

FORMER RETAIL BANK BUILDING FOR SALE 16990 BEAR VALLEY RD

Victorville, CA 92395



ECONOMIC DATA

SALE PRICE: \$2,900,000

PROPERTY INFORMATION

COUNTY: San Bernardino
MARKET: Inland Empire North
SUBMARKET: High Desert

BUILDING DATA

TOTAL BUILDING SF: 6,049 SF
YEAR BUILT: 1987
ZONING: General Commercial (C2-T)

PROPERTY OVERVIEW

This former retail bank building presents a rare opportunity to own prime real estate positioned in the literal geographical center of the region with daily traffic counts of $\pm 45,918$, this signalized corner offers you the best possible exposure for your business.

This beautiful property is $\pm 6,049$ Square Feet located on a ± 0.581 Acre Lot with monument sign and part of a larger neighborhood retail center at the signalized corner of Bear Valley Road and Hesperia Road in Victorville, CA. Bear Valley Road is the main east-west corridor connecting the High Desert cities of Victorville, Hesperia, and Apple Valley.

With convenient access and ample parking this property offers an excellent opportunity for retail, financial services, or other commercial and professional uses. This location is perfect for businesses seeking to establish a strong presence in a high-traffic area of a growing market. This site may be the perfect opportunity to place a bank, credit union, financial services office, mortgage brokerage, legal firm, dental office, urgent care, medical facility, real estate office, jewelry store, bicycle retail shop, motorcycle sales showroom or any other retail/office use you might imagine*.

*Disclaimer: It is the responsibility of all prospective Buyers/Tenants to ensure all aspects of the property and its uses prior to consummating a purchase or lease.

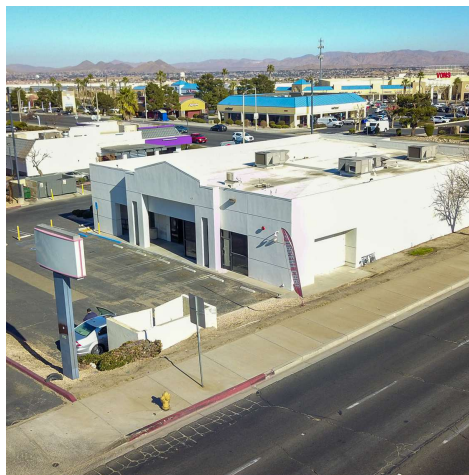
Paul A. Casilla
PCasilla@Lee-Associates.com
D 760.684.4541

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.
No liability of any kind is to be imposed on the broker herein.

FORMER RETAIL BANK BUILDING FOR SALE 16990 BEAR VALLEY RD

Victorville, CA 92395

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

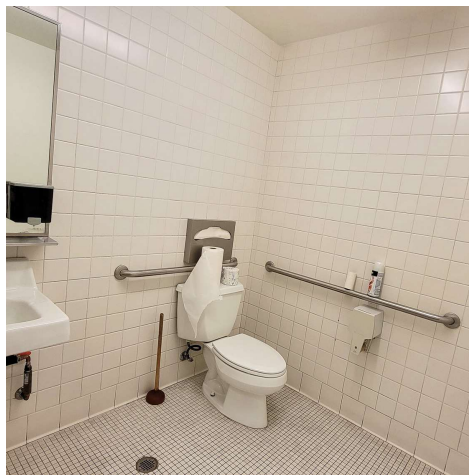


Paul A. Casilla
PCasilla@Lee-Associates.com
D 760.684.4541

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. No liability of any kind is to be imposed on the broker herein.

