

RARE RETAIL OWNER/USER OPPORTUNITY

FOR SALE & LEASE

OUTPARCEL TO THE
MALL OF VICTOR VALLEY

14,120 SF on
1.82 AC Parcel

AVAILABLE
9,200 SF (DIVISIBLE)

YOUR NAME HERE

BEAR VALLEY ROAD 52,400 VPD

14350
bear valley rd

VICTORVILLE, CA 92392

CBRE

PROPERTY HIGHLIGHTS

Strategic Mall Outparcel

Positioned directly at the entrance to **The Mall of Victor Valley** —the only regional shopping mall in the High Desert.

Rare Owner/User Flexibility

Purchase the entire **14,120 SF** asset and occupy the **9,200 SF** current Sit N' Sleep unit, or secure this unit as a high-profile lease.

Built-In Rental Income

If purchased, control 4,920 SF of adjacent shop space (split into 4 units), creating passive revenue to offset operating costs.

Unmatched Corridor Visibility

Features **194 feet of direct frontage** and dedicated monument signage along Bear Valley Road.

Massive Traffic Exposure

Taps into heavy daily vehicle counts along the High Desert's primary East/West retail artery.

Excellent Regional Transit Access

Located just moments from the **Interstate 15 freeway corridor**, connecting local and regional shoppers.

Generous 1.82-Acre Parcel

Expansive lot provides an abundant, continuous parking field with effortless ingress and egress.

Turnkey Showroom Footprint

Highly adaptable 9,200 SF anchor layout perfectly suited for medium-sized regional retailers.



The Mall of Victor Valley

JCPenney SHEFF ZALES WINDSOR
 PANDORA GameStop ★macy's VANS
 Red Robin BARNES & NOBLE CINEMARK
 SUBWAY sunglass hut Bath & Body Works
 DICK'S SPORTS TREASURES JOURNEYS
 T JD KAY JEWELERS



SPROUTS FARMERS MARKET AT&T
 HOBBY LOBBY BANK OF AMERICA
 GameStop BASKIN BR ROBBINS



(116,000 VPD)



Amargosa Rd (17,710 VPD)

AVAILABLE

14350
 bear valley rd



Bear Valley Road (52,400 VPD)



SITE PLAN

SUITE TENANT

- A-101 AWAKE JUICE BAR
- A-103 GLAMOUR NAIL LOUNGE
- A-105 LING LING'S MASSAGE
- A-107 PROLOGISTIX
- B-201 AVAILABLE (DIVISIBLE)



BEAR VALLEY RD (52,400 VPD)



RENT ROLL

TENANT	SUITE	LEASE EXPIRATION	OPTIONS	SQ FT	CURRENT BASE RENT	NNN REIMBURSE
Awake Juice Bar	A-101	9/15/2027	2 Additional Periods Of (5) Yrs	1486	\$2,952.37	\$873.93
Glamour Nail Lounge	A-103	9/30/2026	1 Additional Period Of (5) Yrs	988	\$2,706.08	N/A
Ling Ling's Massage Therapy	A-105	11/30/2027	1 Additional Period Of (3) Yrs	1033	\$1,549.50	\$631.32
Employbridge LLC	A-107	6/30/2027	1 Additional Period Of (3) Yrs	1413	\$2,953.17	\$862.61
Available	B-201	N/A	N/A	9200	N/A	N/A
TOTAL RENTAL INCOME (Monthly)					\$10,161.12	\$2,367.86
(Annual)					\$121,933.44	\$28,414.32
Annual Total Income:					\$150,347.76	



14350 BEAR VALLEY ROAD 2025 OPEX

Property Tax	\$38,589.04
Trash & Sewer	\$13,845.63
Security Guard	\$8,008.00
Landscaping	\$5,650.00
Utilities - Other	\$3,662.94
Earthquake Insurance	\$2,733.39
Fire Alarm	\$2,121.90
Plumbing	\$1,099.99
Building Insurance	\$751
Backflow Testing	\$400
TOTAL	\$76,861.89





VICTORVILLE OVERVIEW

Strategically positioned in the heart of Southern California's high-growth Inland Empire, Victorville is located in the southwestern Mojave Desert, approximately 85 miles northeast of Los Angeles and 35 miles north of San Bernardino. The city sits directly along Interstate 15, serving as the critical logistics crossroads and primary transit artery connecting the Greater Los Angeles metropolitan area to Las Vegas. Nestled at the base of the Cajon Pass, Victorville serves as the geographic and economic gateway to the entire High Desert region, making it an irreplaceable regional hub for local commerce, national retail, and industrial distribution.

As the undisputed economic engine of the Victor Valley, Victorville city features a rapidly growing local residential base of approximately **136,000 citizens**, supported by a youthful and dynamic median age of **31 years**. Because it functions as the High Desert's primary commercial anchor, Victorville's daytime consumer presence **more than doubles during business hours**, expanding to serve a broader regional trade shed of over **400,000 people**.

Anchored by strong retail demand and positioned directly along the heavily traveled Interstate 15 corridor, the local market boasts a robust workforce of over 57,000 individuals, offering a resilient consumer environment tailored for local and regional retailers.



DEMOGRAPHICS

14350 BEAR VALLEY RD

1 MILE

3 MILES

5 MILES

2025 Population - Current Year Estimate

9,744

87,269

200,630

2025 Average Household Income

\$101,356

\$101,661

\$100,219

2025 Average Value of Owner Occ. Housing Units

\$447,939

\$441,803

\$464,148

2025 Average Household Size

3.54

3.44

3.45

TRAFFIC COUNTS

Bear Valley Road *(Direct Frontage)*

52,400+ VPD

Interstate 15 (I-15) *(At Bear Valley Rd)*

116,000+ VPD

Mall of Victor Valley Loop *(Outparcel Entrance)*

14,500+ VPD

14350

bear valley rd

CONTACT US

Jared Himes

+1 949 344 1200

jared.himes@cbre.com

Lic. 01921954



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CMPM 14350 Bear Valley Rd_Himes_v08_GH 08/06/26

CBRE