

# Offering Memorandum

## 35.01 ACRE LAND

Zoning : C2

13921 BEAR VALLEY RD, VICTORVILLE CA 93392

*EXCLUSIVELY LISTED BY*



**Connie Kim**  
Investment Specialist  
CA DRE# 01354494

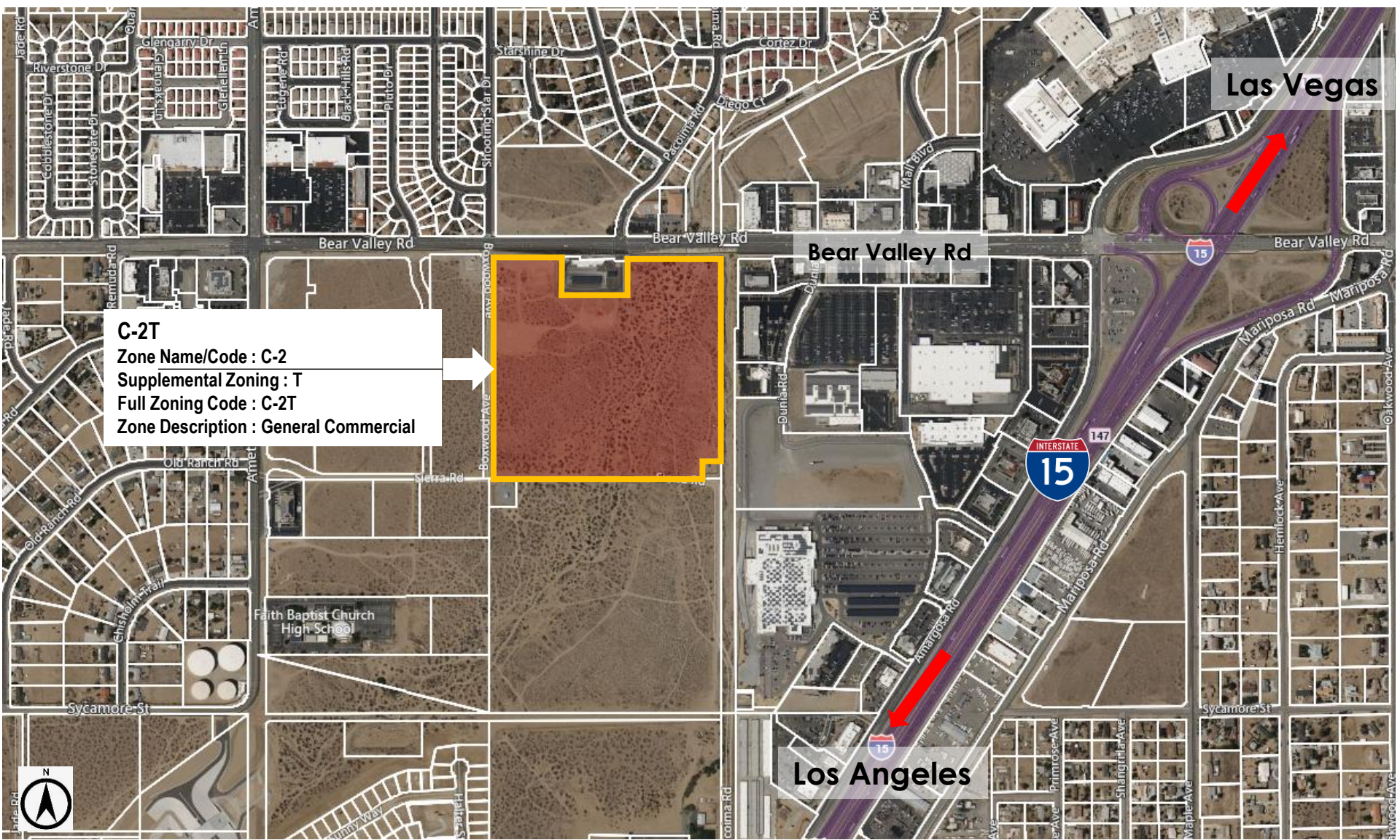
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**WIN Realty & Properties**

