

**COMMERCIAL VACANT LOT**  
±4.45AC EAGLE RANCH PKWY. VICTORVILLE



# SE AERIAL VIEW

Aerial view to southeast detailing the parcel location.

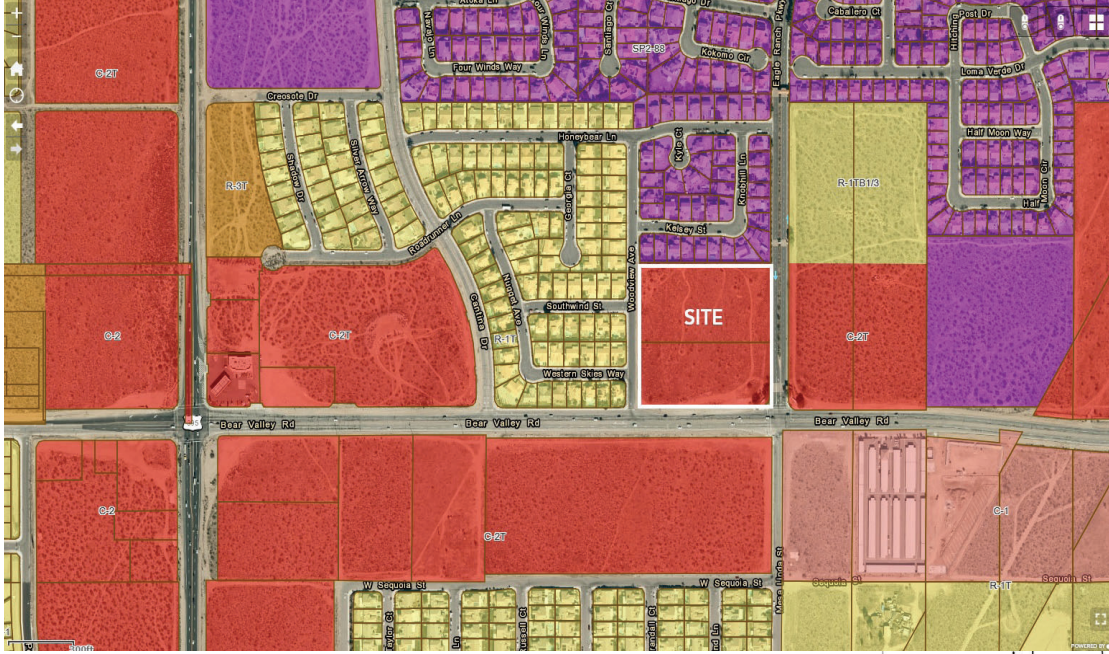




Aerial view to the north sprawling residential development surrounds the site.

## AERIAL VIEW TO THE NORTH

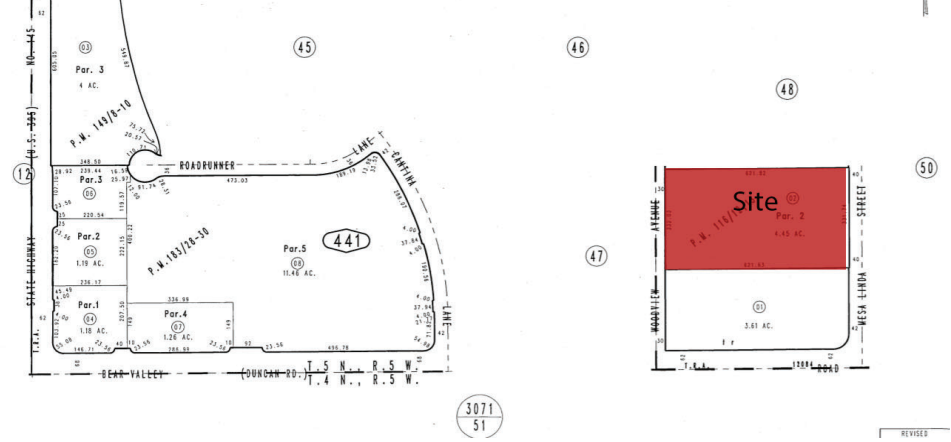
# ZONING MAP



Ptn. S.1/2, S.W.1/4, Sec. 34, T.5N., R.5W., S.B.M.

City of Victorville  
Tax Rate Area  
12084, 12150

3134 - 44



# PARCEL MAP

## ADDRESS

Eagle Ranch Parkway and Bear Valley Road

## PROPERTY OVERVIEW

Versatile acreage suitable for commercial development. Transitional zoning designation may allow for other potential development opportunities.

## LOCATION

Centralized Victorville location 2.4 miles west of Interstate 15 and just one half mile east of highway 395.

