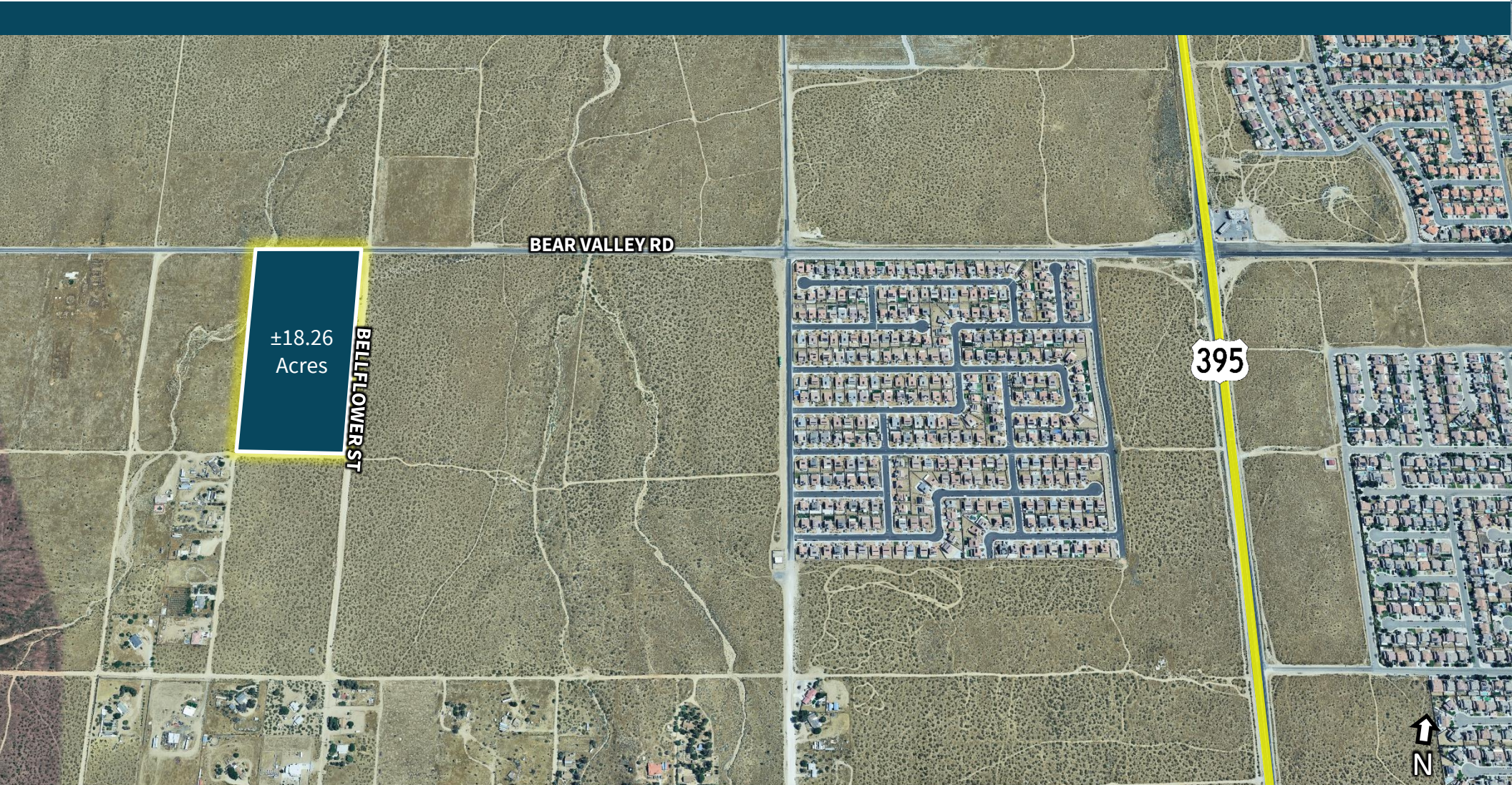


± 18.26 ACRES **FOR SALE**

SWC BEAR VALLEY ROAD & BELLFLOWER STREET
VICTORVILLE, CA



Land Development Opportunity



PROPERTY HIGHLIGHTS

SUMMARY

| | |
|----------------|--|
| ADDRESS | SWC Bear Valley Rd & Bellflower St Victorville CA 92392 |
| COUNTY | San Bernardino |
| MARKET | Inland Empire North |
| SUBMARKET | High Desert |
| LAND ACRES | 18.26 Gross |
| OWNERSHIP TYPE | Fee Simple |
| ZONING TYPE | C-2 Commercial |
| # OF PARCELS | 4 |
| APNs | 3071-111-05; 3071-111-06, 3071-111-07 and 3071-111-08 |

