

# Bear Valley Development.

12130 Bear Valley Rd, Victorville CA 92392



OFFERING MEMORANDUM

# Bear Valley Development.

## CONTENTS

### 01 Executive Summary

|                    |   |
|--------------------|---|
| Investment Summary | 5 |
| Location Summary   | 6 |

### 02 Property Description

|                   |    |
|-------------------|----|
| Property Features | 8  |
| Aerial Map        | 9  |
| Property Images   | 10 |

### 03 Demographics

|                    |    |
|--------------------|----|
| Demographics       | 15 |
| Demographic Charts | 17 |

*Inquire today:*

**Silvestre Madrigal**  
(562) 843-3495  
Lic: CA DRE# 01363650  
c21ccgroup@gmail.com

## CONFIDENTIALITY AND DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Century 21 Commercial Cornerstone Group and it should not be made available to any other person or entity without the written consent of Century 21 Commercial Cornerstone Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Century 21 Commercial Cornerstone Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Century 21 Commercial Cornerstone Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Century 21 Commercial Cornerstone Group has not verified, and will not verify, any of the information contained herein, nor has Century 21 Commercial Cornerstone Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT CENTURY 21 COMMERCIAL CORNERSTONE GROUP FOR MORE DETAILS.

Copyright © 2020 CREOP, LLC. All Rights Reserved.



01

Executive Summary

Investment Summary

Location Summary

BEAR VALLEY DEVELOPMENT.



## OFFERING SUMMARY

|                |  |
|----------------|--|
| ADDRESS        | <b>12130 Bear Valley Rd<br/>Victorville CA 92392</b> |
| OFFERING PRICE | <b>\$6,977,733</b>                                   |
| PRICE PSF      | <b>\$12.91</b>                                       |
| LAND SF        | <b>540,580 SF</b>                                    |
| APN            | <b>3134-121-35-0000</b>                              |

| DEMOGRAPHICS           | 1 MILE          | 3 MILE          | 5 MILE          |
|------------------------|-----------------|-----------------|-----------------|
| 2020 Population        | <b>6,913</b>    | <b>48,804</b>   | <b>139,126</b>  |
| 2020 Median HH Income  | <b>\$78,843</b> | <b>\$68,399</b> | <b>\$59,965</b> |
| 2020 Average HH Income | <b>\$91,350</b> | <b>\$83,025</b> | <b>\$74,606</b> |







