

VICTORVILLE | CALIFORNIA

±5 ACRES COMMERCIAL LAND

SITE



VICTORVILLE | CALIFORNIA

BEAR VALLEY RD & 1ST AVE

FOR SALE \$1,415,700

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EXCLUSIVE OFFERING MEMORANDUM



CONFIDENTIALITY & DISCLOSURES

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Rigel Capital and it should not be made available to any other person or entity without the written consent of Rigel Capital.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Rigel Capital. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Rigel Capital has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Rigel Capital has not verified, and will not verify, any of the information contained herein, nor has Rigel Capital conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

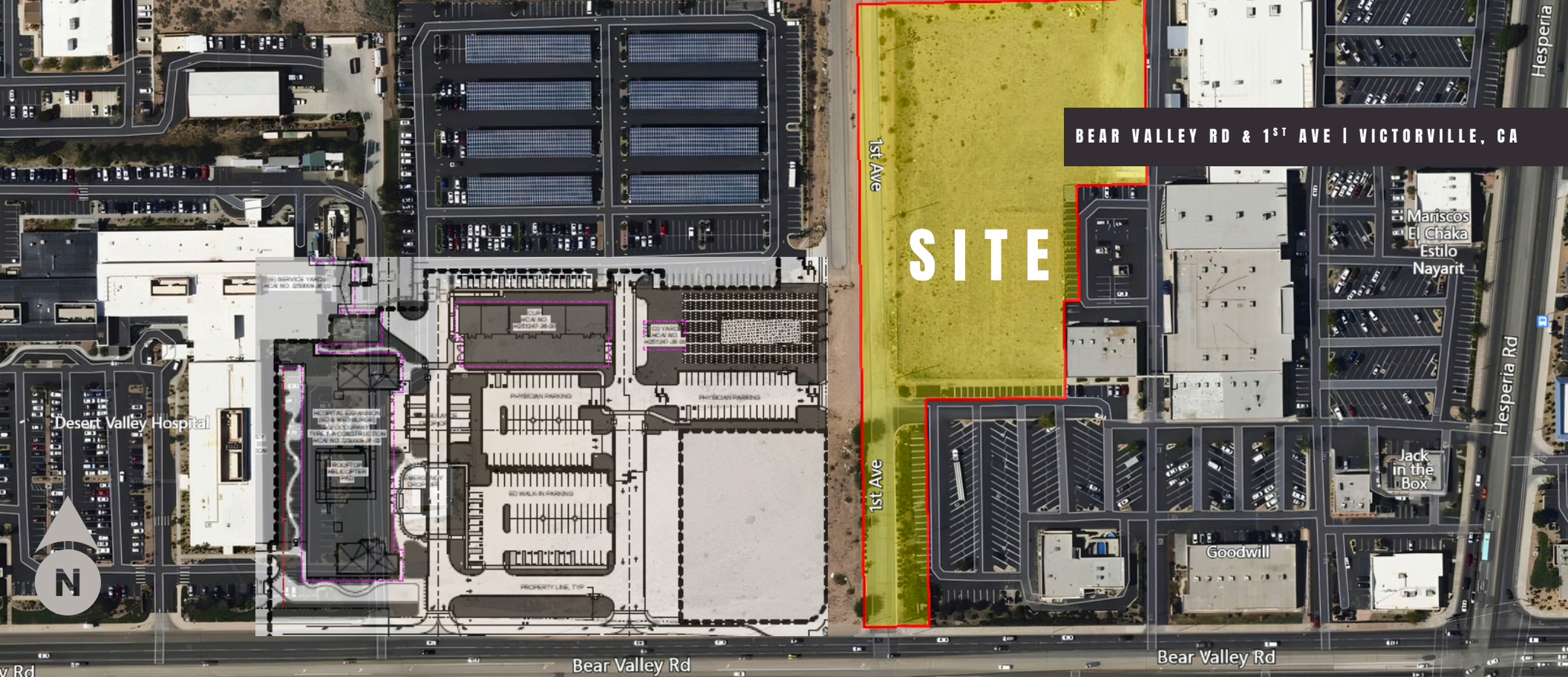
FOR SALE

±5.00 AC

GENERAL COMMERCIAL LAND

VICTORVILLE
CALIFORNIA





BEAR VALLEY RD & 1ST AVE | VICTORVILLE, CA

SITE

EXECUTIVE SUMMARY

±5 Acres of prime vacant land zoned C-2 (Commercial) & completely surrounded by development. Neighboring businesses include National Tenants & local services including Dollar Tree, Grocery Outlet, dance studio, Goodwill, Vons, Starbucks, fast food users, medical offices and Desert Valley Hospital. With direct access from Bear Valley Road, a major arterial in the High Desert, Inland Empire's northern-most destination for new and continuing development. Very few of these large parcels remain on Bear Valley Rd.