HIGH DESERT* DEMOGRAPHICS

| | |
|------------------------|-----------|
| 2024 Population | 355,393 |
| 2024 Median HH Income | \$80,942 |
| 2024 Average HH Income | \$106,408 |

*Hesperia, Victorville, Apple Valley and Adelanto



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Corner Commercial Land Opportunity in a Growing Market Near US 395

Victorville, California is a growing city in Southern California with a population that's projected to increase from ±123,000 in 2020 to ±184,000 by 2040. The city of Victorville is experiencing an almost 85 percent increase since 2001, according to the California Department of Finance. Some factors contributing to Victorville's growth include:

Tech hub - Victorville's young population, low cost of living, and pro-business climate have attracted startups and investments like an Amazon warehouse.

New businesses - In 2023, Victorville welcomed 200 new businesses, including CarMax, Superior Grocers, and the High Desert's first Sprouts Farmers Market. Due to its affordable cost of living compared to other parts of California, a growing job market in various sectors such as healthcare and retail, and its diverse range of neighborhoods that cater to different investment strategies and preferences.

Major developments - The Southern California Logistics Airport (SCLA), a 2,200-acre aviation center, is home to major employers including Boeing, General Atomics, International Aerospace Coatings and General Electric. Southern California Logistics Center (SCLC) is located immediately adjacent to SCLA and is home to Keurig, Dr.Pepper/Snapple, Newell Rubbermaid and M&M/Mars. Coca-Cola distribution center is opening at the Foxborough Industrial Park.

Commercial Hub - Victorville is the largest commercial center between San Bernardino and the Nevada border. It's also close to beaches, national parks, and mountain retreats.

Buyer to verify all utilities

Seller will carry financing if needed



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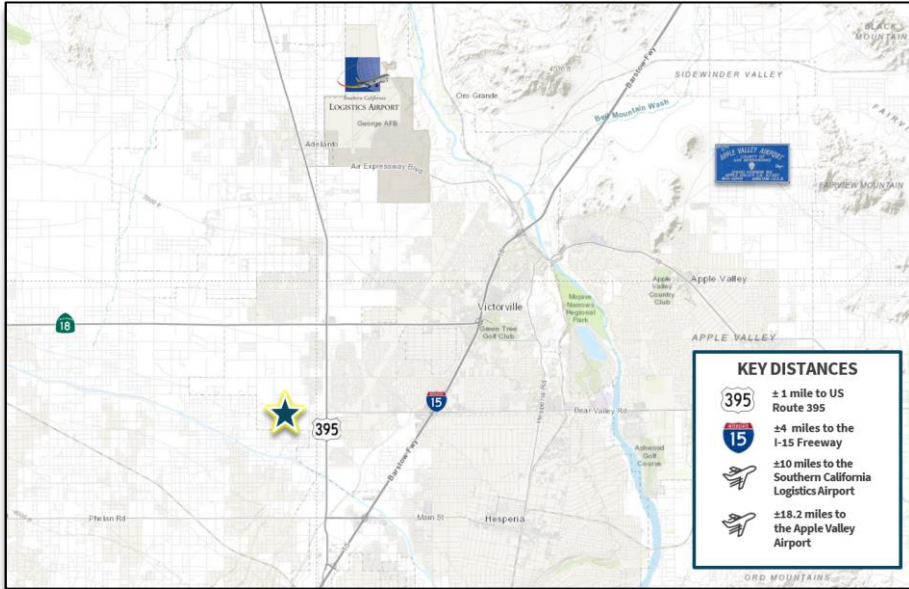
Premier Site Location

- ±1 mile from Route 395 and minutes from Interstate 15, providing immediate access to six other major freeways that link to 11 Western States.
- Located in the 5th fastest growing county in the U.S. and the largest industrial market in the nation with high sustained tenant demand supported by unprecedented growth in eCommerce.
- Outside of SCAQMD – No Indirect Source Rule Tax
- Corporate neighbors and major employers in the area include:
 - Americold
 - Amazon
 - Church & Dwight
 - Dr. Pepper Snapple Group
 - Keurig
 - Nutro Products
 - Southern California Logistics Airport
 - United Furniture
 - Walmart

