

# HWY 395 & SENECA RD. VICTORVILLE, CA

PADS AVAILABLE | ±16.74 ACRES

(DIVISIBLE TO ±1 ACRE OR MORE)  
PROPOSED SHOPPING CENTER ADJACENT  
TO NATIONAL TENANTS

# PADS FOR SALE OR FOR LEASE



# HIGHLIGHTS

- Adjacent to successful Walmart Supercenter & Stater Bros. anchored shopping centers
- Opportunity for strong visibility along U.S. HWY 395 with over 25,000 cars per day
- \$90K+ Avg. Household Income Within 5 Minute Drive
- Large site able to accommodate open site plans with easy access, parking, etc.
- Considerable residential growth forecast over the next 5 -10 years in Victorville and Adelanto
- Industrial/Commercial development continuing expansion north along the 395 Corridor





	5 MILES	10 MILES	15 MILES
Population	145,553	313,831	408,710
Avg. HH Income	\$92,202	\$91,884	\$90,451
Daytime Population	121,064	275,186	351,594
Households	37,534	89,861	120,973



# CONCEPTUAL SITE PLAN



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For More Information, Please Contact:

### BRANDON BEAUCHEMIN

Lic. 01338753

+1 909 418 2000

brandon.beauchemin@cbre.com

### JARED HIMES

Lic. 01921954

+1 949 344 1200

jared.himes@cbre.com



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