

**Yates Rd., APN:3092-321-07**  
**Victorville, CA 92392**

**5 Acres of Land For Sale**



**Lee Black**

818.657.6539 [Leeblack321@outlook.com](mailto:Leeblack321@outlook.com)  
DRE#00897065

**Ryan Travis**

760.662.0458 [RTravis@KurschGroup.com](mailto:RTravis@KurschGroup.com)  
DRE#01358790

## ADDRESS

Yates Rd.  
Victorville, CA 92392

## APN:

3092-321-07

## PROPERTY OVERVIEW

±5 acre Vacant Land Offering zoned C-M (Commercial Manufacturing) allowing for a wide array of service commercial and light industrial uses. Examples of permitted uses include but not limited to: furniture manufacturing, textile, apparel, research service & laboratory, financial institution, equipment sales & rental, office, etc. Centrally located within the City of Victorville, less than 1,000 linear feet east of Interstate 15 and Less than a mile drive to access the 15 freeway via Palmdale Road on and off ramps. The future of the High Desert Region shines bright – proposed projects such as the High-Speed Rail Line to Las Vegas and the BNSF Barstow International Gateway facility are just two pending developments which have the capability to springboard values in the local market. Get in on the ground floor and invest now.

## MUNICIPALITY

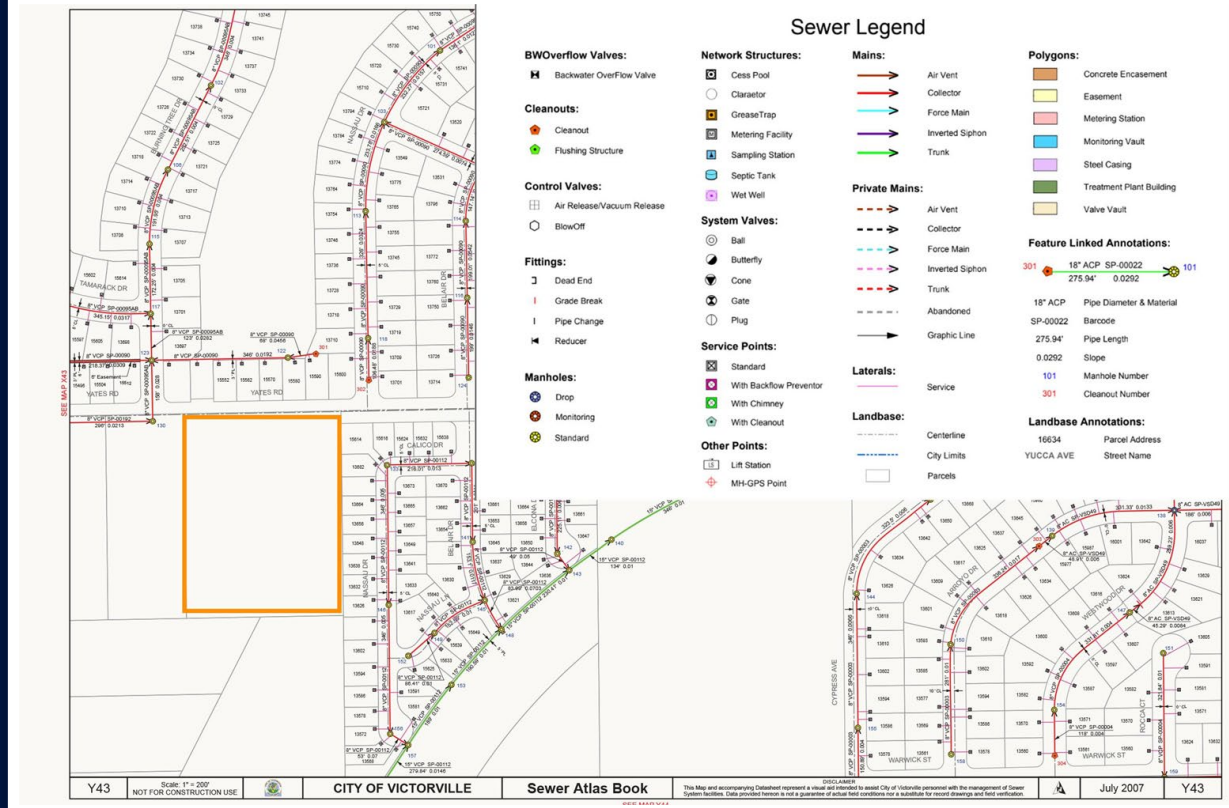
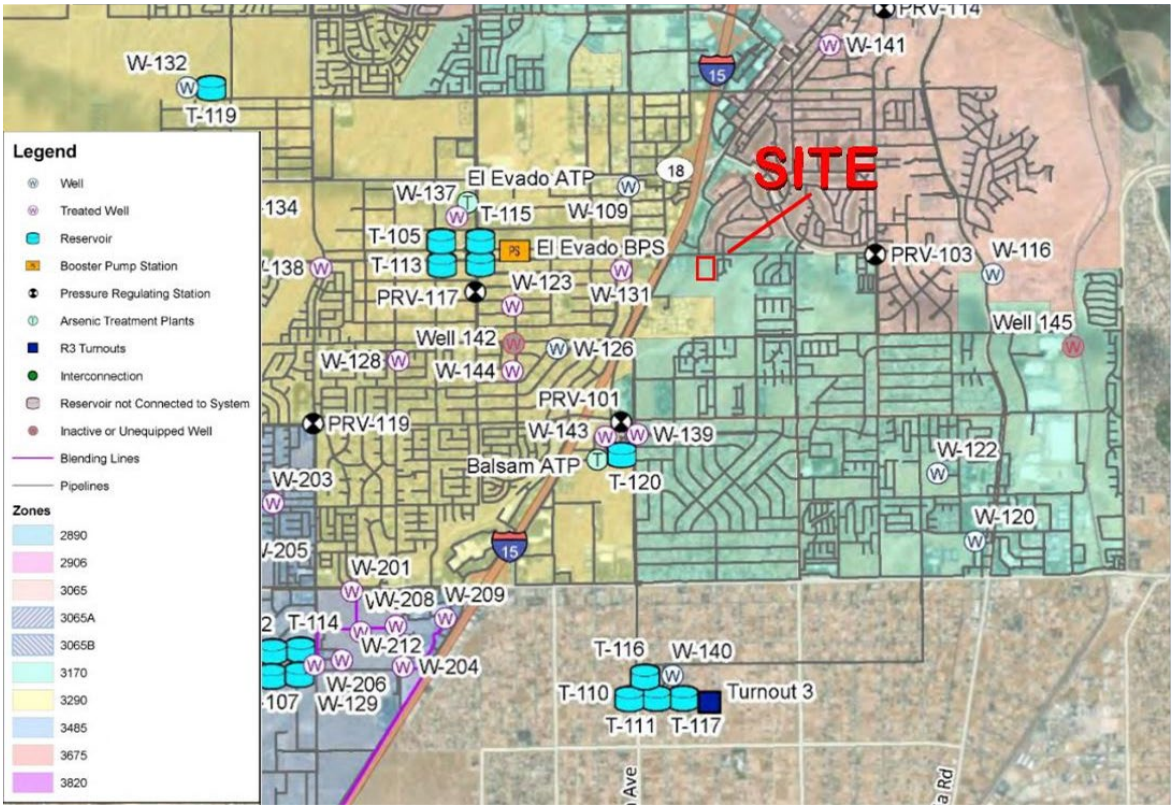
Victorville | County of San Bernardino

