

PRICE REDUCED

VICTORVILLE, CA • FOR SALE



CONCEPT RENDERING • ILLUSTRATION ONLY

OR JUST
\$50K
PER LOT

NEARLY AN ACRE IN THE **CIVIC** **CENTER.**

ALL 3 LOTS

\$150,000

COMBINED

±0.92 AC

LAND

**±40,075
SF**

ZONING

**CC-SP-
CBC**

951-259-5578



ONE SITE OR THREE LOTS — YOUR CALL

CASH TERMS

LOT	SIZE	MLS #	PRICE
Lot 83	±13,068 SF	IV26206445	\$50,000
Lot 84	±13,068 SF	IV26206469	\$50,000
Lot 85	±13,939 SF	IV26206484	\$50,000

All three

±40,075 SF · ±0.92 AC

\$150,000

WHAT YOU CAN BUILD

CC-SP-CBC (Civic Center Specific Plan – Civic Business Center). Potential uses, subject to City approval:

Professional office

Medical & dental

Pharmacy

Financial institution

Beauty / barber

Dry cleaner

Combined, nearly an acre gives room for a larger office or medical project with on-site parking.

WHO'S NEXT DOOR

City of Victorville offices, the Superior Court, and established legal, insurance and engineering practices.

GETTING HERE

Corner frontage on California Ave & W. Sage St. Quick access to I-15 via Roy Rogers Dr and Palmdale Rd / SR 18. Mountain views.

CALL TO WALK THE SITE

Christina Portillo · 951-259-5578

CASTLE REALTORS, PC · DRE #02188871

APNs 0396-151-01-0000, 0396-151-02-0000, 0396-161-16-0000. Information deemed reliable but not guaranteed; lot sizes approximate. Buyer to verify zoning, permitted uses, utilities and development standards with the City of Victorville. Each lot also listed individually; pricing and availability subject to change.