Adjacent Desert Valley Hospital recently received approvals from the City of Victorville to break ground in July 2026 to build an additional ±83,615 Sq. Ft. expansion on the east side of the existing facility towards this property. The new build will have the emergency room on the 1st floor with a new surgical center on the 2nd floor. This expansion makes the Site ideal for new medical offices or retail shops to benefit from the hospital's growing footprint.

At the center of the High Desert with daily traffic counts over ±49,918 on Bear Valley Road & ±23,439 along Hesperia Rd. to the east. All utilities are to the site (Buyer to Verify). This parcel has CC&R's or Shared Right privileges with the neighboring shopping center to share parking, ingress & egress.

±71,775 SF
POTENTIAL IMPROVEMENTS

5 ACRES
LOT SIZE

\$6.50
PRICE/SQ. FT.

FLAT
TOPOGRAPHY

TO SITE
UTILITIES

C-2
ZONING

FOR SALE \$1,415,700

BEAR VALLEY RD & 1ST AVE | VICTORVILLE, CA



PRIME LOCATION

Ideally located in the heart of Victorville's growing general commercial corridor, the property offers excellent access along Bear Valley Road, minutes from Interstate 15, and the greater Victor Valley region. Its strategic position between commercial and residential provides strong automatic consumer base, profiting from existing national and local services, medical, and employment all while benefiting from the area's continued commercial and residential growth.



GROWING MARKET

The High Desert market continues to experience strong commercial and residential growth as businesses seek more affordable alternatives to overcrowded Southern California residential and commercial markets. Increasing demand for larger open areas, cheaper dining options, accessible medical care and overall better living quality —combined with limited quality inventory—has positioned Victorville as an emerging hub for retail and service-related businesses.



VARIOUS DEVELOPMENT POTENTIAL

The Site's C-2 zoning offers exceptional potential for a wide range of commercial development opportunities. Ranging from retail, office, restaurant, service-oriented, or mixed commercial uses (subject to local approvals), the versatility provides the flexibility to bring maximum return. With its prime development potential and broad permitted uses, it's an outstanding investment for developers, business owners, and investors alike.



PROPERTY FEATURES

APN	3091-251-02-0000
TOPOGRAPHY	MOSTLY FLAT
FENCED	PARTIAL EXISTING CHAIN LINK
ELECTRICAL POWER	UP TO 3 PHASE BASED ON DEVELOPMENT
UTILITIES	AT SITE
SEWER	PUBLIC
WATER	PUBLIC
ELECTRICITY	CURRENTLY ABOVE GROUND
GAS	PUBLIC
SALE TERMS	SUBMIT; SELLER FINANCING MAY BE AVAILABLE

