

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

FOR MORE INFORMATION PLEASE CONTACT

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PROPERTY FEATURES

- > UNPARALLELED 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

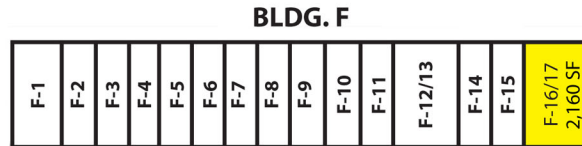
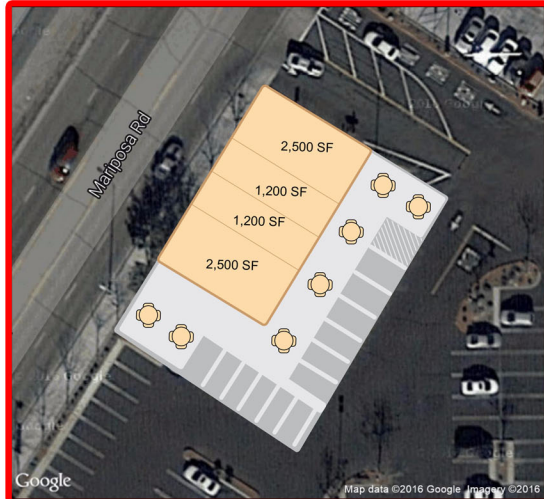
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Unit No.	Tenant	SQ Ft
	Vallarta Market	71,040
A-1	Banner Mattress	4,450
A-3	Available	3,050
B-1	Planet Fitness	23,980
C-1	Best Deal Furniture	23,325
C-2	Available	18,090
C-3	Available	5,484
D-1	Dentist	1,800
D-2	Saturn Cleaners	2,400
E-1	Cinemark	29,397
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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