FORMER RETAIL BANK BUILDING FOR SALE 16990 BEAR VALLEY RD

Victorville, CA 92395

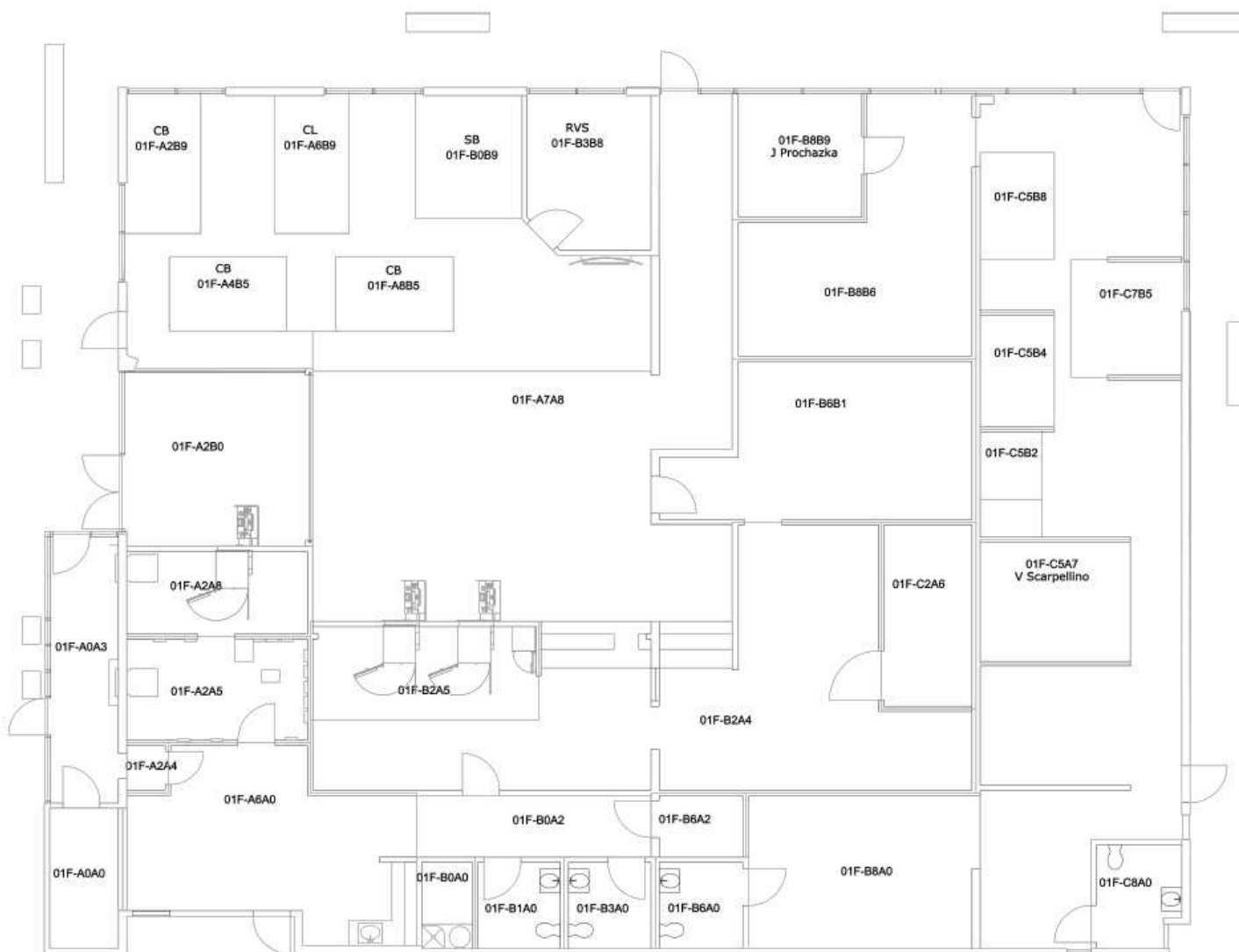


Paul A. Casilla
PCasilla@Lee-Associates.com
D 760.684.4541

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. No liability of any kind is to be imposed on the broker herein.