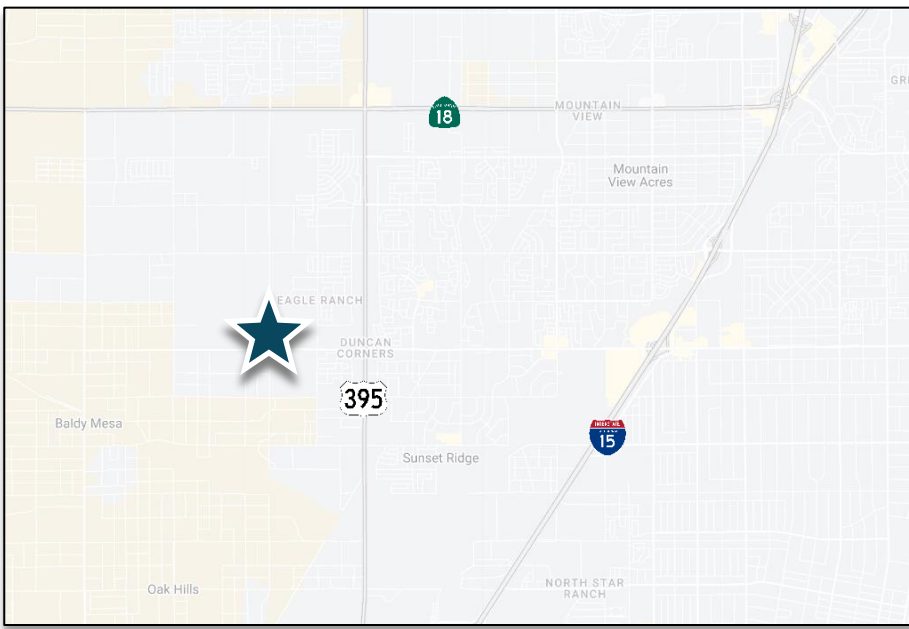
Affordability & Opportunity


- Lowest occupancy cost in the Inland Empire market
- Incredible labor environment with large resident worker growth patterns
- Large affordable housing and skilled labor concentration
- Future dynamic trade area, with minimal competition, supported by strong demand

Regional Map



Area Map



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PROPERTY INFORMATION

PROPERTY FEATURES

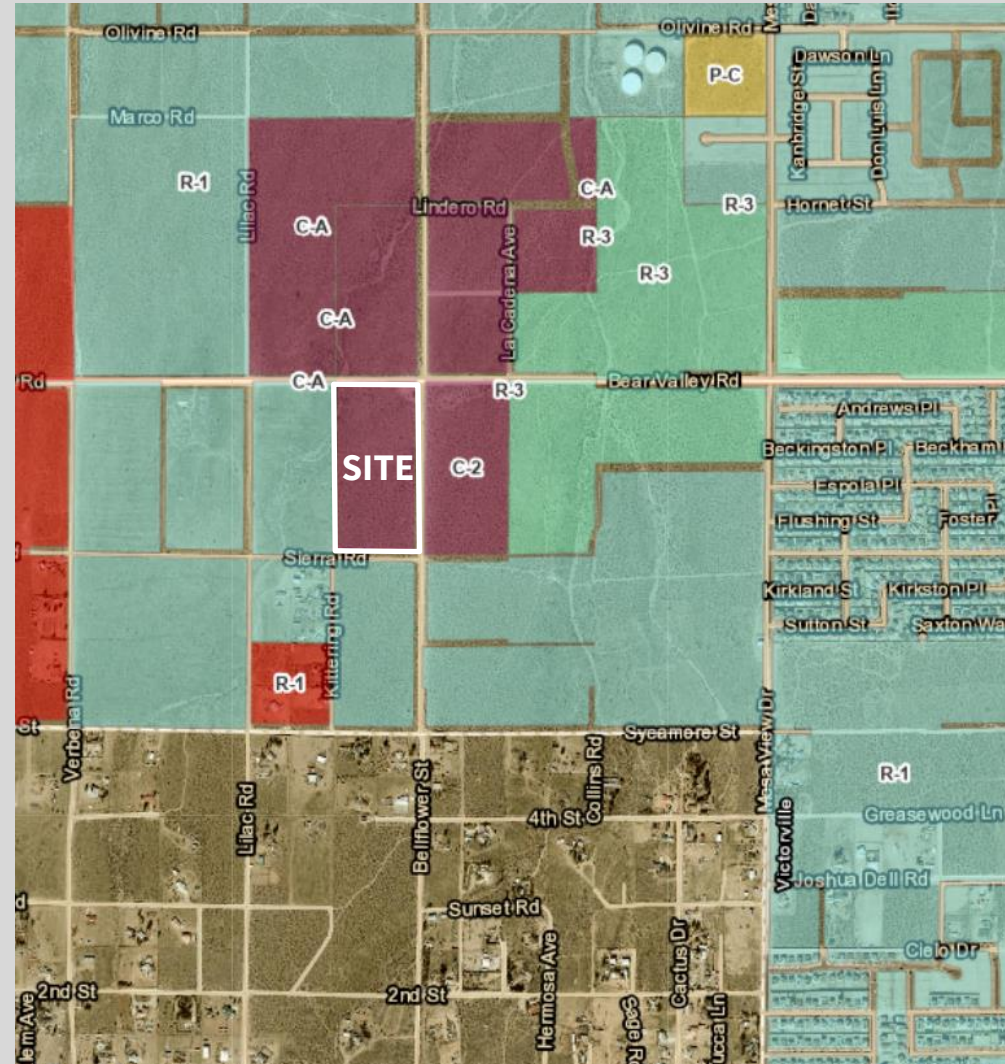
| | |
|-----------------|------------------------------------|
| LAND SF | 795,405 |
| LAND ACRES | 18.26 |
| # OF PARCELS | 4 |
| ZONING TYPE | C-2 Commercial |
| TOPOGRAPHY | Flat |
| LOT DIMENSION | 1307' x 612' |
| CORNER LOCATION | SEC Bear Valley Rd & Bellflower St |
| PAVED FRONTAGE | ±612' |