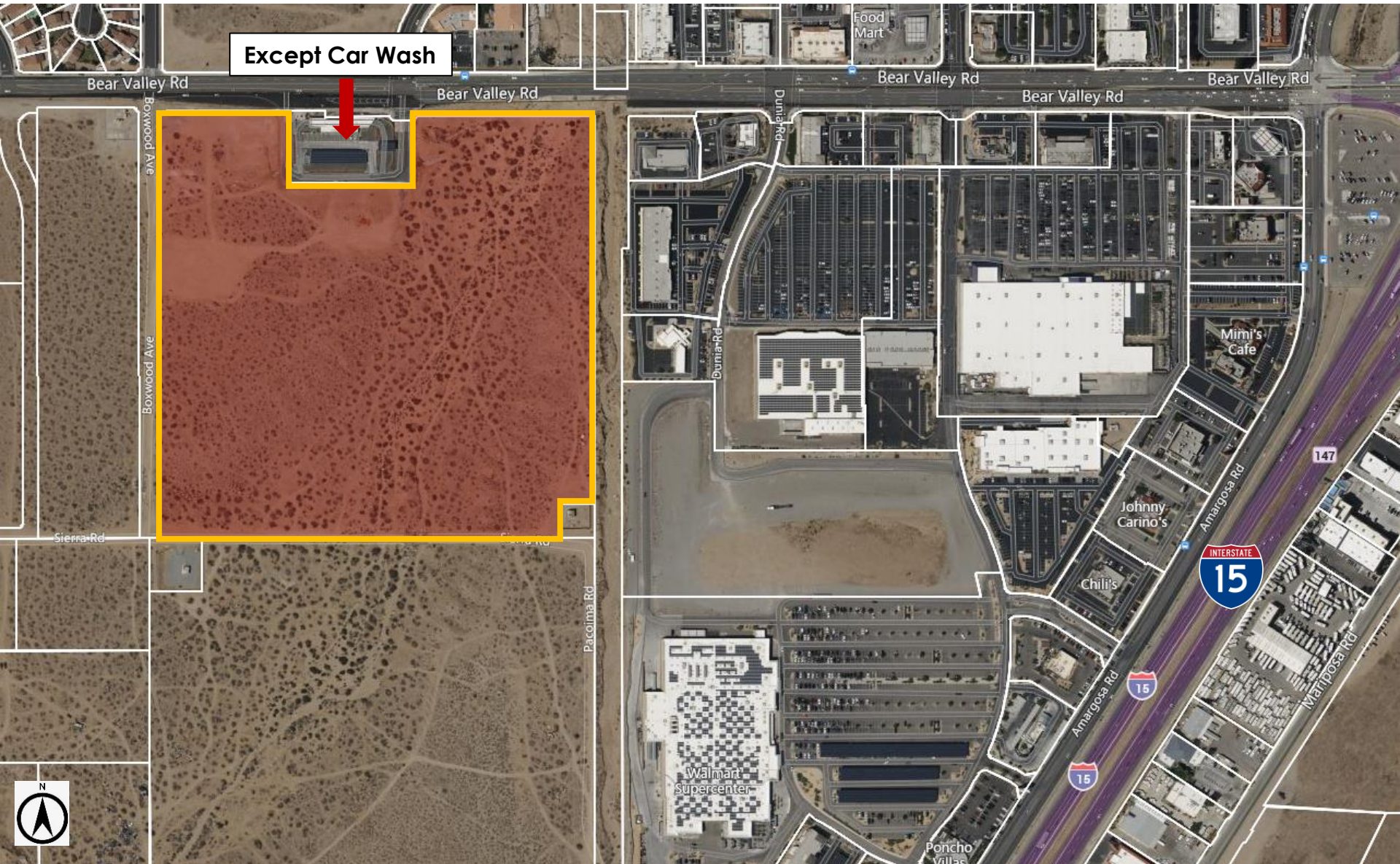


**C-2T**  
Zone Name/Code : C-2  
Supplemental Zoning : T  
Full Zoning Code : C-2T  
Zone Description : General Commercial

**Offered at \$7,200,000**

Use Code	Lot Size	APN
Commercial	35.01 AC	3072-211-12-0000

# AERIAL MAP1



# AERIAL MAP2



# PARCEL MAP

THIS MAP IS FOR THE PURPOSE  
AD VALOREM TAXATION ONLY.

Ptn. N. 1/2, N.W. 1/4, Fract'l Sec. 1, T.4N., R.5W. S.B.M.