02

## Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Pictures with Captions

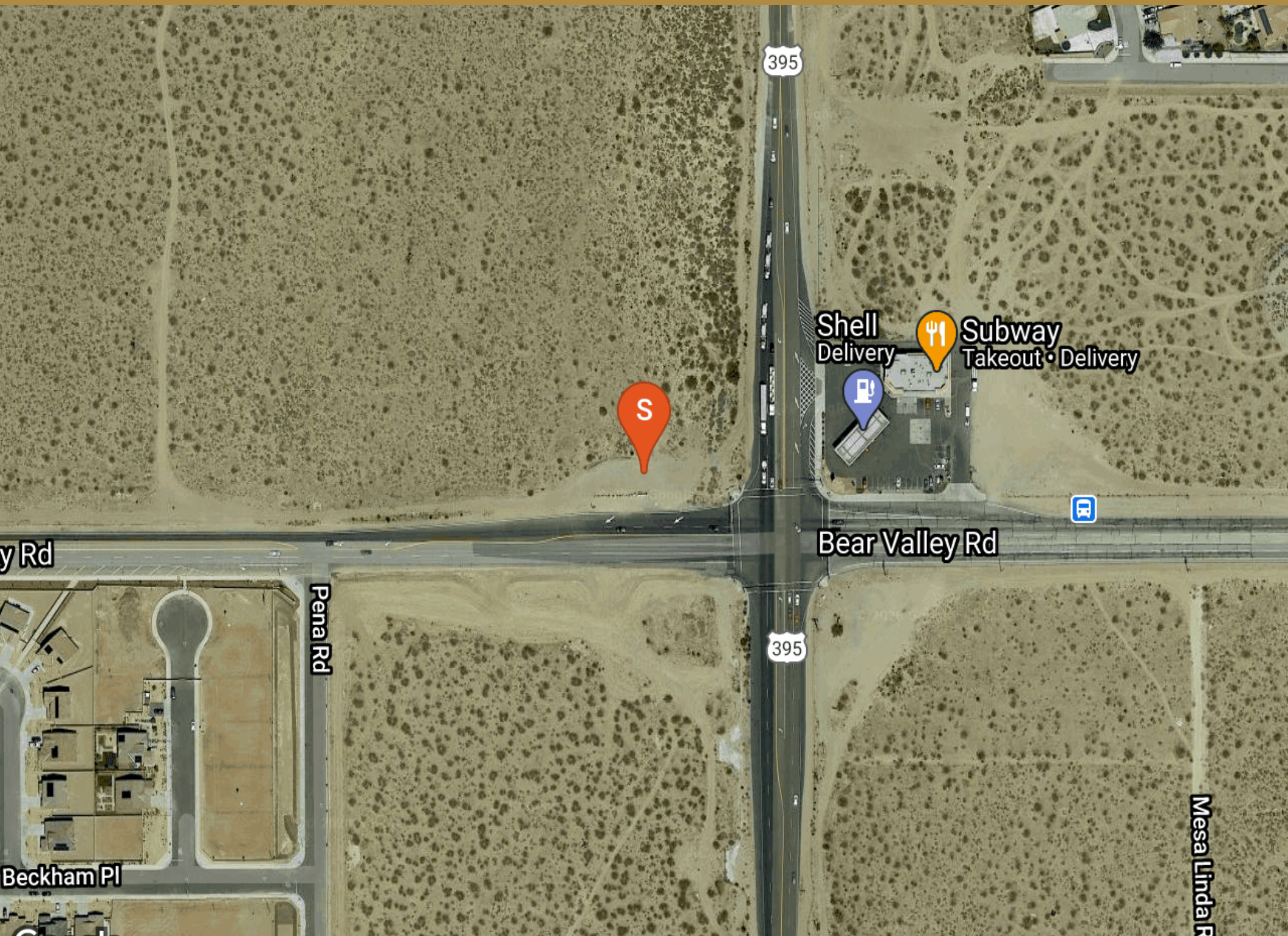
BEAR VALLEY DEVELOPMENT.



| PROPERTY FEATURES |          |
|-------------------|----------|
| LAND SF           | 540,580  |
| LAND ACRES        | 12.41    |
| LOT DIMENSION     | 12.41 AC |







Beckham Pl

Google













03 Demographics

Demographic Details

Demographic Charts



| POPULATION                         | 1 MILE | 3 MILE | 5 MILE  |
|------------------------------------|--------|--------|---------|
| 2000 Population                    | 2,356  | 23,277 | 66,730  |
| 2010 Population                    | 6,356  | 44,323 | 126,133 |
| 2020 Population                    | 6,913  | 48,804 | 139,126 |
| 2025 Population                    | 7,198  | 50,693 | 144,603 |
| 2020 African American              | 940    | 6,277  | 18,548  |
| 2020 American Indian               | 51     | 511    | 1,555   |
| 2020 Asian                         | 369    | 2,412  | 5,921   |
| 2020 Hispanic                      | 3,741  | 27,004 | 79,925  |
| 2020 Other Race                    | 1,664  | 12,531 | 38,049  |
| 2020 White                         | 3,431  | 23,707 | 65,571  |
| 2020 Multiracial                   | 425    | 3,142  | 8,849   |
| 2020-2025: Population: Growth Rate | 4.05 % | 3.80 % | 3.90 %  |