NEIGHBORING PROPERTIES

| | |
|-------|----------------------|
| NORTH | C-2 Commercial Land |
| SOUTH | R-1 Residential Land |
| EAST | C-2 Commercial Land |
| WEST | R-1 Residential Land |

UTILITIES

| | |
|---------------------|---------------------|
| WATER | Public |
| IRRIGATION | None |
| ELECTRICITY / POWER | Overhead |
| GAS / PROPANE | None |
| TELEPHONE | Verify |
| CABLE | Verify |
| SEWER | Projected Extension |

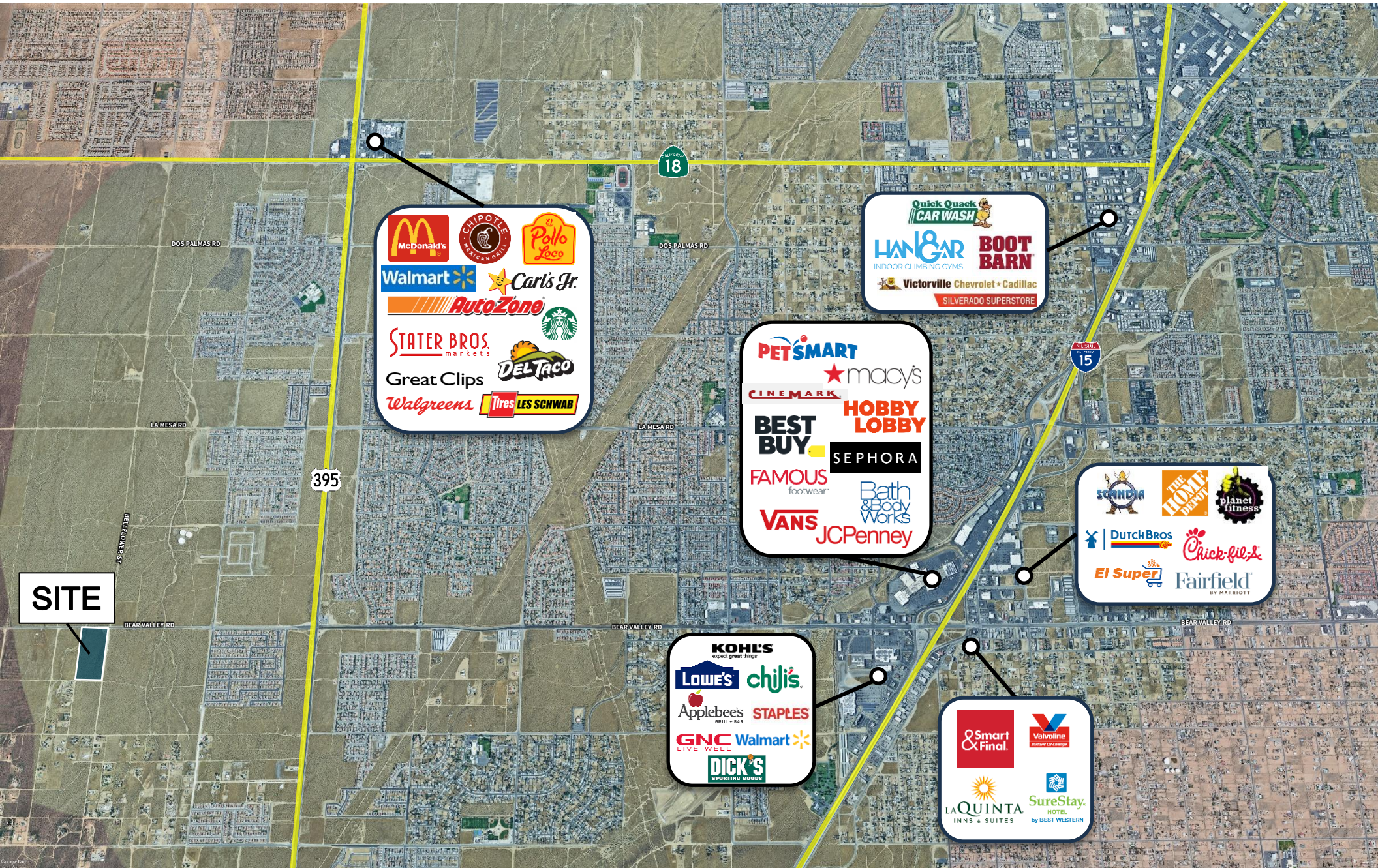


