



FOR SALE — VACANT LAND | VICTORVILLE, CALIFORNIA

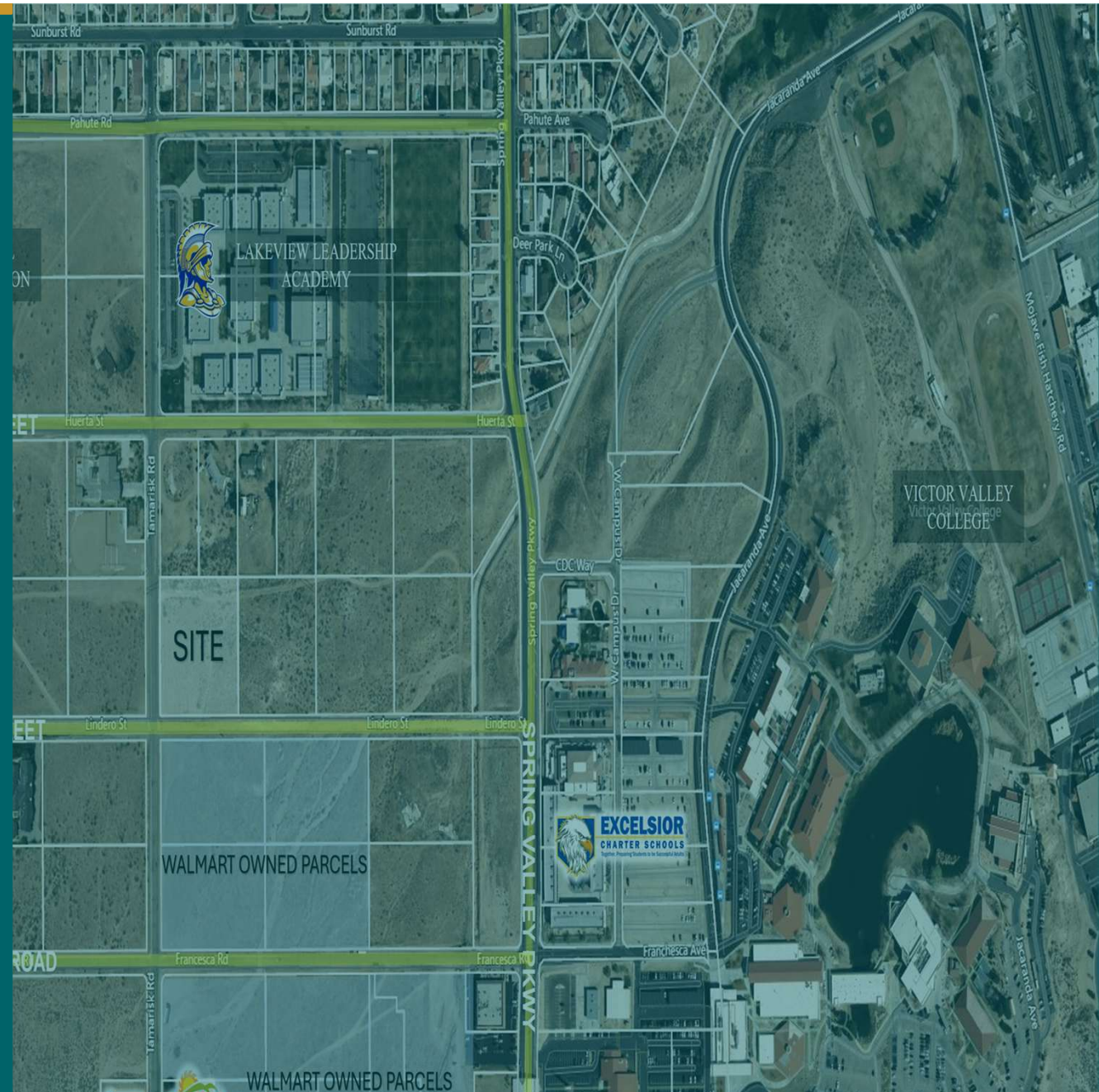
±2.5 Acres

MU-1 Zoned Land

MEDIUM DENSITY MIXED USE

NEC Lindero Street & Tamarisk Road
APN: 0482-034-04 | Victorville, CA 92395

ASKING PRICE
\$326,700



Joseph W. Brady CCIM, SIOR

The Bradco Companies — A Commercial Real Estate Company

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DRE #00773589 | CA DRE LIC #01057618

