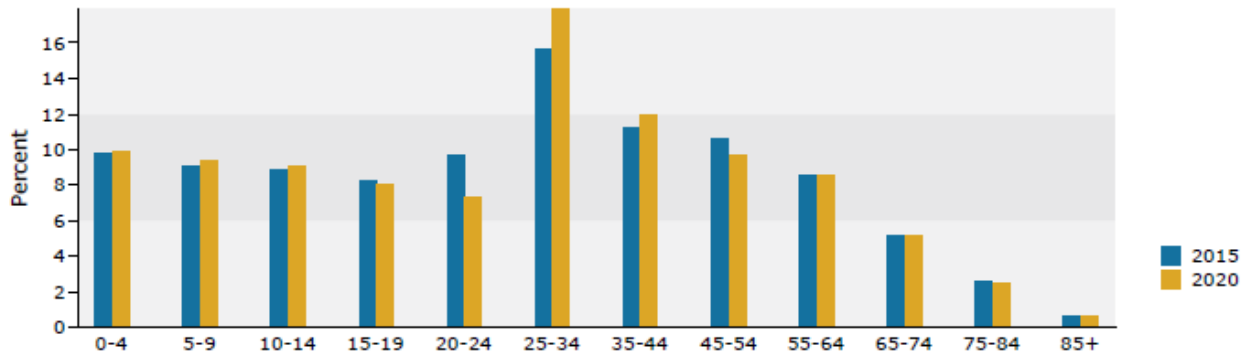
1 MILE

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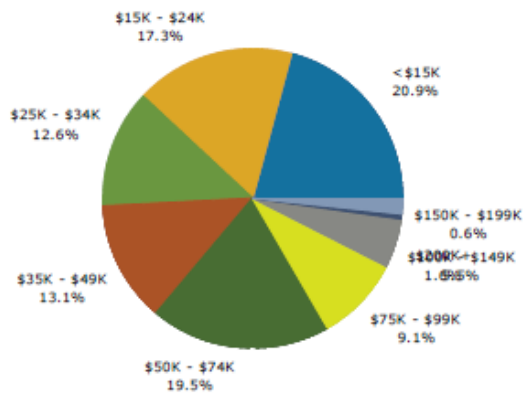
Trends 2015-2020



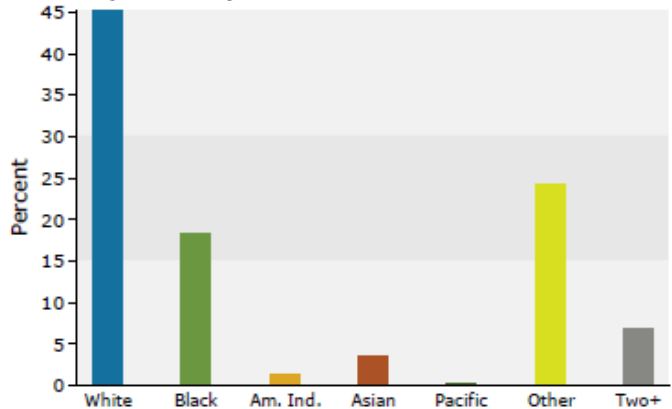
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 54.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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3 MILE