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AMENITIES MAP



SITE

McDonald's
Walmart
AutoZone
Stater Bros. markets
Great Clips
Walgreens
Chipotle Mexican Grill
El Pollo Loco
Carl's Jr.
Starbucks
DEL TACO
Tires LES SCHWAB

Quick Quack CAR WASH
LAN & CAR BOOT BARN
INDOOR CLIMBING GyMS
Victorville Chevrolet * Cadillac
SILVERADO SUPERSTORE

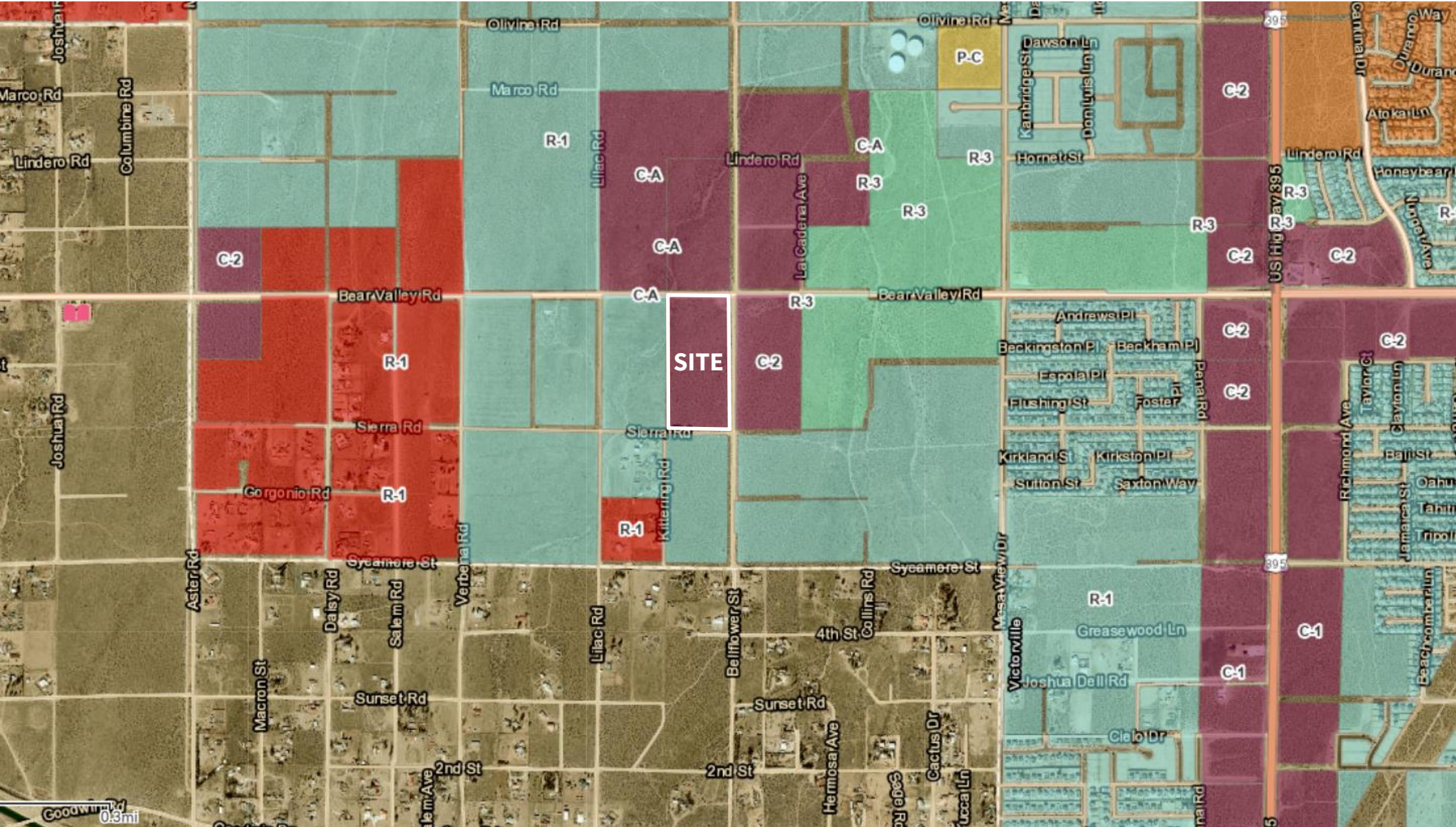
PET SMART
CINEMARK
BEST BUY
FAMOUS footwear
VANS
macy's
HOBBY LOBBY
SEPHORA
Bath & Body Works
JCPenney

