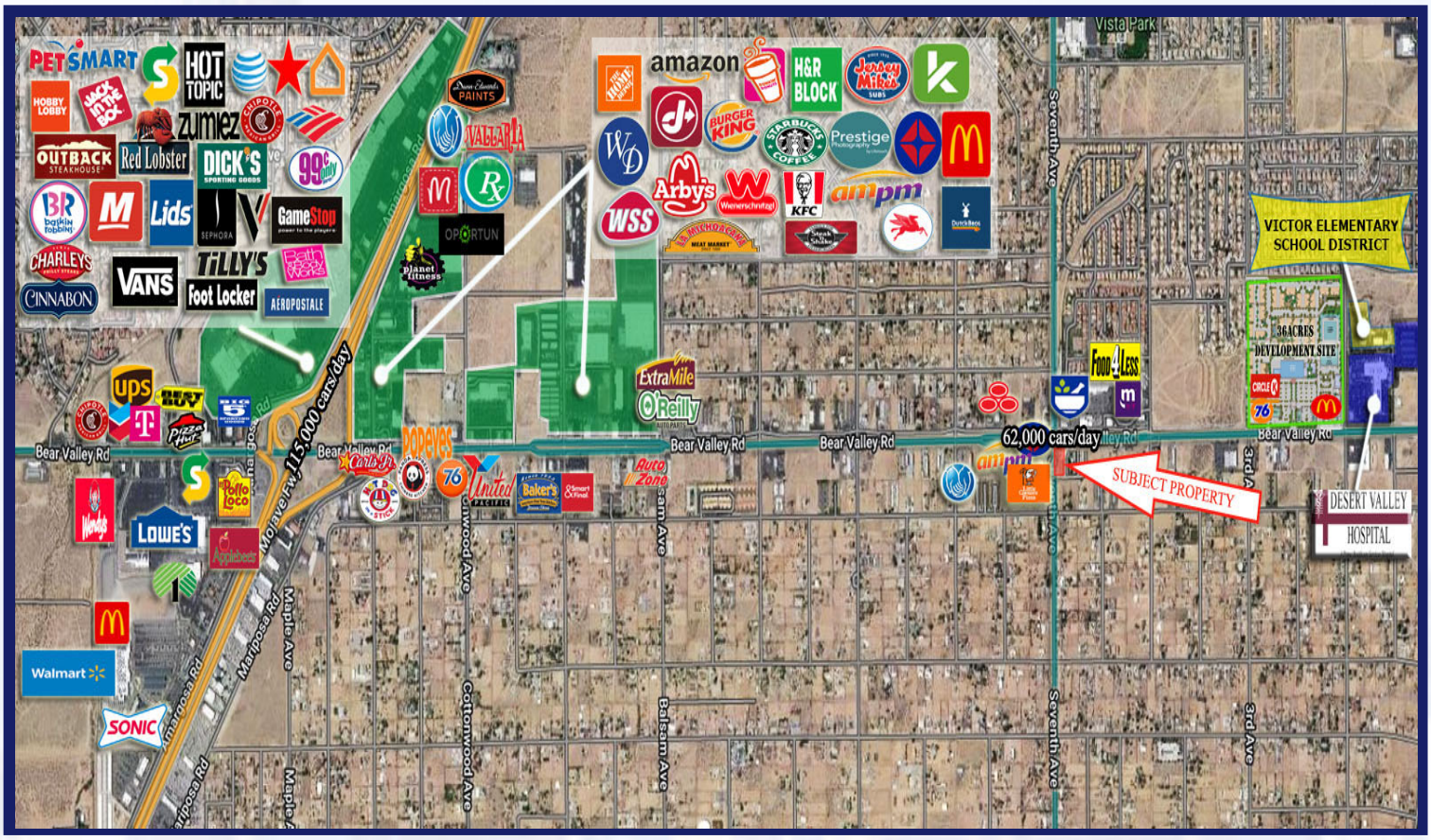
EXECUTIVE SUMMARY

CREI
Commercial Real Estate Investments



BRANDON BEAUCHEMIN
KARL NIEHAUS
(949) 981-4604
(310) 880-7900
KarlNiehaus@CREI.biz
www.CREI.biz
01450751 - RE License
01338753 –RE License

HIGHLIGHTS:

- **62k Cars/day Corner with 368 Feet of Frontage on Bear Valley Rd & 7th Ave**
- **25,475 SF Lot, Zoned C2 (General Commercial) allows Drive-thru (No CUP Required) & Commercial Uses**
- **2 Blocks from new 36 Acre Victorville Connection Development, which will include 376 Residential Units & 91,000+ SF of Medical & Commercial Space**
- **3 Blocks from 148 Bed Hospital with over 1,000 Employees**
- **Across the Street from Food4Less, Rite Aid and other National Tenants**
- **Population of over 280K within 15 minute drive and growing at over 4.4%**

OFFERING SUMMARY: 13738 Bear Valley Rd in the city of Hesperia, CA offers a tenant a 62k cars/day signalized corner on the major commercial corridor in the high desert with the highest traffic. The traffic will only increase with 7th Avenue designated as a Major Arterial per the General Plan and will continue to be widened resulting in more traffic. Bear Valley Rd is rapidly developing with further commercial developments including the 36 Acre Victorville Connection 2 blocks away, which will include 376 Residential Units and over 91K SF of Medical & Commercial Space to compliment Desert Valley Hospital next door. The hospital has over 1,000 employees and 7,100 admissions and 32,000 ER visits yearly.