| 2020 HOUSEHOLD INCOME | 1 MILE   | 3 MILE   | 5 MILE   |
|-----------------------|----------|----------|----------|
| less than \$15,000    | 90       | 949      | 3,883    |
| \$15,000-\$24,999     | 138      | 1,120    | 3,180    |
| \$25,000-\$34,999     | 82       | 1,136    | 3,293    |
| \$35,000-\$49,999     | 54       | 1,299    | 4,528    |
| \$50,000-\$74,999     | 489      | 2,576    | 7,887    |
| \$75,000-\$99,999     | 305      | 2,015    | 5,577    |
| \$100,000-\$149,999   | 420      | 2,512    | 6,097    |
| \$150,000-\$199,999   | 190      | 1,040    | 2,108    |
| \$200,000 or greater  | 61       | 497      | 1,117    |
| Median HH Income      | \$78,843 | \$68,399 | \$59,965 |
| Average HH Income     | \$91,350 | \$83,025 | \$74,606 |

| HOUSEHOLDS                         | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Total Housing                 | 743    | 7,339  | 21,847 |
| 2010 Total Households              | 1,725  | 12,157 | 34,969 |
| 2020 Total Households              | 1,829  | 13,144 | 37,669 |
| 2025 Total Households              | 1,893  | 13,585 | 38,925 |
| 2020 Average Household Size        | 3.78   | 3.71   | 3.68   |
| 2000 Owner Occupied Housing        | 631    | 5,878  | 15,154 |
| 2000 Renter Occupied Housing       | 73     | 1,045  | 5,326  |
| 2020 Owner Occupied Housing        | 1,368  | 9,696  | 25,148 |
| 2020 Renter Occupied Housing       | 460    | 3,449  | 12,521 |
| 2020 Vacant Housing                | 133    | 988    | 2,979  |
| 2020 Total Housing                 | 1,962  | 14,132 | 40,648 |
| 2025 Owner Occupied Housing        | 1,434  | 10,129 | 26,219 |
| 2025 Renter Occupied Housing       | 459    | 3,456  | 12,706 |
| 2025 Vacant Housing                | 140    | 1,032  | 3,111  |
| 2025 Total Housing                 | 2,033  | 14,617 | 42,036 |
| 2020-2025: Households: Growth Rate | 3.45 % | 3.30 % | 3.30 % |



| 2020 POPULATION BY AGE    | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2020 Population Age 30-34 | 546    | 3,936  | 11,121 |
| 2020 Population Age 35-39 | 471    | 3,106  | 8,853  |
| 2020 Population Age 40-44 | 448    | 2,962  | 8,150  |
| 2020 Population Age 45-49 | 420    | 2,928  | 7,942  |
| 2020 Population Age 50-54 | 385    | 2,682  | 7,508  |
| 2020 Population Age 55-59 | 341    | 2,578  | 7,121  |
| 2020 Population Age 60-64 | 269    | 2,218  | 6,048  |
| 2020 Population Age 65-69 | 235    | 1,766  | 4,718  |
| 2020 Population Age 70-74 | 151    | 1,179  | 3,283  |
| 2020 Population Age 75-79 | 91     | 730    | 2,056  |
| 2020 Population Age 80-84 | 57     | 459    | 1,255  |
| 2020 Population Age 85+   | 47     | 366    | 1,033  |
| 2020 Population Age 18+   | 4,863  | 35,013 | 98,403 |
| 2020 Median Age           | 30     | 31     | 30     |