City of Victorville  
Tax Rate Area  
12082,12167

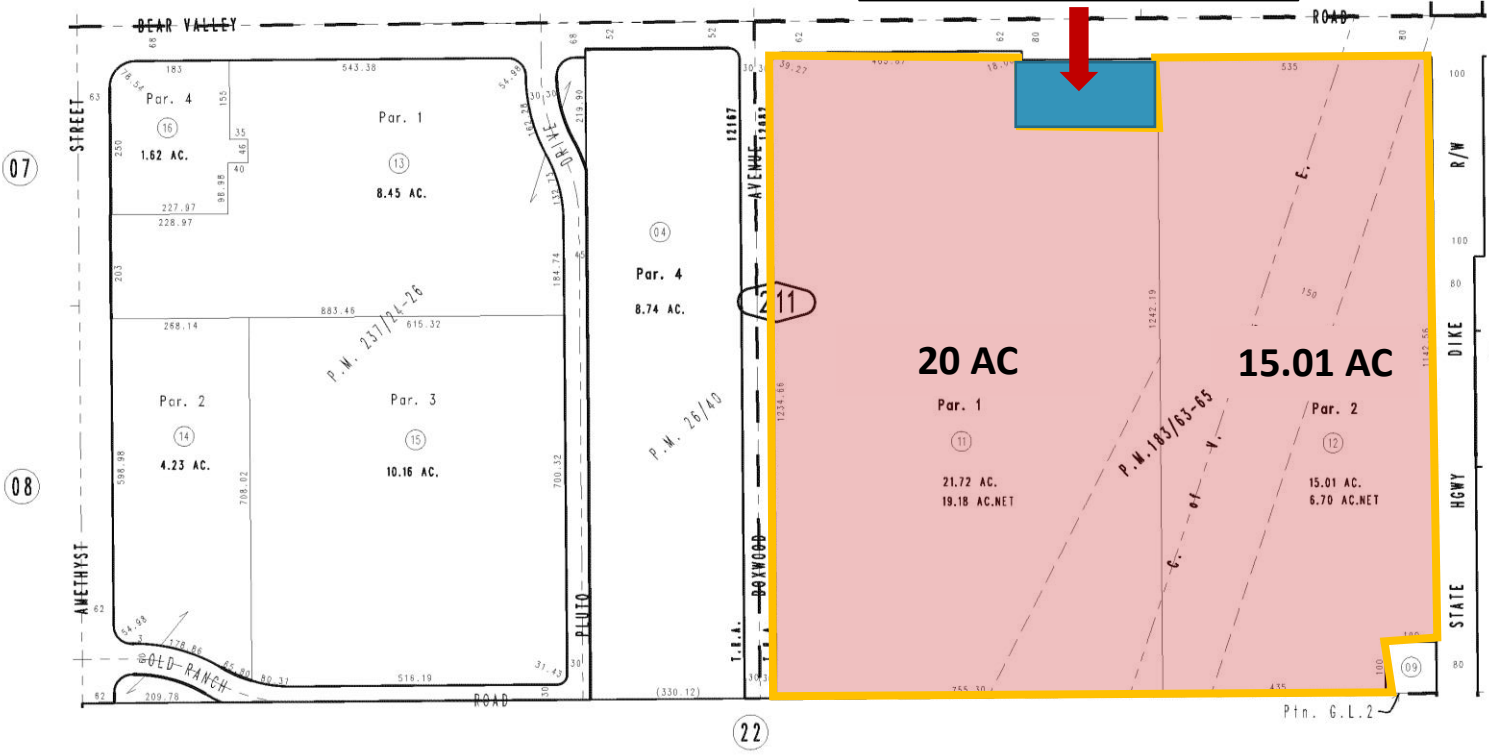
3072- 21



3095  
24

3095  
31

Except 1.72 AC Car Wash



Parcel Map No. 18553, P.M. 237/24-26  
Parcel Map No. 14730, P.M. 183/63-65  
Ptn. Parcel Map No. 2928, P.M. 26/40

