

# KOHL'S PAD SITE - GROUND LEASE ONLY

14305 BEAR VALLEY RD., VICTORVILLE, CA 92392 (#636)



## AREA ANCHORS:

**Walmart**  
Save money. Live better.



**LOWE'S**

**Smart & Final.**  
BARNES & NOBLE



★ **macy's**

JCPenney

**HOBBY LOBBY**

**SPROUTS**  
FARMERS MARKET

**PET SMART**

**El Super**

**Michaels**

**STAPLES**

- Convenient access to Interstate 15
- Co-Tenants in the center -Lowe's, Dollar Tree, Michael's, Staples
- Strong retail and restaurant volumes
- Best intersection in the trade area

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	8,367	82,123	194,429
AVG. HH INCOME	\$91,381	\$95,632	\$93,227
HOUSEHOLDS	2,376	23,056	55,063
CONSUMER SPENDING	\$94M	\$950M	\$2.2B

## FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENTS:

**RON PEPPER**  
[rpepper@retailinsite.net](mailto:rpepper@retailinsite.net)  
858-523-2085

**MAYA GRIM**  
[mgrim@retailinsite.net](mailto:mgrim@retailinsite.net)  
858-523-2094

**RI** RETAIL INSITE

**CHAINLINKS**  
RETAIL ADVISORS

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