

# LAND FOR SALE CIVIC CENTER OPPORTUNITY

±0.3037 Acres California Avenue, Victorville, CA 92392



## ECONOMIC DATA

**SALE PRICE:** \$175,000.00

## PROPERTY INFORMATION

**COUNTY:** San Bernardino  
**MARKET:** Inland Empire North  
**SUBMARKET:** High Desert  
**APN:** 0396-153-11

## PROPERTY OVERVIEW

This ±0.3037-acre parcel presents an excellent opportunity in Victorville's Civic Center, offering a strategic location for professional office, service commercial, or related development. Positioned on California Avenue just one block from Amargosa Road and approximately two blocks from Palmdale Road, the property benefits from convenient access to two of the area's primary commercial corridors.

Located within close proximity to Victorville City Hall, the Superior Court, and a variety of established professional offices and civic uses, the site is well suited for users seeking a central, visible, and functional location within one of Victorville's key business and government districts. Its size and location also make it a compelling option for complementary uses such as a small office project, service-oriented business, parking lot, or potential EV charging facility, subject to applicable approvals.

In addition to its immediate surroundings, the property offers strong regional connectivity with convenient access to Interstate 15, supporting travel throughout the High Desert and beyond. With continued growth and investment occurring throughout the Victor Valley, this parcel represents a valuable opportunity for an owner-user, investor, or developer looking to secure a well-located site in an established and evolving civic and commercial hub.

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
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Front of Property



Rear of Property

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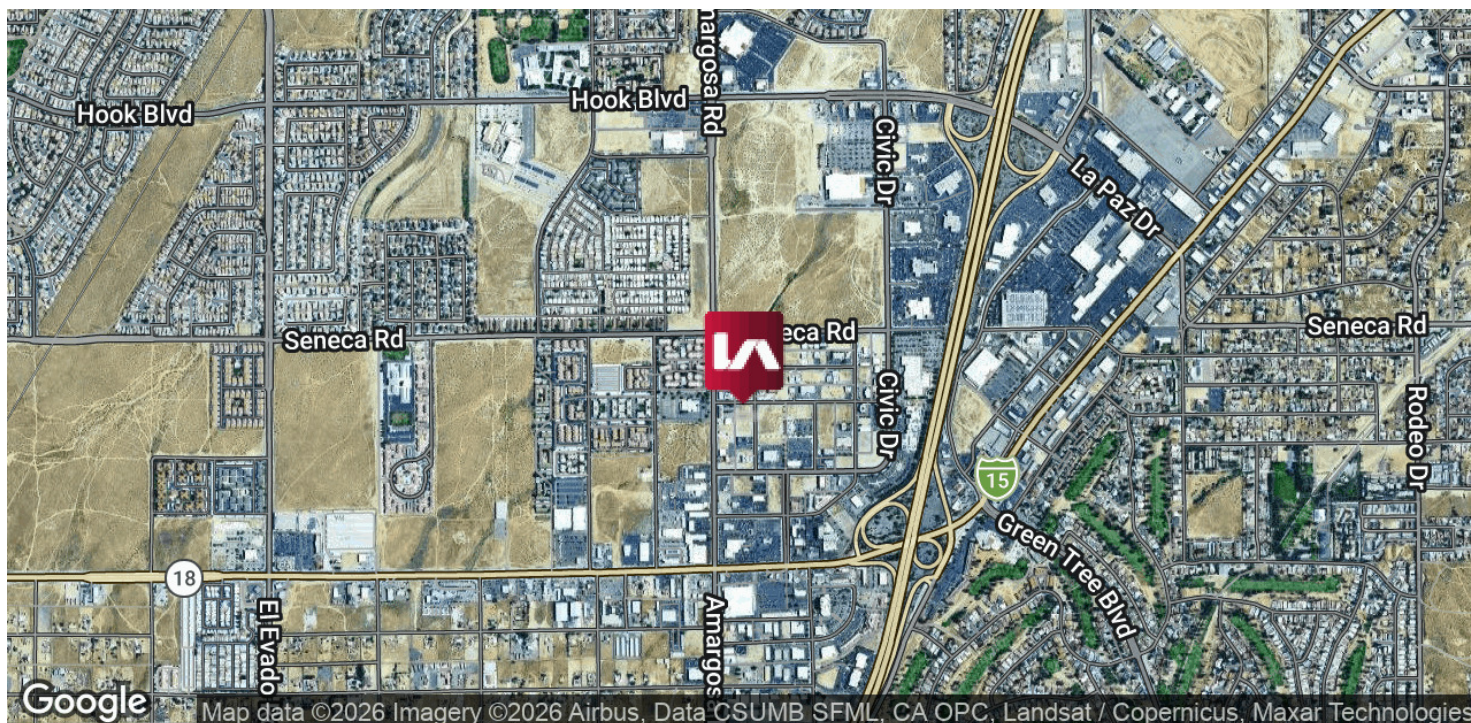


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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,020	90,736	176,700
Average Age	31.3	31.4	32.1
Average Age (Male)	30.6	28.5	29.9
Average Age (Female)	29.7	33.3	33.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,402	26,169	50,153
# of Persons per HH	2.9	3.5	3.5
Average HH Income	\$84,622	\$87,843	\$95,771
Average House Value	\$229,456	\$317,190	\$363,092

2023 American Community Survey (ACS)

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