Graeme Carr
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D 760.403.4151
DRE #00648584

±7.52 acres vacant land

Bear Valley Rd. and Cobalt Rd
Victorville, CA 92392

KURSCH GROUP
COMMERCIAL REAL ESTATE

ADDRESS
Bear Valley Rd & Cobalt Rd
Victorville, CA 92392

MUNICIPALITY
City of Victorville| County of San Bernardino

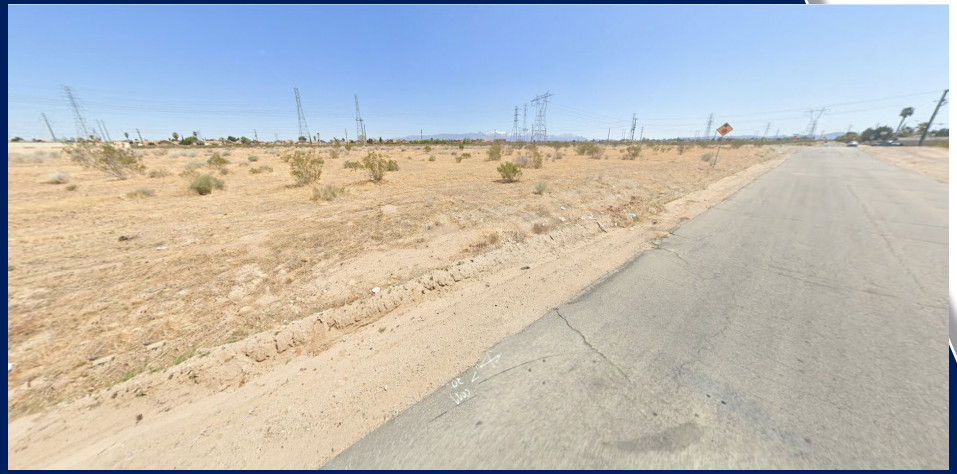
ASSESSORS PARCEL NUMBER
3095-012-19

ZONING
C-2 (General Commercial)

PROPERTY OVERVIEW
Prime commercial frontage on Bear Valley Road in Victorville 327,571± SF with excellent exposure to I-15 traffic and immediate co-tenancy by national retailers and quick-service concepts. This corner parcel sits on one of the High Desert's busiest retail corridors with strong daily vehicle counts and visibility to both local residents and regional thru-traffic. Ideal for drive-thru QSR, automotive service, neighborhood retail pads, or a multi-tenant retail center. Zoned C-2 by the City of Victorville, the lot offers flexibility for owner-users and developers seeking an affordable, high-exposure site in a growing trade area. Demographics include a young, family-oriented population (median age ~32) and household incomes around the low $70Ks, supporting everyday retail, value dining, and service uses. Don't miss this rare Bear Valley opportunity — immediate access to I-15, ample lot size, and proven retail co-tenancy.

