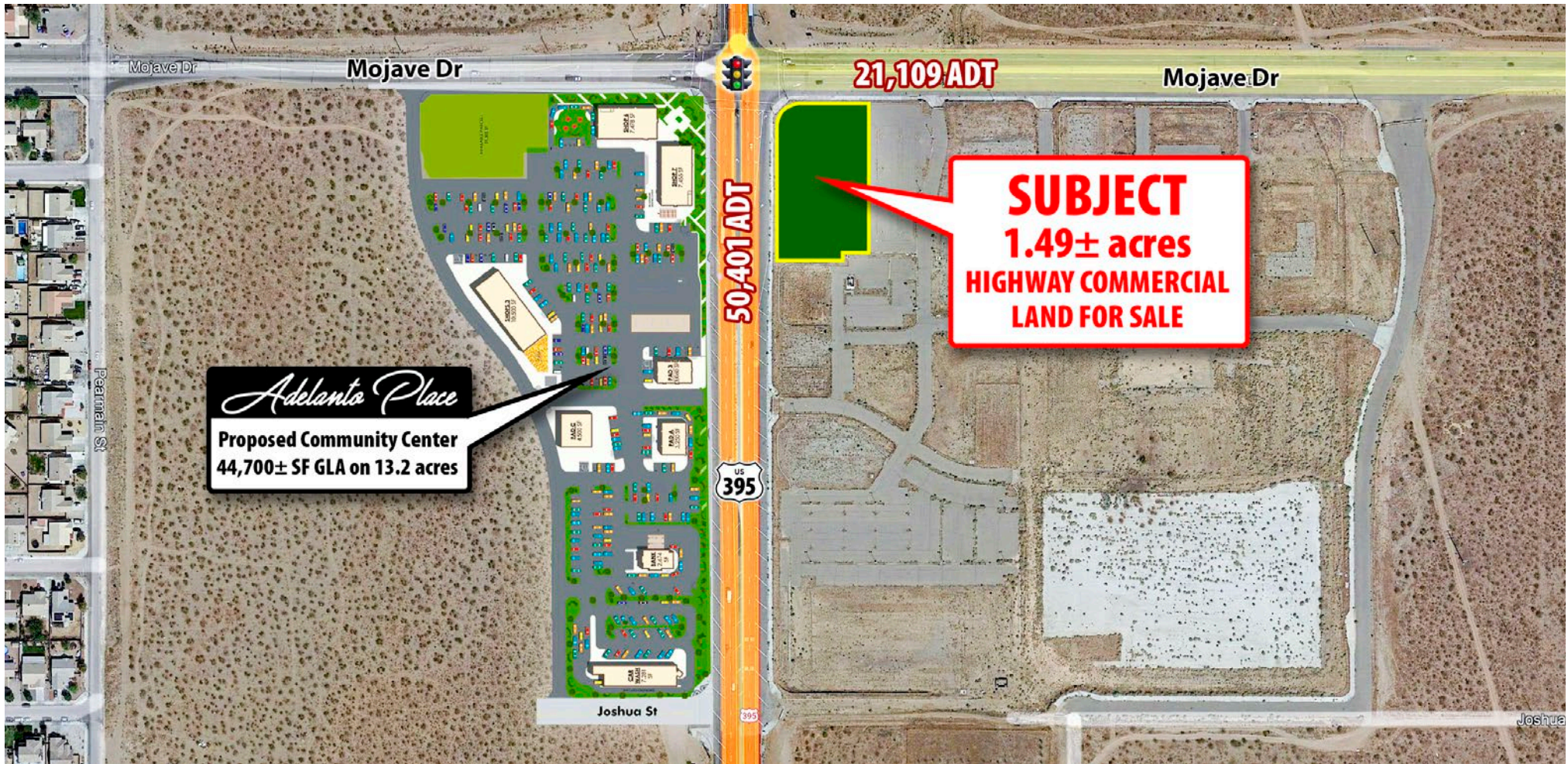


1.49 ACRE HARD CORNER PARCEL · CLOSE TO SCHOOLS, WALMART, CVS & RESTAURANTS
HIGHWAY COMMERCIAL LAND FOR SALE
 SEC US Highway 395 & Mojave Dr · Victorville, CA 92301



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HIGHWAY COMMERCIAL LAND FOR SALE

SEC US Highway 395 & Mojave Dr · Victorville, CA 92301

Property Description:

The subject location is a 1.49± acre parcel for sale at the hard southeast corner of Mojave Drive & US Highway 395. The intersection experiences traffic counts of 71,510 cars per day.

