

STORE #1588



Unique
Sam's Club
Outparcel

For Sale

SWC I-15 & Bear Valley Rd.
VICTORVILLE, CA



PROPERTY HIGHLIGHTS

- 12.49 acres available for purchase.
- Unique land parcel opportunity for operators to co-tenant with a strong performing Walmart.
- Direct visibility from Highway 15, which has about 92,000 vehicles per day.
- Located in Victorville's retail hub. The outparcel is in proximity to many national tenants (Kohl's, Lowe's, Dick's Sporting Goods, Michael's and others).



Other Area Retailers:



City of Victorville ▶

7.6M+ SF

OF EXISTING
RETAIL SPACE



9.2%

RETAIL VACANCY RATE
AS OF Q1 2019



30.2

Median age

15% age between 25 to 34

26% high school graduate or higher

7.6% bachelor's degree or higher



118,635 DAYTIME POPULATION

605 BUSINESSES
IN THE AREA



FOOD SPENDING
\$248M



VICTORVILLE

\$1.8B

TOTAL RETAIL SALES



126,267

EST. 2018 TOTAL POPULATION



\$67,870

AVERAGE HOUSEHOLD INCOME



\$207,617

MEDIAN HOME VALUE



54.3%

HISPANIC POPULATION BASE

CONTACT US

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