FORMER RETAIL BANK BUILDING FOR SALE 16990 BEAR VALLEY RD

Victorville, CA 92395



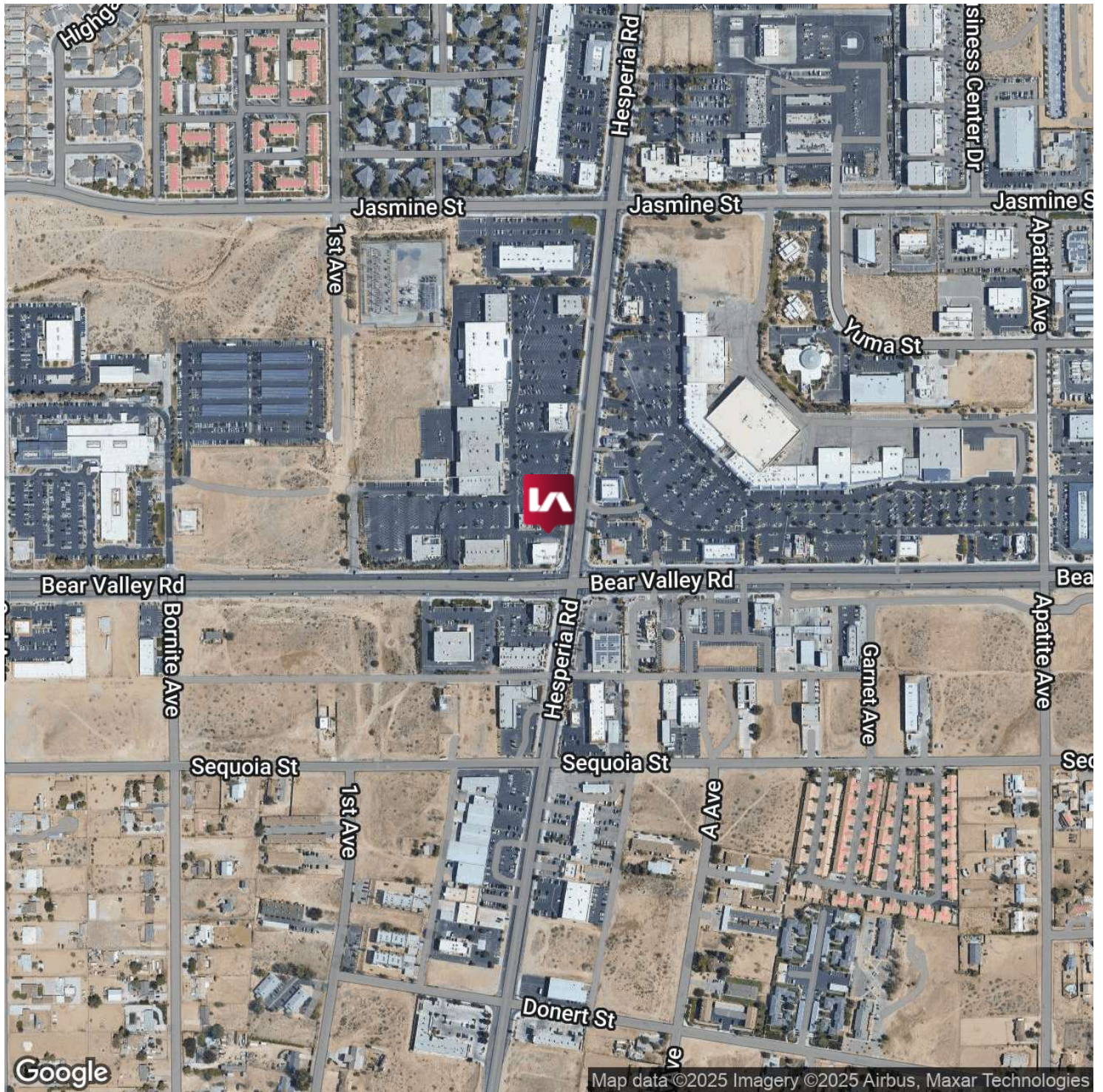
Floor Plan

Paul A. Casilla
PCasilla@Lee-Associates.com
D 760.684.4541

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. No liability of any kind is to be imposed on the broker herein.