SALE PRICE
$1,250,000

View to the Northwest



View to the South

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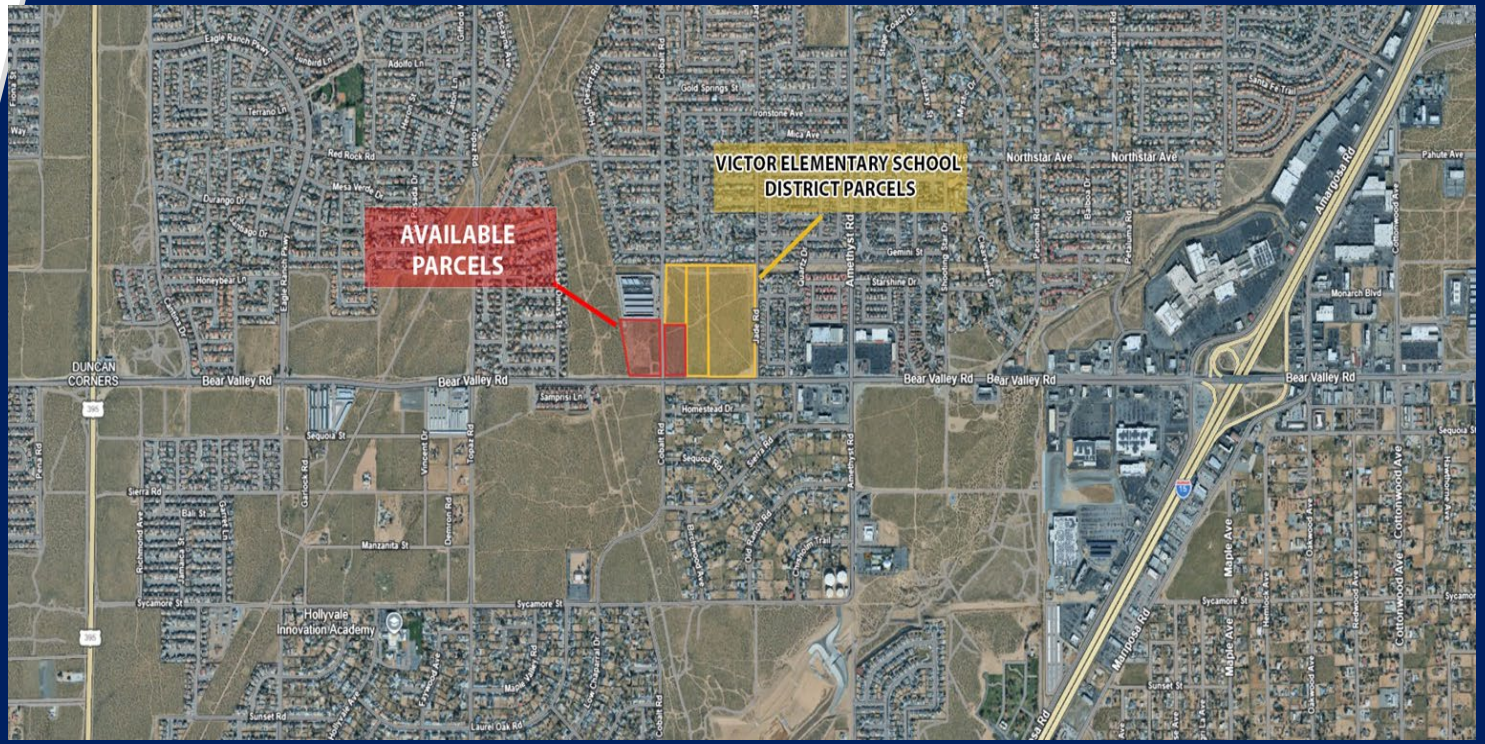
Aerial



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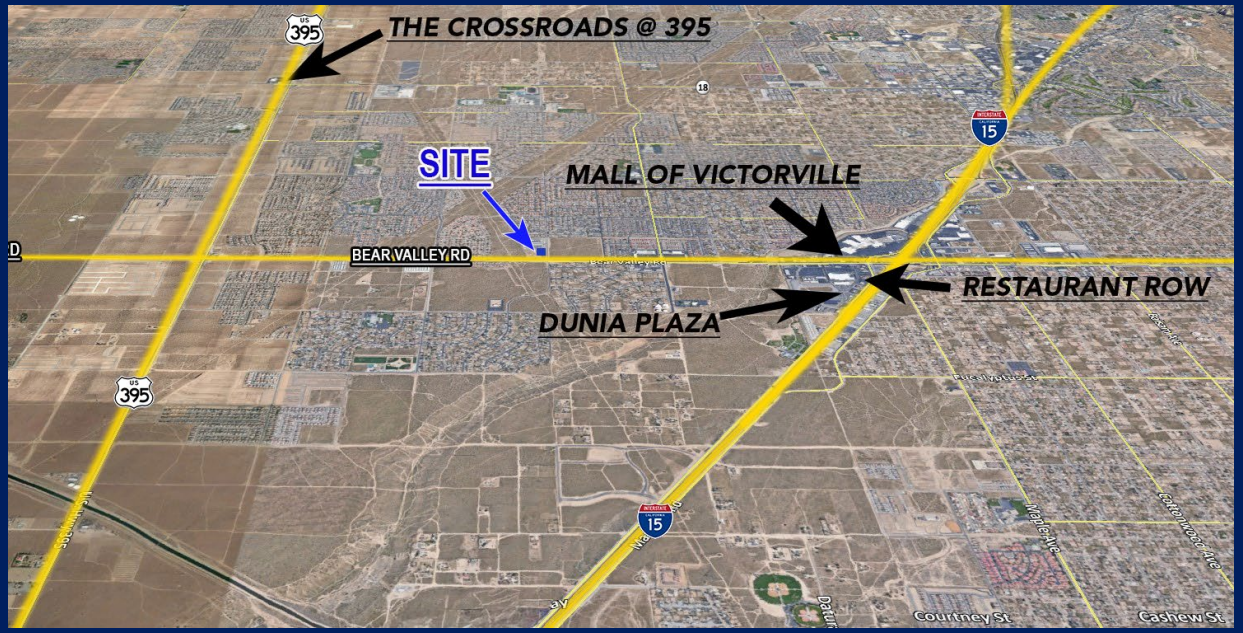