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Summary	Census 2010	2015	2020			
Population	59,397	63,101	66,203			
Households	17,846	18,676	19,432			
Families	13,775	14,447	15,052			
Average Household Size	3.30	3.35	3.38			
Owner Occupied Housing Units	9,675	9,602	9,898			
Renter Occupied Housing Units	8,171	9,073	9,535			
Median Age	28.3	28.6	29.2			
Trends: 2015 - 2020 Annual Rate	Area	State	National			
Population	0.96%	0.73%	0.75%			
Households	0.80%	0.74%	0.77%			
Families	0.82%	0.76%	0.69%			
Owner HHs	0.61%	0.61%	0.70%			
Median Household Income	3.18%	3.36%	2.66%			
Households by Income	2015		2020			
	Number	Percent	Number	Percent		
<\$15,000	3,363	18.0%	3,417	17.6%		
\$15,000 - \$24,999	2,562	13.7%	2,085	10.7%		
\$25,000 - \$34,999	2,433	13.0%	2,094	10.8%		
\$35,000 - \$49,999	2,705	14.5%	2,687	13.8%		
\$50,000 - \$74,999	3,614	19.4%	3,879	20.0%		
\$75,000 - \$99,999	2,275	12.2%	3,024	15.6%		
\$100,000 - \$149,999	1,268	6.8%	1,633	8.4%		
\$150,000 - \$199,999	307	1.6%	414	2.1%		
\$200,000+	148	0.8%	198	1.0%		
Median Household Income		\$39,345	\$46,001			
Average Household Income		\$49,922	\$56,451			
Per Capita Income		\$14,898	\$16,684			
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,737	9.7%	6,119	9.7%	6,532	9.9%
5 - 9	5,429	9.1%	5,577	8.8%	5,963	9.0%
10 - 14	5,509	9.3%	5,253	8.3%	5,647	8.5%
15 - 19	5,522	9.3%	5,127	8.1%	4,984	7.5%
20 - 24	4,603	7.7%	5,573	8.8%	4,773	7.2%
25 - 34	8,424	14.2%	9,807	15.5%	11,666	17.6%
35 - 44	7,468	12.6%	7,571	12.0%	8,291	12.5%
45 - 54	6,832	11.5%	6,863	10.9%	6,532	9.9%
55 - 64	4,612	7.8%	5,447	8.6%	5,729	8.7%
65 - 74	2,926	4.9%	3,359	5.3%	3,626	5.5%
75 - 84	1,738	2.9%	1,753	2.8%	1,817	2.7%
85+	597	1.0%	652	1.0%	644	1.0%
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	28,377	47.8%	28,967	45.9%	29,609	44.7%
Black Alone	10,203	17.2%	10,521	16.7%	10,648	16.1%
American Indian Alone	823	1.4%	866	1.4%	895	1.4%
Asian Alone	2,079	3.5%	2,344	3.7%	2,623	4.0%
Pacific Islander Alone	246	0.4%	270	0.4%	289	0.4%
Some Other Race Alone	13,718	23.1%	15,690	24.9%	17,346	26.2%
Two or More Races	3,952	6.7%	4,442	7.0%	4,794	7.2%
Hispanic Origin (Any Race)	29,497	49.7%	33,690	53.4%	37,849	57.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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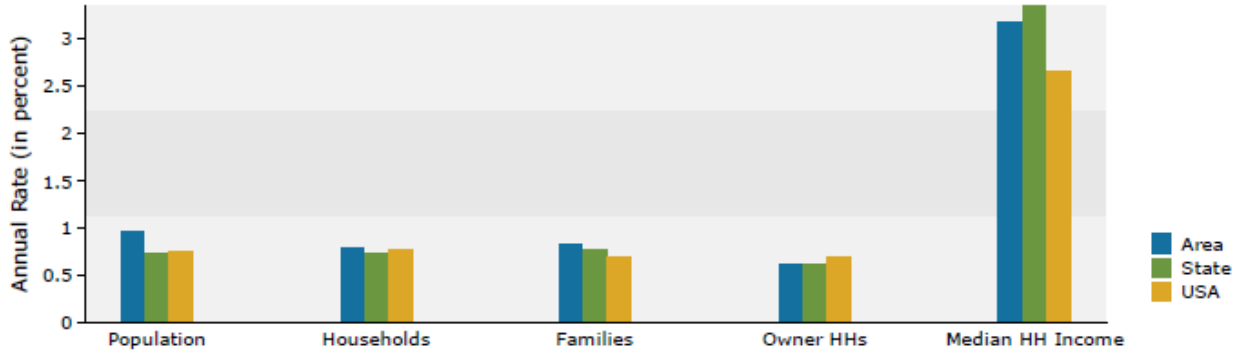