Assessor's Map  
Book 3072 Page 21  
San Bernardino County

REVISED  
10/05/10 RU  
10/28/10 RU

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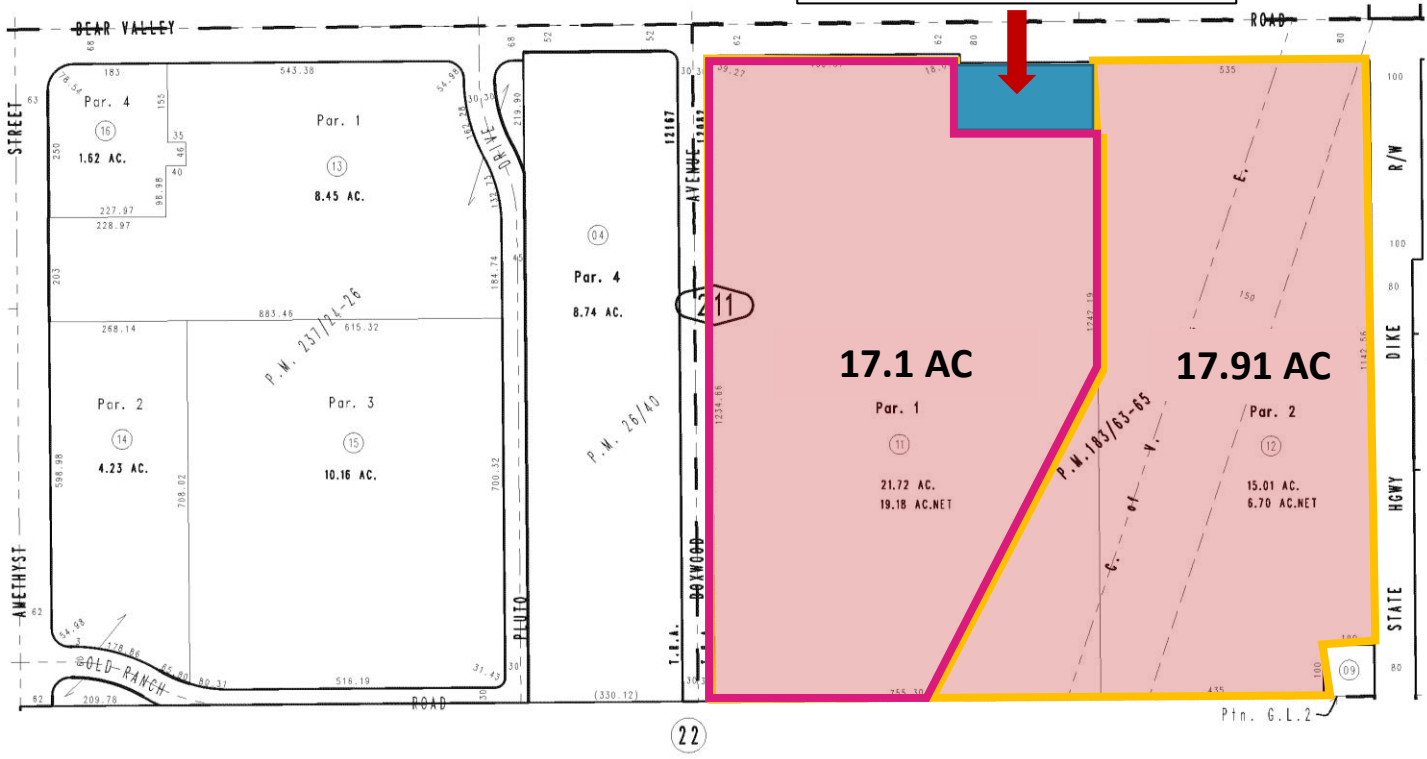
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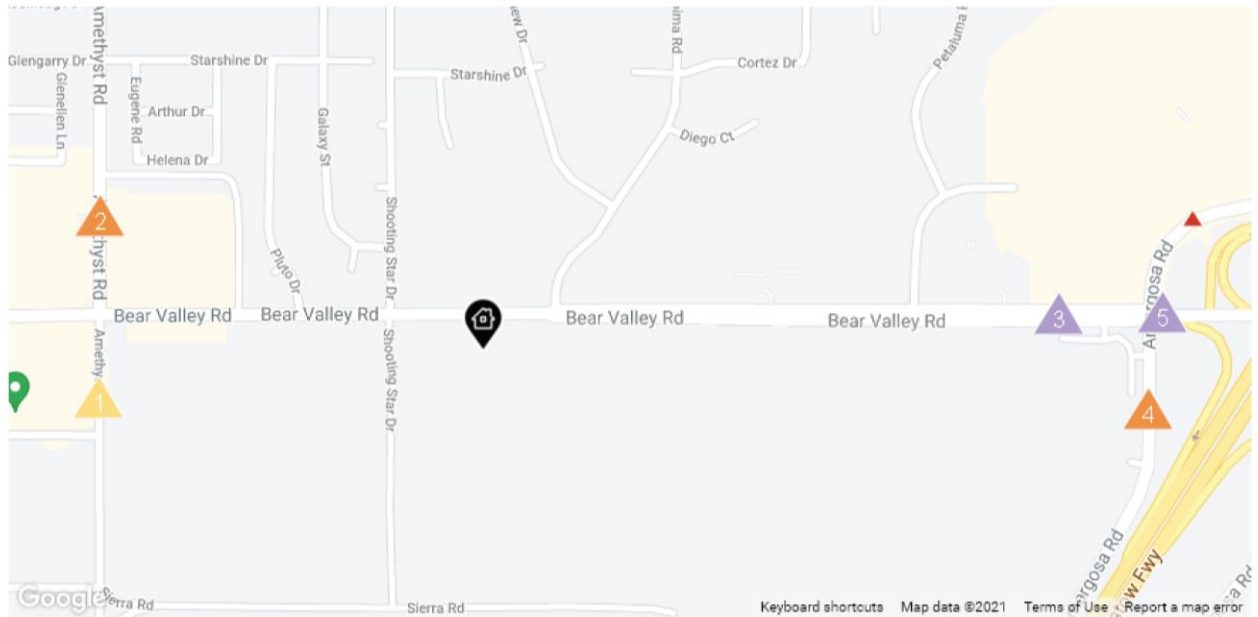
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## DEMOGRAPHIC PROFILE

