

# 297,363 SF REGIONAL SHOPPING CENTER COMING SOON



## Cultivating a *New Retail* Experience

When you *love* shopping centers, it shows.



NewMark Merrill  
COMPANIES

In partnership with



R.Y.  
PROPERTIES



WPI  
WORLD PREMIER INVESTMENTS

Southeast corner of Roy Rogers Dr. &  
Amargosa Rd. • Victorville, CA

*Major Anchors:*



five  
BELOW

Burlington

For Leasing Information please contact:

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#	TENANT	SF
1	Target	148,605
2	AVAILABLE	2,500-5,000
3	Burlington	25,000
4	Lease Pending	25,000
5	Five Below	8,151
6	AVAILABLE	4,849
7	Lease Pending	25,000
8	Country Kitchen	3,250
9	AVAILABLE	2,085
10	Lease Pending	2,000
11	Lease Pending	2,500
12	Quick Quack Car Wash	3,600
13	Better Buzz Coffee	1,727
14	AVAILABLE GROUND LEASE	
15	Chase	3,400
16	Lease Pending	3,501
17	Lease Pending	2,002
18	AVAILABLE	1,381
19	AVAILABLE	1,381
20	Lease Pending	1,381
21	Lease Pending	1,200
22	Yogurtland	1,200
23	Lease Pending	2,000
24	Lease Pending	3,999
25	AVAILABLE	1,445
26	Lease Pending	3,055
27	END CAP DRIVE-THRU	2,500
28	Lease Pending	2,000
29	Lease Pending	2,100
30	Pamper Me Nail Bar	2,500
31	Lease Pending	2,200

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NOTE: This information is conceptual in nature and is subject to adjustments pending verification and Client, Tenant, and Government Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect or Owner.

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Roy Rogers Dr.

Amargosa Rd.

Civic Dr.

Seneca Rd.

*Future Housing*

Phase I

CHASE

Better Buzz

CAR WASH

Partner Boys

Starbucks

OneMain Financial

Supercuts

Rich's

TARGET

ROSS  
DRESS FOR LESS

FIVE BELOW

THE HOME  
DEPOT



Police Department

Civic Park & Police Department



# Property Highlights

- Many Leasing Opportunities Available: Junior anchor, drive-thru, car-wash, pad, and retail shop spaces.
- Prime Location: Situated at a major intersection alongside Win Co, Home Depot, and Stater Bros.
- Thriving High Desert Community: Positioned in a rapidly expanding area with strong local growth.
- Convenient Access: Just off the 15 Freeway for seamless entry and exit.
- Prominent Visibility: Anchor tenant to feature freeway signage, attracting significant traffic to the center



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# Future Site



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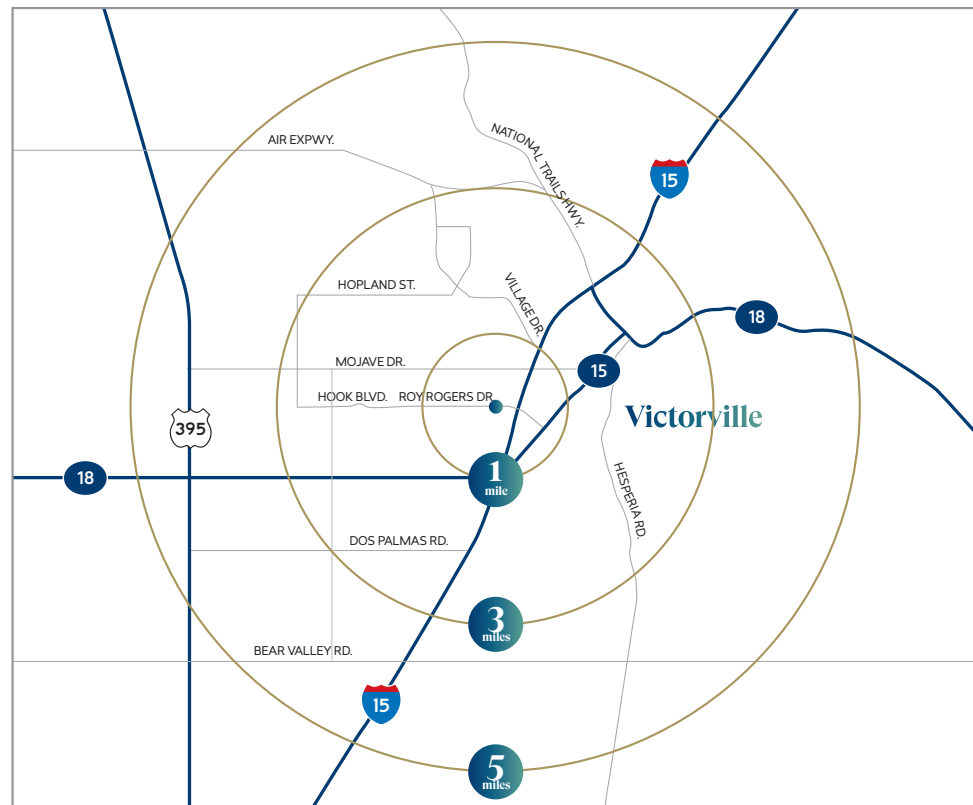
**WPI**  
WORLD PREMIER INVESTMENTS

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# Demographics

Victorville is a vibrant city located in Southern California at the high-point between Los Angeles and Las Vegas. It is the leading city for both industry and retail in the High Desert region and is home to approx. 135,000 residents. Known for its clean air, abundant mountain vistas, and family-friendly recreational activities, Victorville offers a unique blend of natural beauty and cultural attractions. The city's economy is diverse, with key industries including retail trade, health care, social assistance, and transportation. New developments including a 1.3 million SF Amazon warehouse, a 475,000-square-foot Iron Mountain warehouse, and a new 170-bed assisted living PACE center are expected to boost the local economy, create job opportunities, and enhance the quality of life for residents, making Victorville an attractive place for both businesses and families.



	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
2025 Population	10,773	82,523	180,679
<b>HOUSEHOLDS</b>			
2025 Households	3,236	24,144	51,896
<b>HOUSEHOLD INCOME</b>			
2025 Average HH Income	\$96,997	\$88,033	\$99,049
2025 Per Capita Income	\$28,783	\$25,757	\$28,442
<b>HOUSING UNITS</b>			
2025 Housing Units	3,384	25,916	54,770
<b>AGE</b>			
2025 Median Age	30.4	31.9	33.2

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