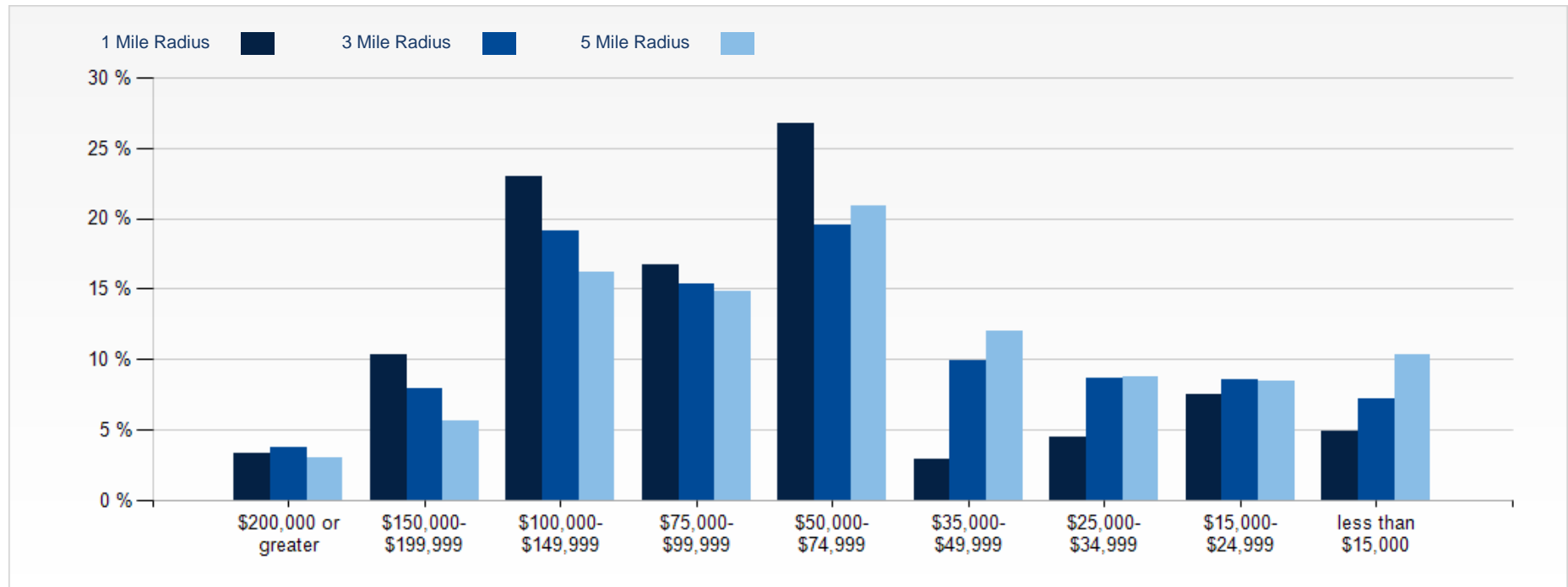
| 2020 INCOME BY AGE             | 1 MILE    | 3 MILE   | 5 MILE   |
|--------------------------------|-----------|----------|----------|
| Median Household Income 25-34  | \$76,791  | \$67,898 | \$61,261 |
| Average Household Income 25-34 | \$89,986  | \$81,792 | \$73,604 |
| Median Household Income 35-44  | \$101,616 | \$86,058 | \$73,121 |
| Average Household Income 35-44 | \$105,469 | \$96,864 | \$86,435 |
| Median Household Income 45-54  | \$84,813  | \$78,986 | \$69,352 |
| Average Household Income 45-54 | \$97,623  | \$91,115 | \$82,223 |
| Median Household Income 55-64  | \$77,282  | \$70,138 | \$60,923 |
| Average Household Income 55-64 | \$86,577  | \$80,385 | \$73,575 |
| Median Household Income 65-74  | \$64,609  | \$56,454 | \$51,865 |
| Average Household Income 65-74 | \$78,043  | \$71,628 | \$65,763 |
| Average Household Income 75+   | \$52,628  | \$47,002 | \$43,693 |

| 2025 POPULATION BY AGE    | 1 MILE | 3 MILE | 5 MILE  |
|---------------------------|--------|--------|---------|
| 2025 Population Age 30-34 | 899    | 6,037  | 15,747  |
| 2025 Population Age 35-39 | 595    | 4,157  | 11,471  |
| 2025 Population Age 40-44 | 438    | 2,936  | 8,431   |
| 2025 Population Age 45-49 | 381    | 2,594  | 7,364   |
| 2025 Population Age 50-54 | 345    | 2,483  | 6,905   |
| 2025 Population Age 55-59 | 314    | 2,267  | 6,466   |
| 2025 Population Age 60-64 | 276    | 2,139  | 5,962   |
| 2025 Population Age 65-69 | 219    | 1,830  | 5,029   |
| 2025 Population Age 70-74 | 177    | 1,366  | 3,693   |
| 2025 Population Age 75-79 | 109    | 870    | 2,430   |
| 2025 Population Age 80-84 | 58     | 478    | 1,355   |
| 2025 Population Age 85+   | 47     | 375    | 1,042   |
| 2025 Population Age 18+   | 5,028  | 36,039 | 101,355 |
| 2025 Median Age           | 31     | 32     | 31      |