SITE AERIAL & LOCATION CONTEXT

NEC Lindero St & Tamarisk Rd | Victorville, CA | APN: 0482-034-04



SITE

±2.5 AC

ZONING

MU-1

ADJACENT

±24 AC Walmart

DIST. TO BEAR VALLEY RD

±0.21 Miles

ASKING PRICE

\$326,700

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PROPERTY OVERVIEW

ADDRESS

NEC Lindero St & Tamarisk Rd

APN

0482-034-04

CITY

Victorville, CA 92395

PARCEL SIZE

±2.5 Acres

ZONING

MU-1 Medium Density Mixed Use

ASKING PRICE

\$326,700

MAX DENSITY

Up to 15 DU/Acre

MAX HEIGHT

45 Feet

LOT COVERAGE

40%

THREE DEVELOPMENT PATHS

MU-1 zoning allows maximum flexibility — no rezoning required for any of these uses.

01 Standalone Multi-Family Residential

Up to 15 dwelling units per gross acre. Complies with R-3 district standards. Ideal for apartments, condos, or townhomes serving Victorville's growing housing demand.

02 Standalone Commercial

Neighborhood-serving retail or services under C-1 district standards. Non-residential FAR of 0.5 with 40% lot coverage and 45' max height.

03 True Mixed-Use Residential + Commercial

Vertical or horizontal integration of both residential and commercial uses — maximizing land value and activating the City's vision for this infill corridor.

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1-Mile Radius

TOTAL POPULATION

6,032

TOTAL HOUSEHOLDS

2,100

MEDIAN HH INCOME

\$83,046

MEDIAN NET WORTH

\$256,992

ESRI WEALTH INDEX

91

ESRI DIVERSITY INDEX

85

HOUSING AFFORDABILITY

73

3-Mile Radius

TOTAL POPULATION

55,677

TOTAL HOUSEHOLDS

19,170

DAYTIME POPULATION

56,358

AVG HOUSEHOLD SIZE

2.89

MEDIAN HH INCOME

\$76,342

MEDIAN NET WORTH

\$218,383

ESRI WEALTH INDEX

86

5-Mile Radius

TOTAL POPULATION

169,154

TOTAL HOUSEHOLDS

55,049

OWNER-OCC. UNITS

33,517

RENTER-OCC. UNITS

21,532

AVG HOUSEHOLD SIZE

3.05

MEDIAN AGE

35.3

HH INCOME GROWTH

+2.4%/yr

Source: Esri 2025 Demographic Estimates & Forecasts. U.S. Census Bureau 2020 decennial data.

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AREA HIGHLIGHTS

● Adjacent Walmart Holdings

±24 acres of Walmart-owned land directly to the south — institutional confidence in this corridor's long-term growth trajectory.

● Bear Valley Road Proximity

±0.21 miles south — one of the High Desert's primary east/west arterials — regional connectivity without arterial pricing.

● Victor Valley College

Higher education institution nearby generating consistent student and faculty traffic year-round.

● Lakeview Leadership Academy

K-8 charter school serving the immediate neighborhood — adjacent area.

● Endeavour School of Exploration

Charter school in the adjacent corridor, driving consistent daily family traffic.

● Excelsior Charter Schools

K-12 campus on Spring Valley Pkwy, part of the area's robust educational ecosystem.

FOR LEASING INFORMATION CONTACT:

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