

VICTOR VALLEY  
CHRISTIAN SCHOOL  
±338 STUDENTS  
& FIRST ASSEMBLY OF GOD

95,159 AADT



MARIPOSA RD

NISQUALLI RD 58,076 ADT

THREE LOTS  
Lot 1 - 33,494 SF  
Lot 2 - 25,125 SF  
Lot 3 - 30,745 SF



# Nisqualli Plaza

NISQUALLI RD. & MARIPOSA RD., VICTORVILLE, CA 92395

LOTS FOR GROUND LEASE  
BUILD-TO-SUIT OR SALE

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# Property Overview



Newly constructed interchange on Nisqualli & I-15 – rare opportunity



Three drive-thru or retail lots for ground lease or build to suit sale



Excellent street frontage and over 58,000 vehicles per day

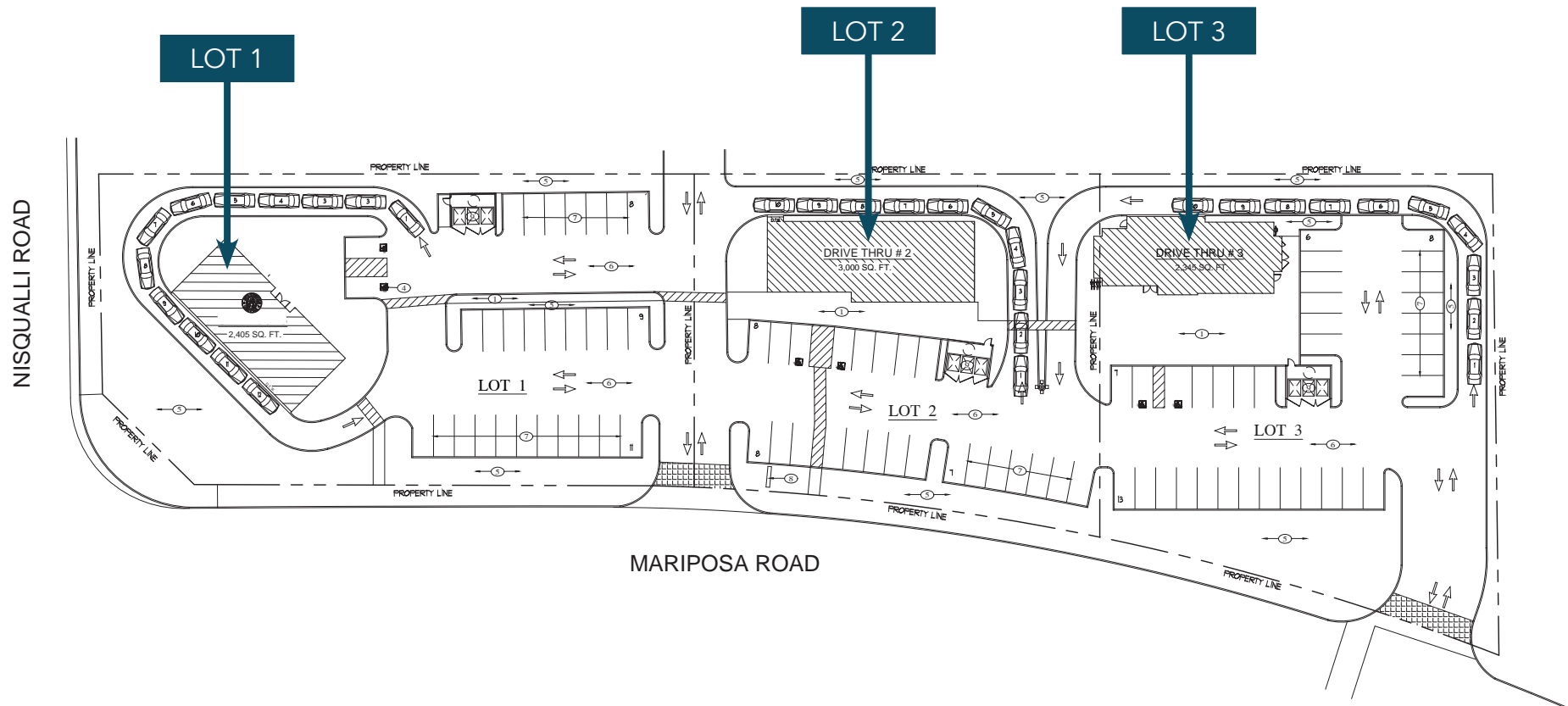


Just ±0.1 mile to I-15 Freeway with 95,159 ADT



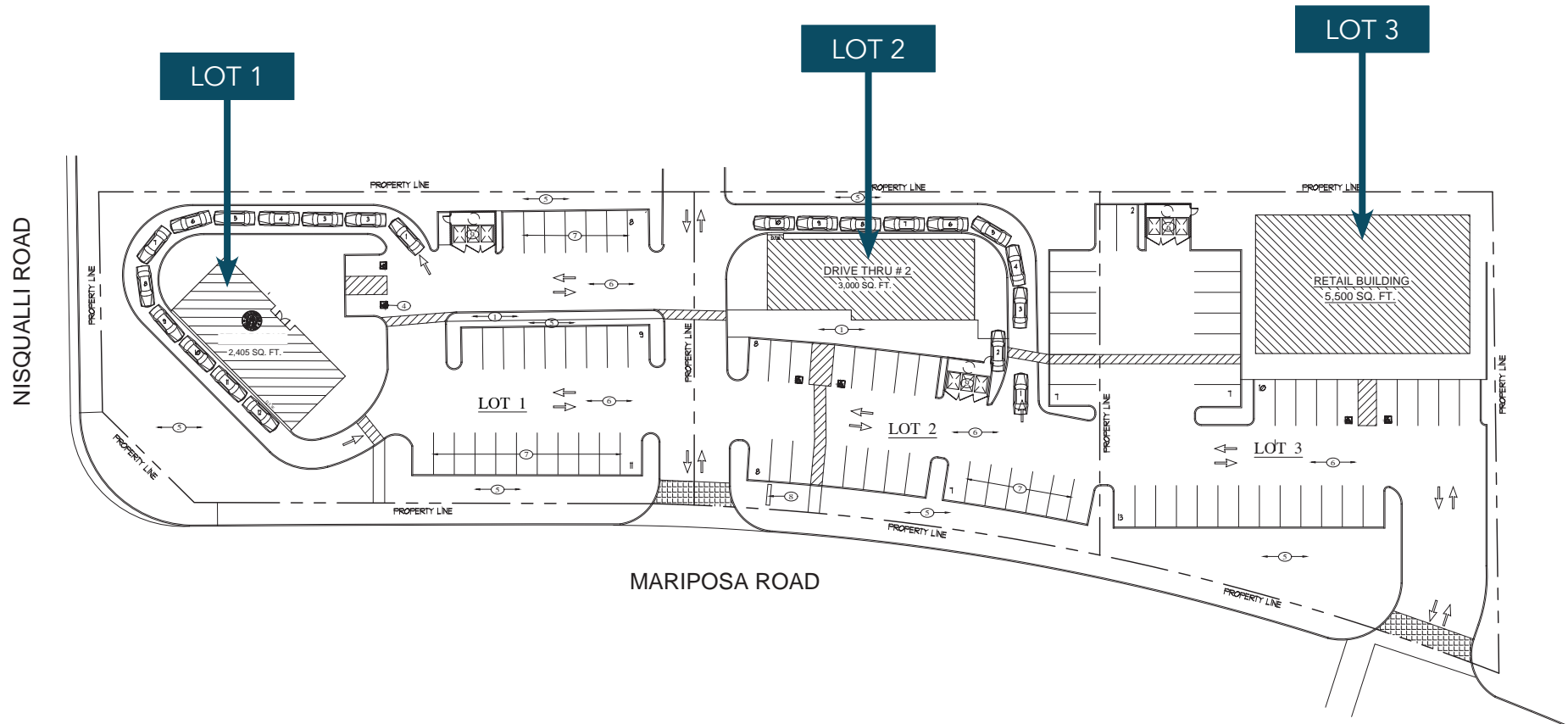
Ground Lease, Build-To-Suit or Sale

# Site Plan | OPTION 1



**GROUND LEASE / BUILD TO SUIT / FOR SALE**

# Site Plan | OPTION 2



**GROUND LEASE / BUILD TO SUIT / FOR SALE**



# Demographics



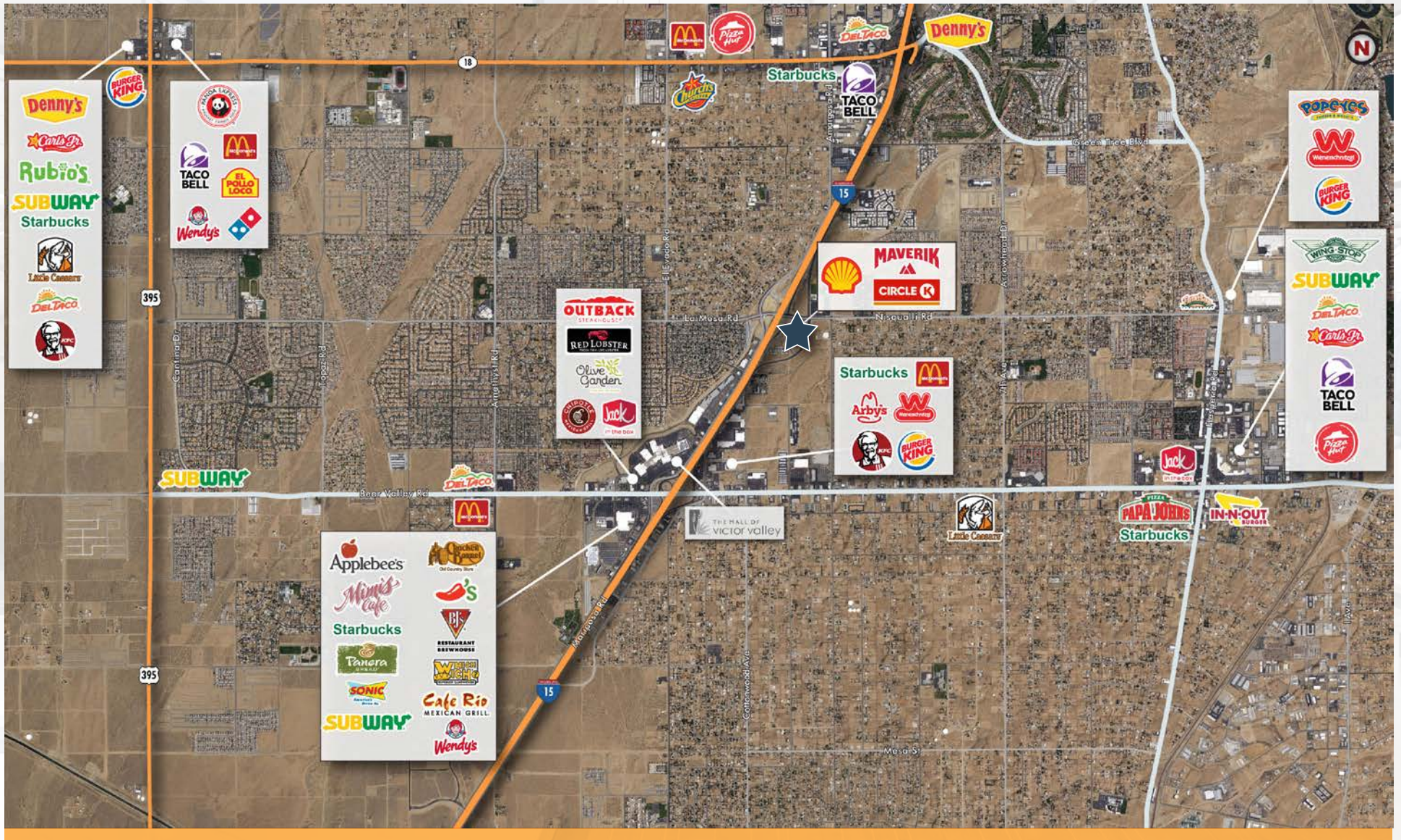
## TRAFFIC COUNTS

I-15 at Mariposa Rd	95,159 AADT
Nisqualli Rd at Mariposa Rd	58,076 ADT

## 2021 DRIVE TIME DEMOGRAPHICS

	5 Minutes	10 Minutes	15 Minutes
Population	55,468	168,658	300,504
Average Household Income	\$84,433	\$89,767	\$97,294
Daytime Population	56,514	162,749	275,480

# Trade Area Map



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BUILD-TO-SUIT OR SALE

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