SCANDIA
THE HOME DEPOT
planet fitness
Dutch Bros
El Super
Chick-fil-&
Fairfield BY MARRIOTT

KOHL'S
LOWE'S
Applebee's
GNC
DICK'S SPORTING GOODS
chili's
STAPLES
Walmart
LIVE WELL

Smart & Final
Valvoline
LAQUINTA INNS & SUITES
SureStay HOTEL by BEST WESTERN

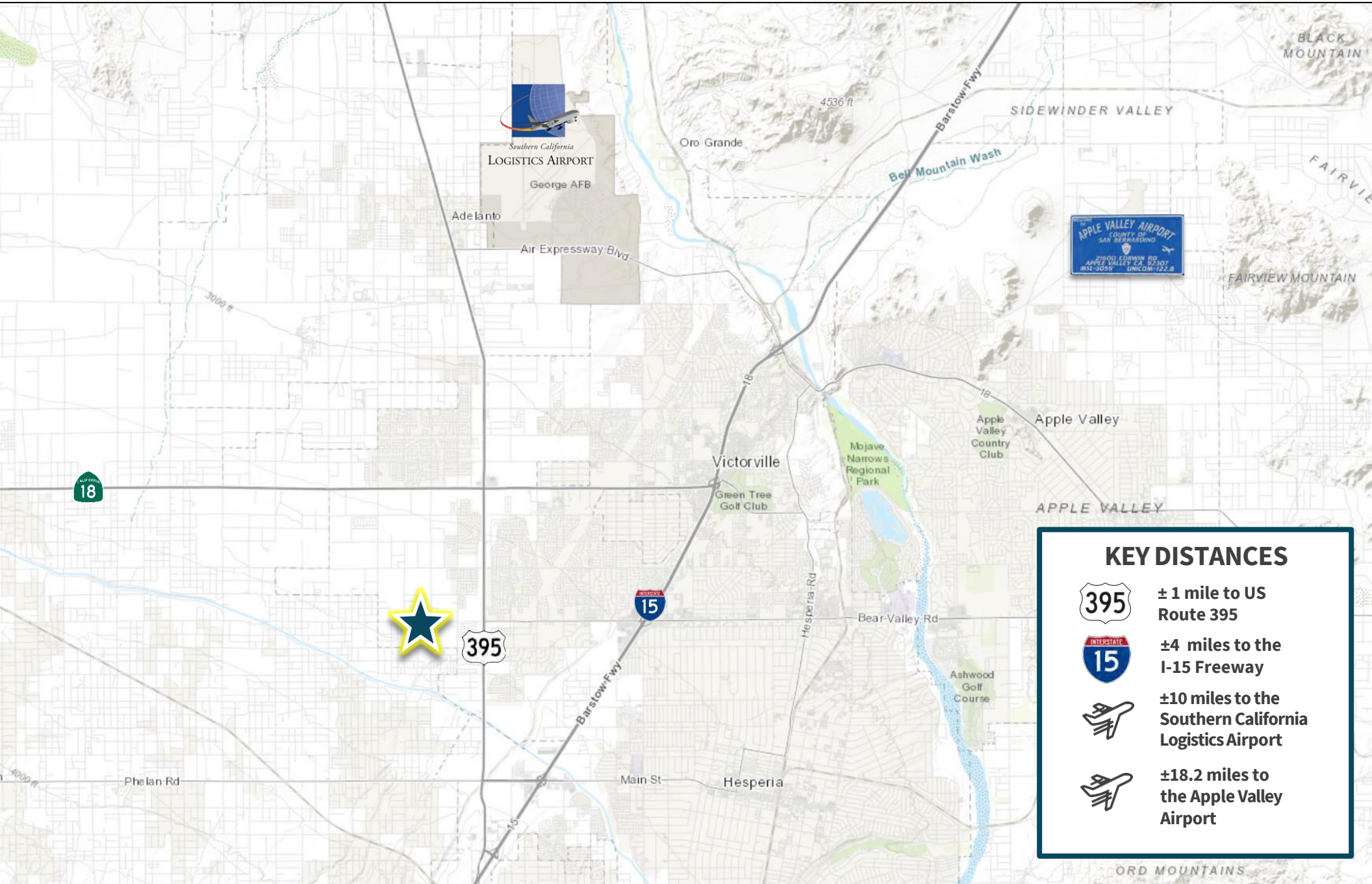
ZONING MAP



C-A Administrative Professional Office
 C-2 General Commercial

R-1 Single Family Residential
 R-2 Multi-Family (8 du/ac)
 R-3 Multi-Family (15 du/ac)
 R-4 Multi-Family (20 du/ac)

LOCATION MAP



KEY DISTANCES

-  ± 1 mile to US Route 395
-  ±4 miles to the I-15 Freeway
-  ±10 miles to the Southern California Logistics Airport
-  ±18.2 miles to the Apple Valley Airport



Victorville

SoCal with Charm!

Victorville DEMOGRAPHICS

SOURCE: CALIFORNIA GOVERNOR'S OFFICE & GIS PLANNING 2022

TOTAL POPULATION
136,854
 11.5% INCREASE SINCE 2020

49.9% MALE **50.1% FEMALE**

JOB COUNTS BY OCCUPATION

| Occupation | Percentage |
|----------------------|------------|
| SALES | 13.97% |
| OFFICE/ADMIN SUPPORT | 13.05% |
| FOOD SERVICES | 7.23% |
| EXECUTIVE MANAGEMENT | 7.81% |
| EDUCATION | 6.53% |

WORKFORCE

LABOR FORCE OF **57,767** PEOPLE

37% BLUE COLLAR **63%** WHITE COLLAR

MEDIAN AGE 31

| Age Group | Percentage |
|-----------|------------|
| 0-19 AGE | 32% |
| 20-39 AGE | 30% |
| 39-64 AGE | 27% |
| 65+ AGE | 11% |

EDUCATIONAL ATTAINMENT

78% HIGH SCHOOL DEGREE OR HIGHER

22% ASSOCIATES DEGREE OR HIGHER

ETHNICITY statistics

| | |
|----------------------|-----|
| Hispanic/Latino ... | 54% |
| African American ... | 19% |
| Caucasian ... | 18% |
| Other ... | 10% |

