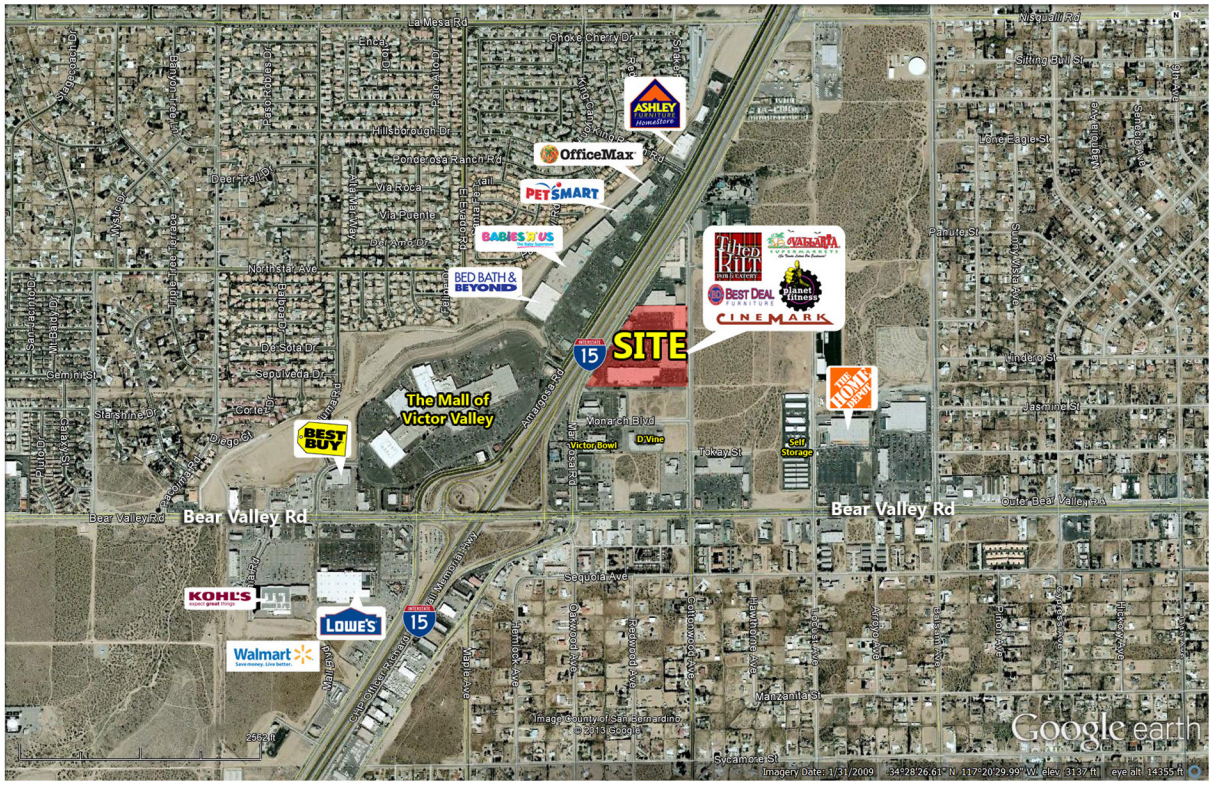
Victorville Towne Center

12353 Mariposa Rd, Victorville, CA

Present Value Properties

150 El Camino Real, Suite 10, Tustin, CA 92780

Pre-Leasing Multi-Tenant Pad Building
Coming Soon!



New Modern Look

Demographics

1 Mile	
Population	8,470
Ave. HH.	$51,052
Daytime Pop.	2,459
3 Mile	
Population	66,724
Ave. HH.	$57,272
Daytime Pop.	25,223
5 Mile	
Population	142,052
Avg HH	$68,385
Daytime Pop.	41,461

Traffic Counts

I-15 $ Bear Valley
183,000 CPD
Bear Valley & Mariposa
71,133 CPD

Property Features

> Unparalled exposeure to the I-15 with pylon signs

> Anchors: Vallarta, Cincemark, and Planet Fitness

> Tremendous restaurant sales in immediate trade area

> Across from the mall of victor valley

For more information please contact

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Unit No.	Tenant	SQ Ft
	Vallarta Market	71,040
A-1	Banner Mattress	4,450
A-3	Available	3,050
B-1	Planet Fitness	23,980
C-1	Best Deal Furniture	23,325
C-2	Available	18,090
C-3	Available	5,484
D-1	Dentist	1,800
D-2	Saturn Cleaners	2,400
E-1	Cinemark	29,397
F-1	Italian Restaurant	2,190
F-2	Tikal Express Taxes	810
F-3	MetroPCS	1,080
F-4	Watch Repair	1,080
F-5	Paris Nail	2,160
F-7	Aqua Pura	1,080
F-8	Marty's Coin & Collectables	1,080
F-9	Smoke Shop	1,080
F-10	Casa Hispania Immigration	1,080
F-11	Insurance	1,080
F-12/13	Pho Van Vietnam	2,160
F-14	Ice Cream Shop	1,080
F-15	Herbalife	1,080
F-16/17	Available	2,160
	Red Robin	
	Pier 1	
Pad 1	Available	4,000 – 8,000
Pad 2	Available	4,000 – 8,000

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