DUNIA PLAZA

Dunia Plaza, just south of the Mall of Victor Valley, features a Lowe's Home Improvement, Kohl's, Walmart, Michael's Crafts, and Staples to name a few. Dunia Plaza is adjacent to the High Desert's dining destination, Restaurant Row that features 19 eateries including Cracker Barrel, BJ's as well as Pancho Villa's to name a few. Dunia Plaza and Restaurant Row are some of our most desirable retail locations because of their immediate frontage to more than 98,000 daily vehicles along I-15.

RESTAURANT ROW

Restaurant Row is the High Desert's premiere dining destination featuring 19 eateries including California's first Cracker Barrel. Options for sit-down meals include BJ's Restaurant and Brew House, Pancho Villa's, Panera Bread, Freddy's Frozen Custard and Steak Burgers, the Original Roadhouse Grill, Chili's, Applebee's, Johnny Carino's and Mimi's Cafe. Quick bites are offered by Which Wich, Starbucks, The Habit Burger Grill, Pieology, Ono Hawaiian BBQ, and Sonic Drive-In. Nekter Juice Bar offers healthy options. Whatever your palate craves, you'll find it at our Restaurant Row.

MALL OF VICTORVILLE

The Mall of Victor Valley is the only regional mall located in the Victor Valley and has served the local consumer base since being built in 1985. Owned by Macerich, the mall underwent an entire interior and exterior renovation allowing it to reposition its major tenancies to better serve the local shopping demand. The Mall of Victor Valley hosts Dick's Sporting Goods, Macy's, Barnes & Noble, Sears, and many other shops offering a wide range of apparel merchandise

THE CROSSROADS @ 395

The Crossroads @ 395, located on the west side of the City of Victorville, is one of the newest multi-tenant shopping centers recently developed. Retail tenants include Walmart, Walgreens, Dollar Tree and Sally Beauty to name a few. The Crossroads at 395 is located on Palmdale Road and US Hwy 395

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The High Desert

You will not find a more aggressive, customer-focused Economic Development Division anywhere. What's more, we look forward to proving it to you. We would like to welcome you into our community and hope you agree that when it comes to a location in southern California and the high desert, Hesperia abounds with amenities and affords your business tremendous opportunities.

At the hub of thriving economic activity is the Hesperia Commerce Center. Situated on the west side of the 1-15 freeway along Caliente Road, this expansive complex covers an impressive 3.5 million square feet, leased by Maersk, a global logistics and supply chain company, as occupants.

Amazon's first West Coast Middle-Mile facility has broken ground. Spanning across approximately 160 acres off Phelan Road, near Caliente Road, the 2.5 million-square-foot facility has generated roughly 1,000 construction-related positions, and is expected to create approximately 1,000 permanent jobs once the facility is operational, currently anticipated in late 2026. 500 docking stations are included in the build, supporting the Inland Empire and greater Southern California area.

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