<b>Population</b>	<b>Zip 92392</b>	<b>National</b>
2000	30,758	281,421,906
2008	52,452	309,731,508
2013	61,995	324,062,684
Growth Rate	5.9 %	1 %
Growth Centile	96 %	0 %
<b>Households</b>	<b>Zip 92392</b>	<b>National</b>
2000	9,283	105,480,101
2008	15,220	116,523,156
2013	17,859	122,109,448
Household Growth Rate	5.5 %	1.1 %
Average Household Size	3.44	2.59
<b>Families</b>	<b>Zip 92392</b>	<b>National</b>
2000	7,765	71,787,347
2008	12,754	77,956,117
Family Growth Rate	5.5 %	0.9 %
<b>Age Distribution</b>	<b>Zip 92392</b>	<b>National</b>
0 - 4	9 %	6.8 %
5 - 9	8.3 %	6.7 %
10 - 14	7.9 %	6.6 %
15 - 19	8.2 %	7.1 %
20 - 24	6.9 %	6.9 %
25 - 44	28.9 %	27 %
45 - 64	22.6 %	26 %
65 - 84	7.5 %	10.9 %
85+	0.8 %	1.9 %
<b>Median Age</b>	<b>Zip 92392</b>	<b>National</b>
2008	31.2	36.9
Male/Female Ratio	48.9%/51.1%	49.2%/50.8%
<b>Household Income</b>	<b>Zip 92392</b>	<b>National</b>
% <\$25K	14.4 %	20.9 %
% \$25K - 50K	24.7 %	24.4 %
% \$50K - 100K	44.5 %	35.3 %
% \$100K - 150K	12.7 %	11.7 %
% >\$150K	3.7 %	7.6 %
<b>Median Household Income</b>	<b>Zip 92392</b>	<b>National</b>
2008	\$ 60,381	\$ 54,719
2013	\$ 62,303	\$ 56,938
Per Capita Income	\$ 19,457	\$ 27,277
<b>Household Income Centile</b>	<b>Zip 92392</b>	<b>National</b>
National	78 %	
State	59 %	

# TRAFFIC COUNTS



Daily Traffic Counts    ▲ Up 6,000 / day    ▲ 6,001 – 15,000    ▲ 15,001 – 30,000    ▲ 30,001 – 50,000    ▲ 50,001 – 100,000    ▲ Over 100,000 / day

1	2	3	4	5
<b>4,390</b>	<b>12,985</b>	<b>38,720</b>	<b>9,700</b>	<b>44,405</b>
2018 Est. daily traffic counts	2018 Est. daily traffic counts	2018 Est. daily traffic counts	2018 Est. daily traffic counts	2018 Est. daily traffic counts
Street: <b>Amethyst Rd</b> Cross: <b>Sierra Rd</b> Cross Dir: <b>S</b> Dist: <b>0.03 miles</b>	Street: <b>Amethyst Rd</b> Cross: <b>Rockledge Dr</b> Cross Dir: <b>N</b> Dist: <b>0.18 miles</b>	Street: <b>Bear Valley Cutoff</b> Cross: <b>Amargosa Rd</b> Cross Dir: <b>E</b> Dist: <b>0.08 miles</b>	Street: <b>Amargosa Rd</b> Cross: <b>Bear Valley Cutoff</b> Cross Dir: <b>N</b> Dist: <b>0.08 miles</b>	Street: <b>Bear Valley Cutoff</b> Cross: <b>Amargosa Rd</b> Cross Dir: <b>W</b> Dist: <b>0.01 miles</b>
Historical counts	Historical counts	Historical counts	Historical counts	Historical counts
Year    Count    Type	Year    Count    Type	Year    Count    Type	Year    Count    Type	Year    Count    Type
2009    ▲    5,087    CAC	2009    ▲    13,278    CAC	2010    ▲    33,550    CAC	2010    ▲    9,660    CAC	2010    ▲    45,810    CAC
2004    ▲    3,179    ADT	2005    ▲    16,885    ADT	2005    ▲    53,316    ADT	2009    ▲    10,878    CAC	2009    ▲    52,282    CAC
			2004    ▲    11,052    ADT	

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)