FORMER RETAIL BANK BUILDING FOR SALE 16990 BEAR VALLEY RD

Victorville, CA 92395

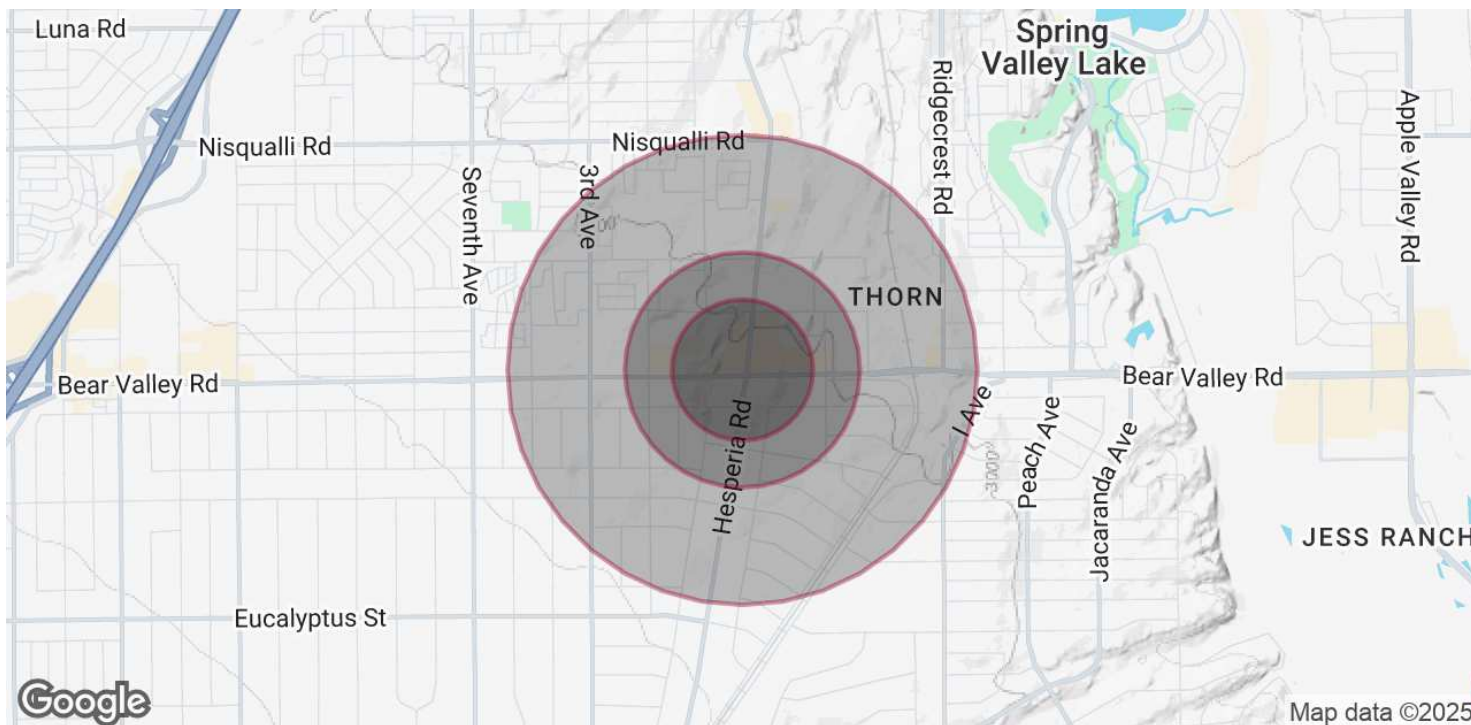


Paul A. Casilla
PCasilla@Lee-Associates.com
D 760.684.4541

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. No liability of any kind is to be imposed on the broker herein.

FORMER RETAIL BANK BUILDING FOR SALE 16990 BEAR VALLEY RD

Victorville, CA 92395



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	330	2,072	8,455
Average Age	35	36	36
Average Age (Male)	34	35	35
Average Age (Female)	35	37	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	104	679	2,705
# of Persons per HH	3.2	3.1	3.1
Average HH Income	\$75,097	\$74,405	\$75,678
Average House Value	\$380,199	\$366,563	\$369,454

Demographics data derived from AlphaMap

Paul A. Casilla
PCasilla@Lee-Associates.com
D 760.684.4541

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. No liability of any kind is to be imposed on the broker herein.