In addition to 4 new housing communities, 4 new schools and a new hospital having already been approved by the city, the Silverwood Housing project, one of the largest housing projects in the entire state of CA will include 15,663 houses. 2.5 Miles away on Bear Valley Rd is Victor Valley College drawing over 12,000 students to campus each week. The property has access from 3 sides, Bear Valley Rd, 7th Ave and the alley behind the property.

DEMOGRAPHICS: Over 32k residents within 2 miles and 195k residents within 5 miles and growing at over 4.4%. The average household income was estimated at over $78,000 within a 3 mile radius.

PROPERTY PICTURES

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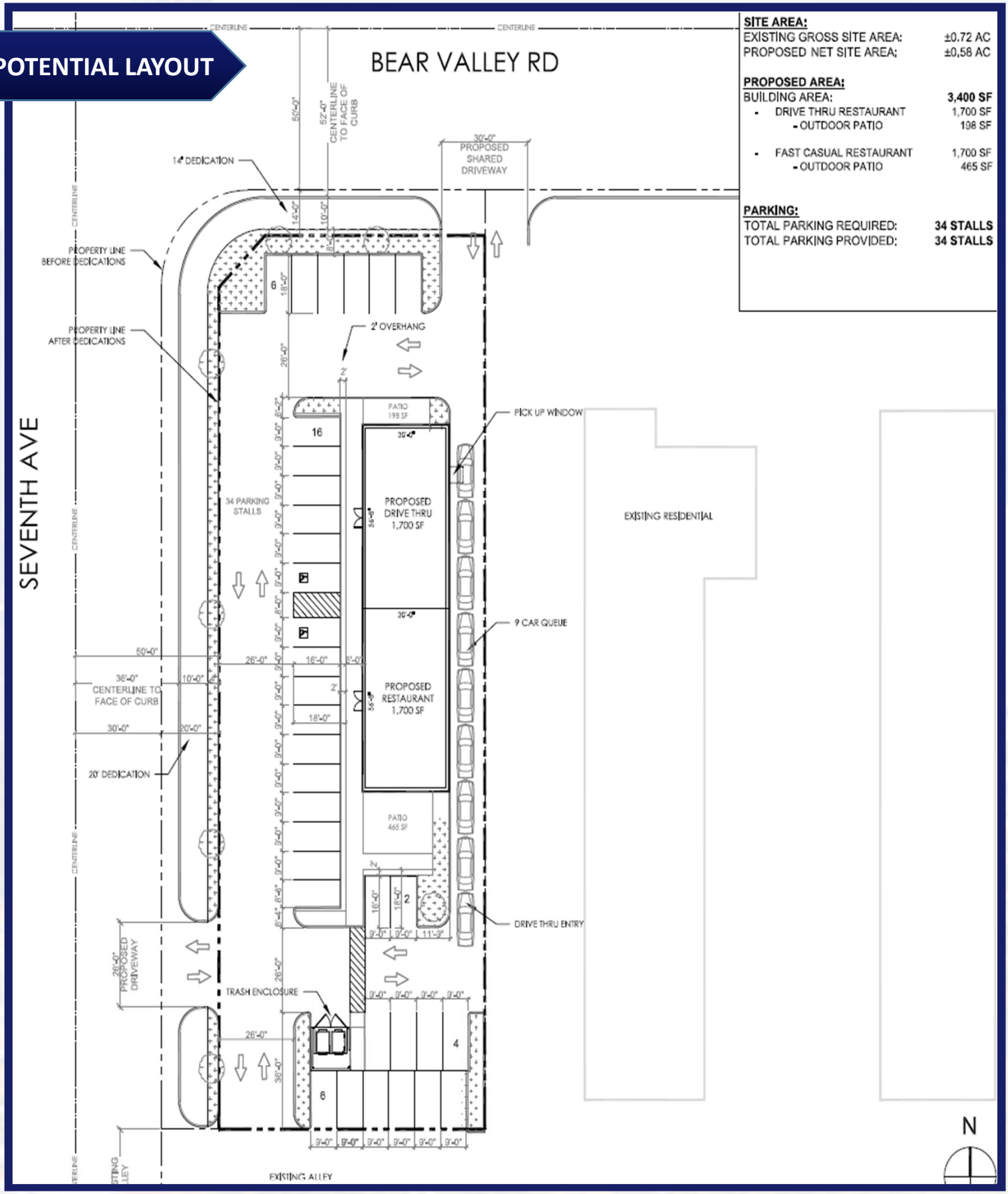
POTENTIAL LAYOUT



SITE AREA:

EXISTING GROSS SITE AREA:	±0.72 AC
PROPOSED NET SITE AREA:	±0.58 AC

PROPOSED AREA:

BUILDING AREA:	**3,400 SF**
- DRIVE THRU RESTAURANT	1,700 SF
- OUTDOOR PATIO	198 SF
- FAST CASUAL RESTAURANT	1,700 SF
- OUTDOOR PATIO	465 SF

PARKING:

TOTAL PARKING REQUIRED:	**34 STALLS**
TOTAL PARKING PROVIDED:	**34 STALLS**

PROPERTY PICTURES

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