The property is located in a rapidly growing section of northwest Victorville in close proximity to Adelanto and Silverado high schools, a Walmart Supercenter, CVS Pharmacy, Fast Food and quick service restaurants.

Available Space: 1.49± acres

Asking Price: Please contact agent for more details.

2021 Demographics:

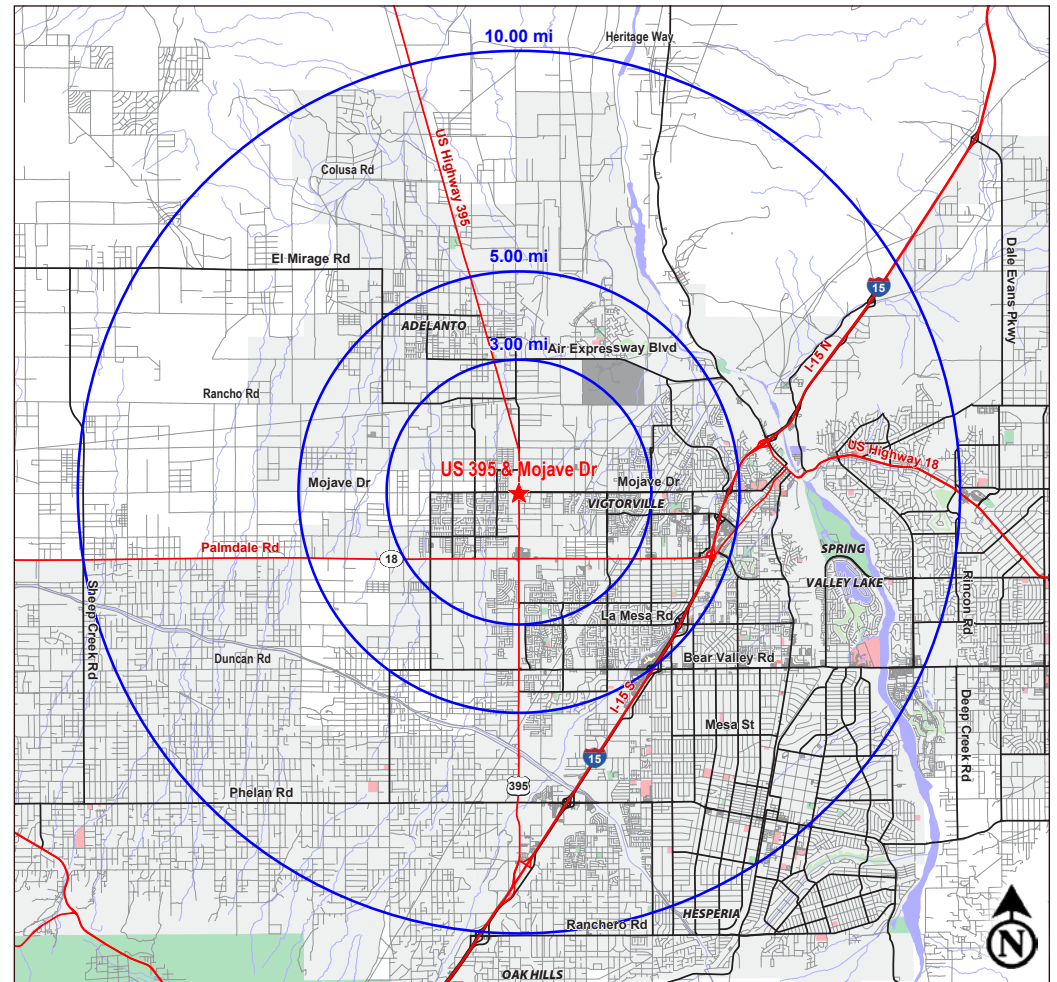
	3 Miles	5 Miles	10 Miles
Total Population:	57,590	136,670	288,922
Total Households:	14,049	34,936	80,970
Avg HH Income:	\$78,868	\$74,441	\$80,511
Total Daytime Pop:	40,409	117,599	278,614

Source: Claritas LLC

2021 Traffic Circulation:

US Hwy 395 (N/S):	50,401 ADT
Mojave Drive (E/W):	21,109 ADT
Total Exposure:	71,510 ADT

Source: Kalibrate TrafficMetrix



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This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through this office. The information included here, while not guaranteed, has been secured from sources we believe to be reliable. Each investor is encouraged to have a C.P.A. and/or Financial Advisor make an independent projection. ©2022 Retail California. All rights reserved.