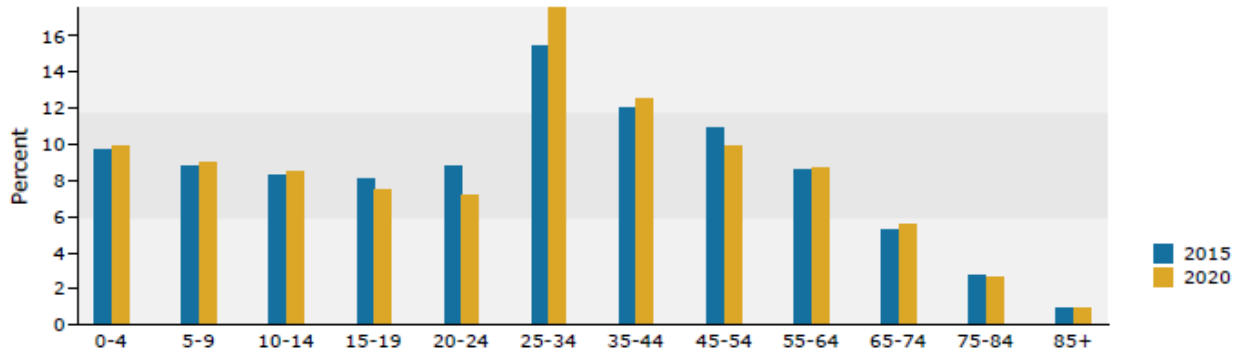
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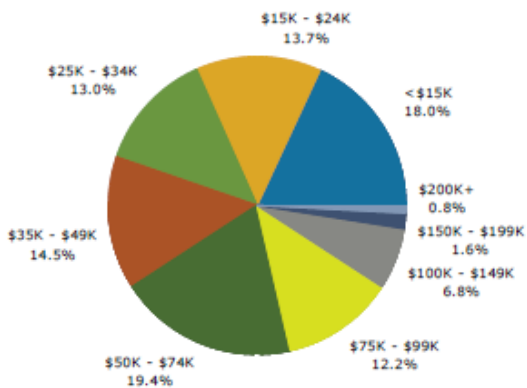
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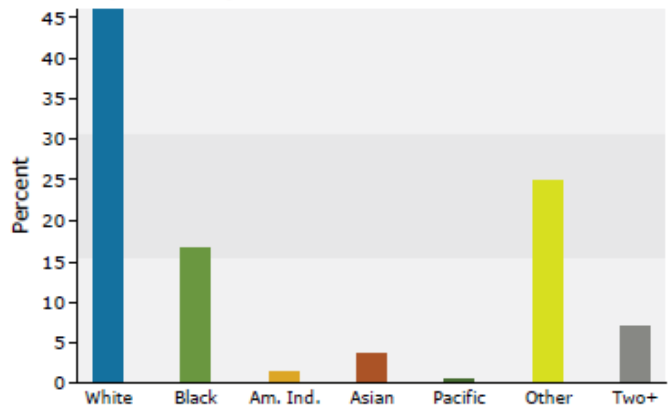
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 53.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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REAL ESTATE SOLUTIONS



5 MILE

SW Corner Mojave Rd and Amargosa Rd , Victorville, CA 92392

Summary	Census 2010		2015		2020	
Population	145,535		152,020		157,817	
Households	42,113		43,480		44,862	
Families	33,349		34,475		35,597	
Average Household Size	3.33		3.37		3.40	
Owner Occupied Housing Units	26,346		25,967		26,548	
Renter Occupied Housing Units	15,767		17,512		18,314	
Median Age	30.2		30.4		30.9	
Trends: 2015 - 2020 Annual Rate	Area		State		National	
Population	0.75%		0.73%		0.75%	
Households	0.63%		0.74%		0.77%	
Families	0.64%		0.76%		0.69%	
Owner HHs	0.44%		0.61%		0.70%	
Median Household Income	2.44%		3.36%		2.66%	
Households by Income	2015				2020	
	Number		Percent		Percent	
<\$15,000	5,667		13.0%		12.5%	
\$15,000 - \$24,999	4,731		10.9%		8.3%	
\$25,000 - \$34,999	5,185		11.9%		9.6%	
\$35,000 - \$49,999	6,639		15.3%		14.4%	
\$50,000 - \$74,999	8,628		19.8%		19.6%	
\$75,000 - \$99,999	6,006		13.8%		17.2%	
\$100,000 - \$149,999	4,470		10.3%		11.9%	
\$150,000 - \$199,999	1,448		3.3%		4.4%	
\$200,000+	696		1.6%		2.0%	
Median Household Income	\$48,536		\$54,758			
Average Household Income	\$60,316		\$68,250			
Per Capita Income	\$17,891		\$20,031			
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	12,431	8.5%	13,072	8.6%	13,892	8.8%
5 - 9	12,543	8.6%	12,197	8.0%	12,991	8.2%
10 - 14	13,246	9.1%	12,198	8.0%	12,587	8.0%
15 - 19	13,226	9.1%	11,985	7.9%	11,436	7.2%
20 - 24	10,477	7.2%	12,960	8.5%	10,963	6.9%
25 - 34	20,744	14.3%	23,729	15.6%	28,327	17.9%
35 - 44	19,607	13.5%	19,330	12.7%	20,747	13.1%
45 - 54	18,017	12.4%	17,753	11.7%	16,519	10.5%
55 - 64	12,188	8.4%	14,156	9.3%	14,559	9.2%
65 - 74	7,287	5.0%	8,533	5.6%	9,471	6.0%
75 - 84	4,255	2.9%	4,398	2.9%	4,609	2.9%
85+	1,515	1.0%	1,708	1.1%	1,719	1.1%
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	74,902	51.5%	75,060	49.4%	75,677	48.0%
Black Alone	22,446	15.4%	22,868	15.0%	23,012	14.6%
American Indian Alone	1,999	1.4%	2,076	1.4%	2,123	1.3%
Asian Alone	5,484	3.8%	6,106	4.0%	6,804	4.3%
Pacific Islander Alone	614	0.4%	670	0.4%	714	0.5%
Some Other Race Alone	31,170	21.4%	35,293	23.2%	38,781	24.6%
Two or More Races	8,920	6.1%	9,947	6.5%	10,705	6.8%
Hispanic Origin (Any Race)	67,065	46.1%	75,840	49.9%	84,764	53.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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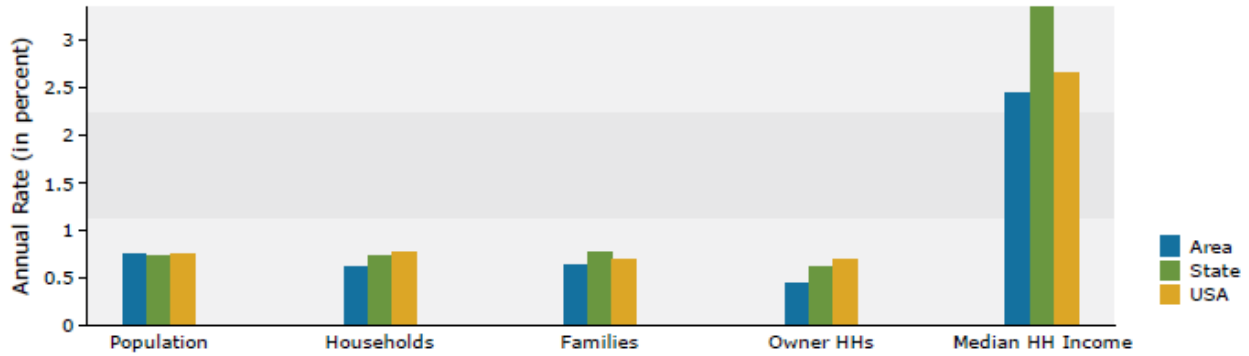