## ZONING

Commercial Manufacturing

**ASKING PRICE FOR SALE**

**\$450,000**



# Water and Sewer

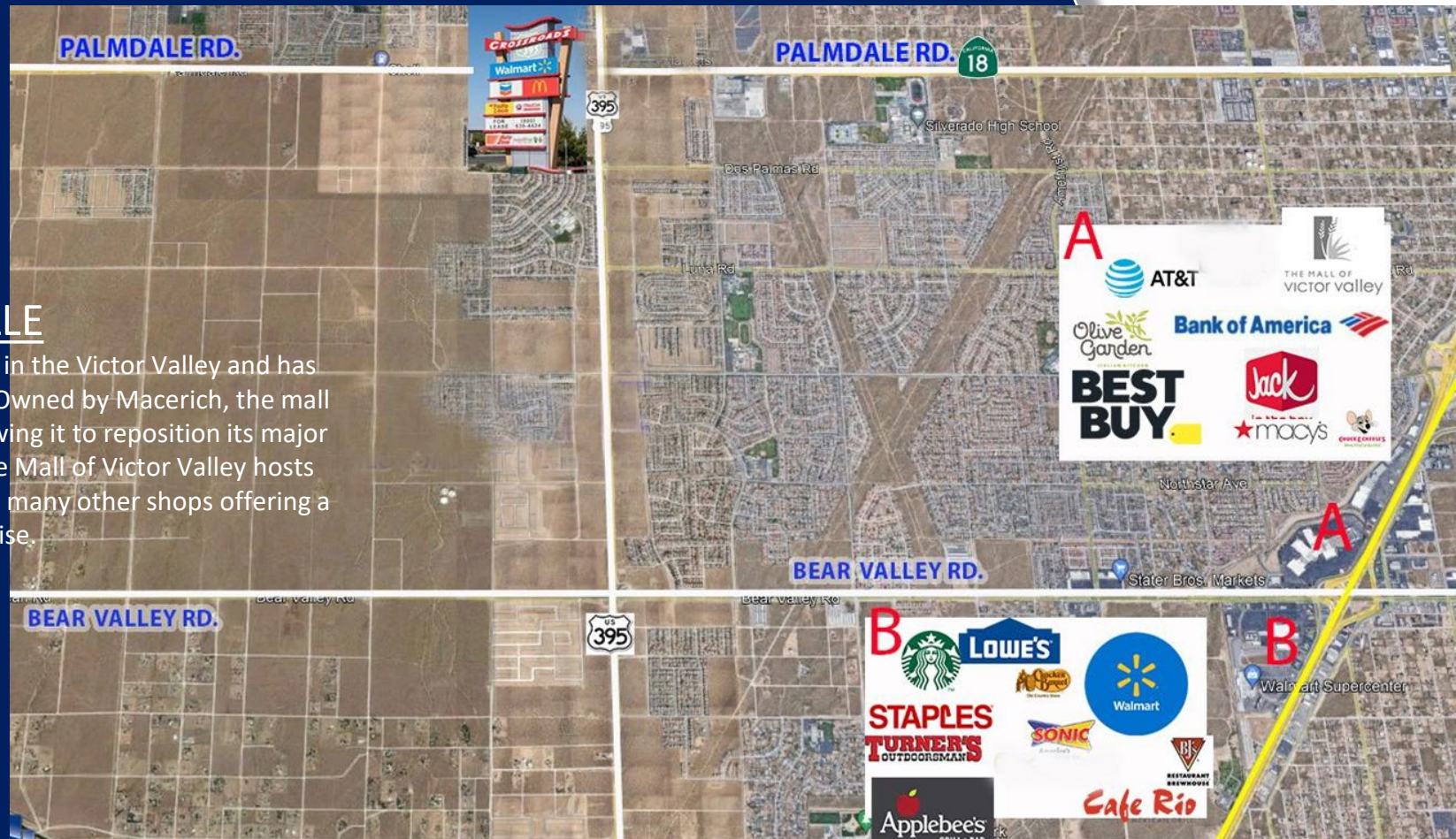


# THE CROSSROADS @ 395

Located on the west side of the City of Victorville, is one of the newest multi-tenant shopping centers recently developed. Retail tenants include Walmart, Walgreens, Dollar Tree and Sally Beauty to name a few. The Crossroads at 395 is located on Palmdale Road and US Hwy 395

## MALL OF VICTORVILLE

The Mall of Victor Valley is the only regional mall located in the Victor Valley and has served the local consumer base since being built in 1985. Owned by Macerich, the mall underwent an entire interior and exterior renovation allowing it to reposition its major tenancies to better serve the local shopping demand. The Mall of Victor Valley hosts Dick's Sporting Goods, Macy's, Barnes & Noble, Sears, and many other shops offering a wide range of apparel merchandise.



## RESTAURANT ROW

Restaurant Row is the High Desert's premiere dining destination featuring 19 eateries including California's first Cracker Barrel. Options for sit-down meals include BJ's Restaurant and Brew House, Pancho Villa's, Panera Bread, Freddy's Frozen Custard and Steak Burgers, the Original Roadhouse Grill, Chili's, Applebee's, Johnny Carino's and Mimi's Cafe. Quick bites are offered by Which Wich, Starbucks, Cafe Rio, The Habit Burger Grill, Pieology, Ono Hawaiian BBQ, and Sonic Drive-In. Nekter Juice Bar offers healthy options. Whatever your palate craves, you'll find it at our Restaurant Row..







With a completion date expected in 2028, Brightline West will be the country's first true high-speed passenger rail operation. The Victor Valley station, located on nearly ±300 acres at Dale Evans Parkway and I-15, will serve as the Maintenance of Way facility and possible future hub for the proposed High Desert Corridor and California High Speed Rail lines. The project is expected to provide over 35,000 construction jobs and 1,000+ permanent jobs while connecting two of America's most popular destinations in Los Angeles and Las Vegas.



## Ryan Travis

Executive Vice President  
760.983.2383  
RTravis@kurschgroup.com  
DRE# 01358790

## Lee Black

Managing Director  
818.657.6539  
LeeBlack321@outlook.com  
CA DRE #00897065

## Veronica Seyler

Associate Director  
818.456.6935  
[VeronicaSeyler@outlook.com](mailto:VeronicaSeyler@outlook.com)  
CA DRE #02023158