RAW LAND
EXISTING SITE

IRREGULAR
LOT SHAPE

MEDICAL & RETAIL
NEIGHBORS

CITY ROADS
EXISTING ACCESS

±49,918
AVERAGE DAILY TRAFFIC

TBD
NET ACREAGE



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SITE

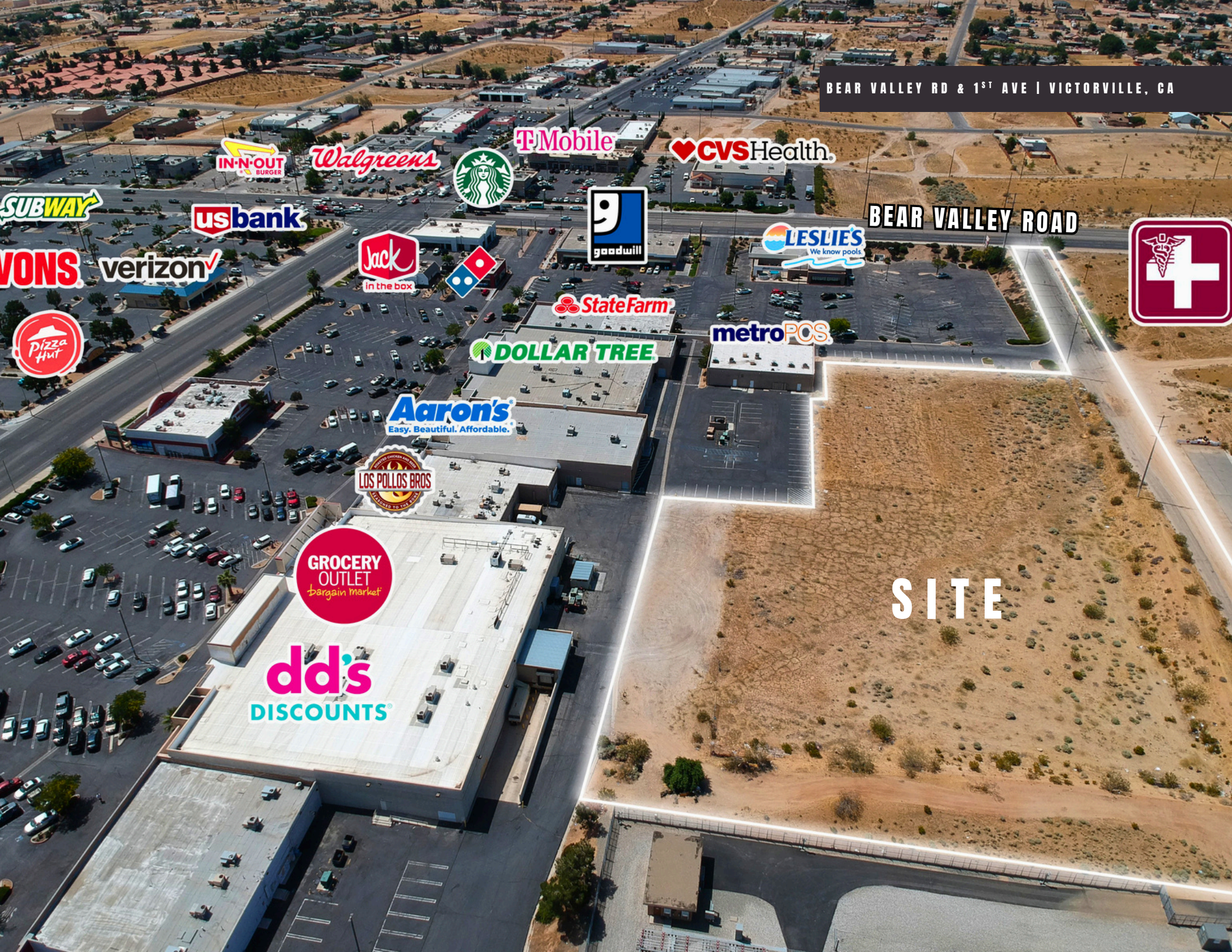


POSSIBLE RENDITION FOR ILLUSTRATIVE PURPOSES

BEAR VALLEY RD & 1ST AVE | VICTORVILLE, CA



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BEAR VALLEY ROAD

SITE



ADJACENT DEVELOPMENT



Desert Valley Hospital recently received final approvals for a major expansion that will significantly enhance healthcare services in the High Desert. The project includes construction of an approximately 83,615-square-foot, two-story addition featuring a new, expanded Emergency Department with 68 treatment bays, a 71-bed medical-surgical unit, a rooftop helipad, upgraded utility infrastructure, and renovations to existing support facilities. Representing an estimated \$159 million investment, the expansion is designed to increase emergency and inpatient capacity, modernize hospital operations, and better serve the region's growing healthcare needs.



ABOUT

VICTORVILLE

CALIFORNIA

Victorville is one of Southern California's fastest-growing High Desert communities, with more than 141,000 residents and a regional trade area serving the greater Victor Valley. The city features a young workforce, a median age of approximately 34 years, more than 51,000 employed residents, and a median household income of approximately \$70,000. Continued population growth and expanding consumer demand have made Victorville an increasingly attractive market for commercial development and investment.

Strategically located along Interstate 15, Victorville is a key transportation and logistics hub connecting Southern California and Las Vegas. The city is anchored by Southern California Logistics Airport and continues to attract industrial, distribution, manufacturing, and retail investment. Competitive land pricing, ongoing infrastructure improvements, and a pro-business environment provide a strong foundation for future growth.

This offering presents an opportunity to acquire commercial land in a market with solid economic fundamentals and long-term growth potential. As developable land becomes more limited across Southern California, Victorville offers investors an attractive combination of accessibility, affordability, and expanding demand, making it well suited for both immediate development and long-term investment.

DEMOGRAPHICS

\$70,663

MEDIAN HH
INCOME

141,395

POPULATION

101,353

EMPLOYED
POPULATION

33.6

MEDIAN
AGE

ABOUT US

Rigel Capital is a full-service commercial real estate brokerage and investment firm founded in the High Desert, with a key office in Apple Valley, California. Started in 2019, the company specializes in industrial, land, retail, office, and investment property sales, leasing, and asset management - serving clients throughout Southern California, Nevada, Arizona, Florida & Wisconsin.

The firm values itself as a client-focused, result-driven brokerage, emphasizing long-term investment strategy, market knowledge, and a hands-on approach to transactions. In the Apple Valley and broader Victor Valley region, Rigel Capital is active in retail, industrial and development-oriented deals, reflecting the area's growing role as an emerging logistics and commercial hub.



30+

Number of years
combined experience



2,100+

Number of total
transactions closed



\$273M+

Value of
Transactions Closed



800+

Number of Commercial
Properties Sold

OUR SERVICES



SALES



LEASING



MANAGEMENT



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