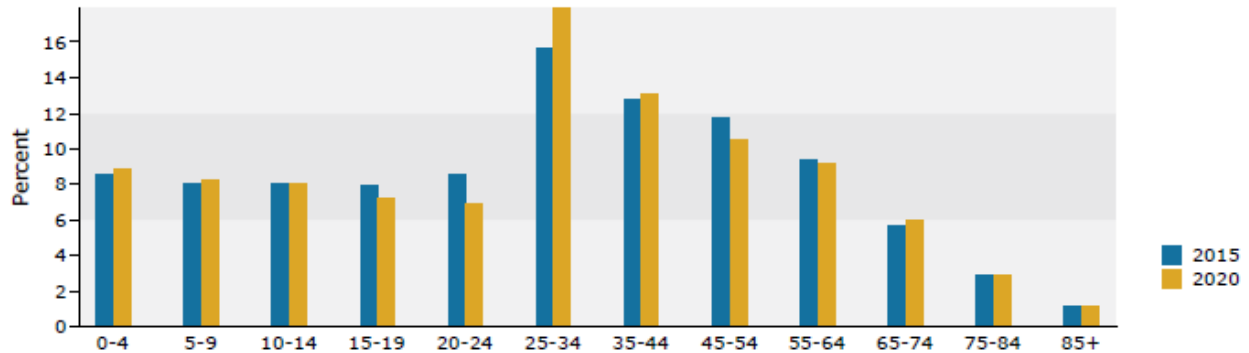
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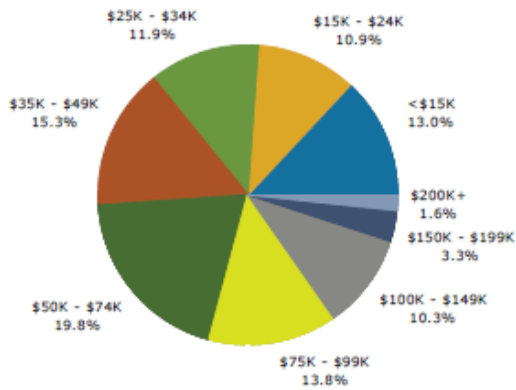
Trends 2015-2020



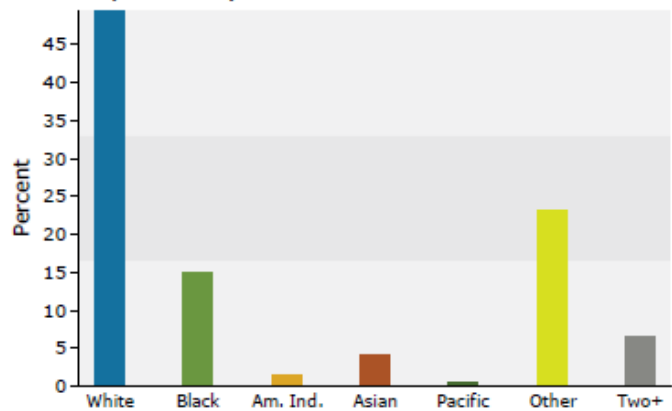
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 49.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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