## MUNICIPALITY

Victorville

County of San Bernardino

## ZONING

C-2T General Commercial

## ASSESSORS PARCEL NUMBER

3134-441-02

## PARCEL SIZE

±4.45 Acres (±193,842sqft)

## TOPOGRAPHY

Flat

## UTILITIES

All utilities near site, Buyer to verify all

## SITE ATTRIBUTES

- Well located for retail shopping center development.
- Close proximity to Interstate 15 & Highway 395
- Traffic counts along Bear Valley Rd in excess of ±30,000 AADT

## ASKING PRICE FOR SALE

**\$1,453,800.00**

**RYAN TRAVIS**  
EXECUTIVE VICE PRESIDENT

12180 Ridgcrest Rd, Suite 232  
Victorville, CA 92395  
P. 760.983.2383 | F. 760.983.2433  
Corporate BRE #01896143  
KurschGroup.com



**SCHOOLS NEAR LOCATION**

- Eagle Ranch Elementary
- Mesa Linda Middle School
- Champions at Discovery School of the Arts
- Liberty School of Creativity and Innovation
- Hollyvale Innovation Academy
- Silverado High School
- KinderCare of Victorville



## DUNIA PLAZA

Dunia Plaza, just south of the Mall of Victor Valley, features a Lowe's Home Improvement, Kohl's, Walmart, Michael's Crafts, and Staples to name a few. Dunia Plaza is adjacent to the High Desert's dining destination, Restaurant Row that features 19 eateries including Cracker Barrel, BJ's as well as Pancho Villa's to name a few. Dunia Plaza and Restaurant Row are some of our most desirable retail locations because of their immediate frontage to more than 98,000 daily vehicles along I-15.

## 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, 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.





## 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.

## THE CROSSROADS @ 395

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



The information contained in the following marketing document is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kursch Group and should not be made available to any other person or entity without the written consent of Kursch Group. This marketing brochure has been prepared to provide summary, unverified information to prospective buyers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kursch Group has not made any investigation and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, or the compliance with State and Federal Regulations. The information contained in this marketing document has been obtained from sources we believe to be reliable; however, Kursch Group has not verified and will not verify, any of the information contained herein, nor has Kursch Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate

# CITY OF VICTORVILLE OVERVIEW



## CLIMATE

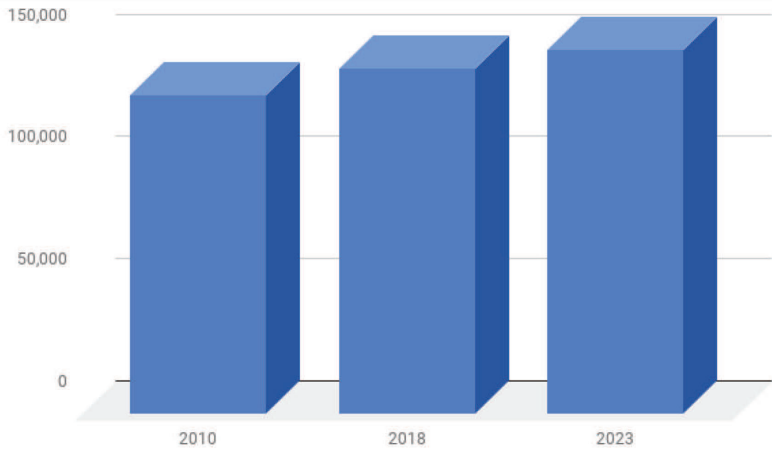
Victorville is in the High Desert region of Southern California where humidity is low & sunshine is plentiful.

Avg January Low Temp.	31 F
Avg July High Temp	100 F
Avg Annual Rain Fall	6.18 in.
Elevation	2,875 ft.

County	San Bernardino
Total Area	±73.74 Square Miles
Incorporated	September 21, 1962
Mayor	Gloria Garcia
City Manager	Keith Metzler
Website	<a href="http://www.victorvilleca.gov">www.victorvilleca.gov</a>

Victorville is the largest city in Victor Valley with an estimated population of over 121,000 with another estimated 300,000 during business hours. A reliable and accomplished work force is one of Victorville's alluring qualities with over 900,000 workers within a one hour drive. The City works in conjunction with businesses to gain a better understanding of their operations, recognize their challenges, and help to secure cost competitiveness and overall success. As an operation of this partnership, Victorville customizes disparate incentive programs such as permit fast-tracking, employee home purchasing assistance, job training, Enterprise Zone tax credits, and a less-restrictive regulatory environment.

Over the past decade, Victorville has grown into a vital West Coast distribution powerhouse. Estimated 60% of all goods moving in and out of Southern CA travel through Victorville. Power Companies such as Walmart, Redbull, Mars Chocolate and Dr Pepper Snapple Group have moved essential pieces of their operations, which has allowed them to reach a population of more than 20 million people within a three hour drive.



2021 POPULATION **558,000**

AVERAGE ANNUAL GROWTH (2010-2020): **6.34%**

FORECASTED ANNUAL GROWTH (2016-2021): **1.02%**



### VICTORVILLE TOP EMPLOYERS

Rank	Employer	# of Employees
1	Southern California Logistics Airport	2,073
2	Victor Valley College	1,150
3	Desert Valley Hospital	1,000
4	Verizon	940
5	Victor Valley Union High School Dist.	877
6	Victor Elementary School District	848
7	Federal Correctional Complex, W	844
8	Walmart	830
9	Global Medical	548