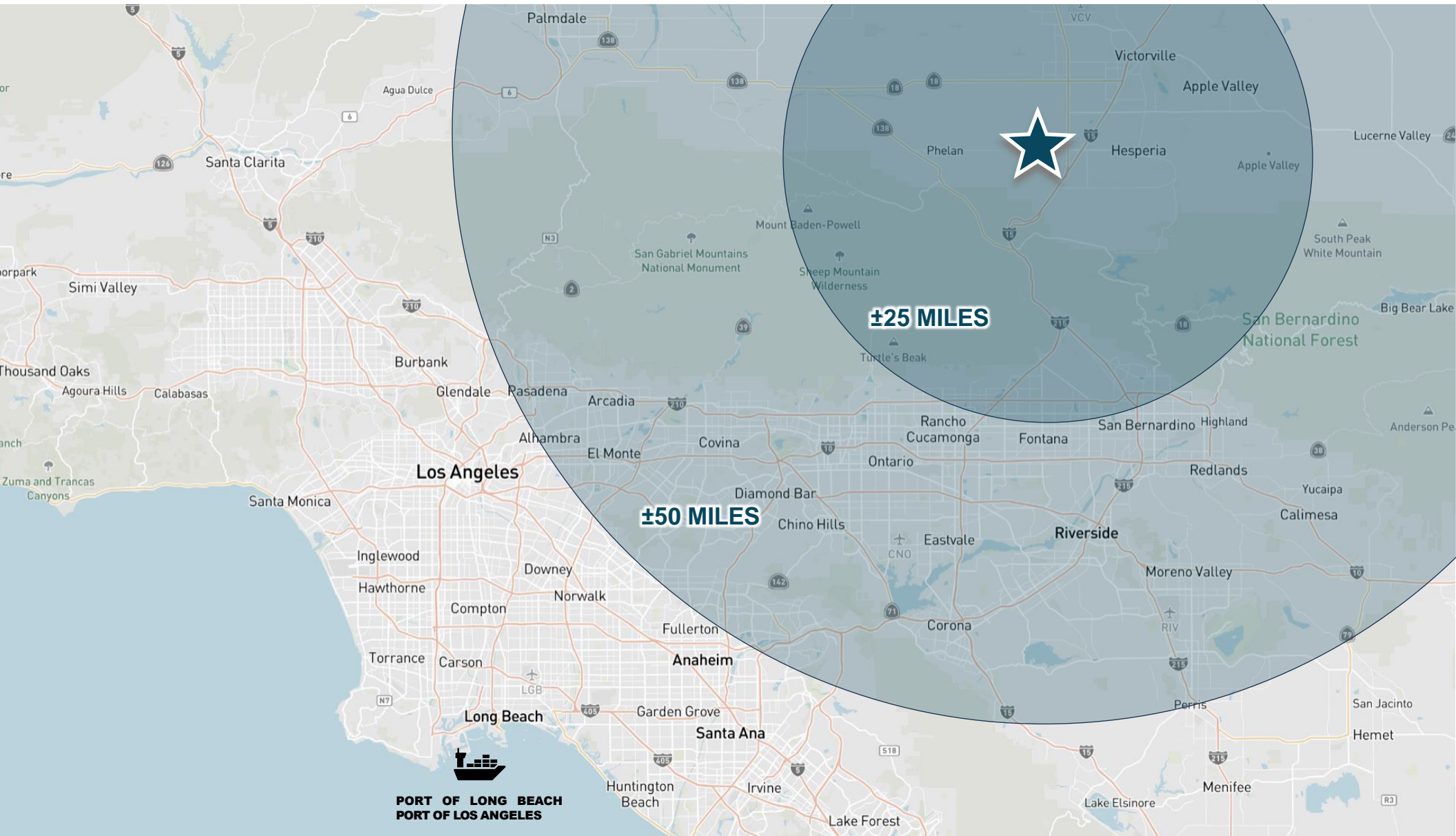


The City of Victorville is one of the municipalities that make up the High Desert region of the Inland Empire. Located in the Mojave Desert, at the high-point between Los Angeles and Las Vegas, Victorville is the leading city for both industry and retail in the High Desert region. Victorville is a growing, vibrant community that is home to approximately 137,000 residents and some of the area's largest employers. Estimates suggest that this figure more than doubles during business hours to accommodate the needs of more than 400,000 people who call the Victor Valley home. Victorville is the economic engine of the Victor Valley and the largest commercial center between San Bernardino and the Nevada border. Victorville draws consumers from well beyond the immediate area, including those traveling to Nevada and residents located in neighboring communities.

Victorville offers several advantages to other locations in the region, including a fully functioning airport, low utility costs and close proximity to all western markets. Victorville is the multi-modal transportation hub of Southern California - bringing ground, rail and air transportation together creating a pro-business, fast-track environment. As a result, an estimated 60% of all goods moving into and out of Southern California travel through Victorville.

Victorville offers a strategic location with easy freeway access to I-15, US-395 and SR-18, between Los Angeles and Las Vegas; it is only 40 miles from I-10 and also I-40 as well as the entire Southern California freeway network system including SR-58, SR-60, I-215, I-210 and SR-138.

INLAND EMPIRE NORTH LOCATION



± 18.26 ACRES FOR SALE

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