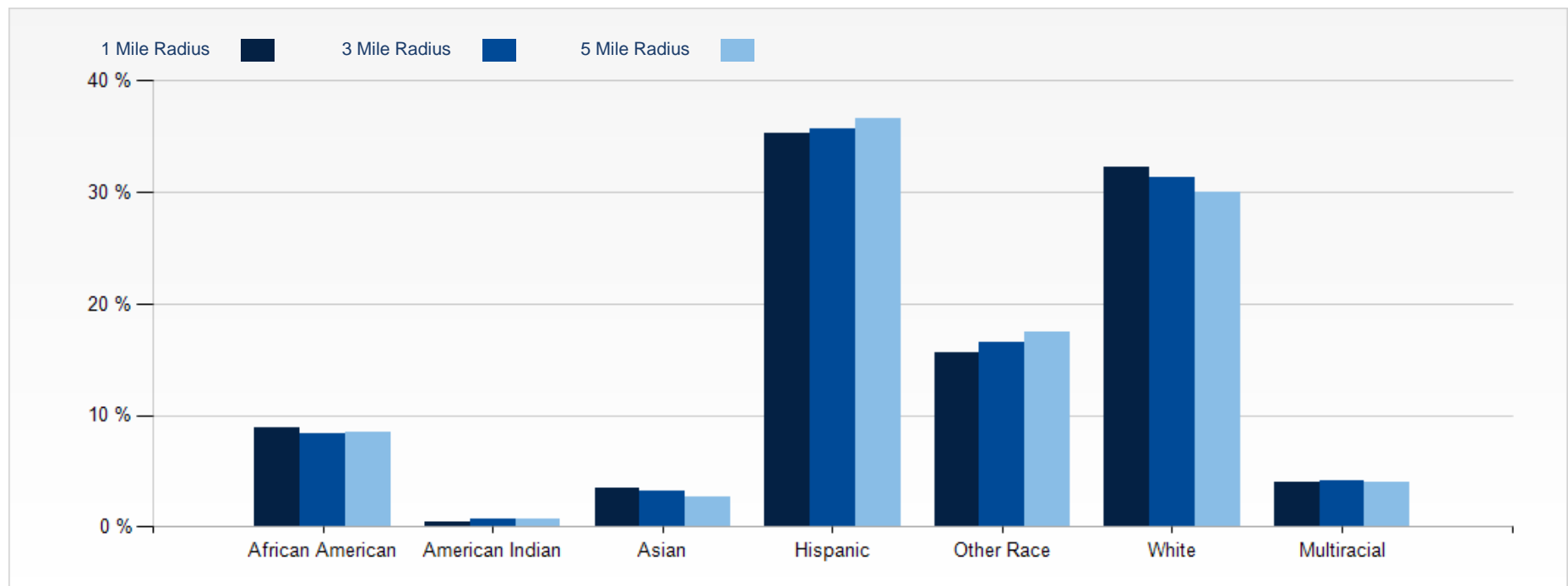
| 2025 INCOME BY AGE             | 1 MILE    | 3 MILE    | 5 MILE   |
|--------------------------------|-----------|-----------|----------|
| Median Household Income 25-34  | \$84,597  | \$75,888  | \$67,564 |
| Average Household Income 25-34 | \$101,838 | \$93,426  | \$83,679 |
| Median Household Income 35-44  | \$105,921 | \$97,792  | \$81,292 |
| Average Household Income 35-44 | \$116,701 | \$108,667 | \$96,852 |
| Median Household Income 45-54  | \$93,512  | \$87,039  | \$76,509 |
| Average Household Income 45-54 | \$110,632 | \$104,355 | \$92,472 |
| Median Household Income 55-64  | \$83,104  | \$77,988  | \$66,549 |
| Average Household Income 55-64 | \$96,841  | \$91,481  | \$82,898 |
| Median Household Income 65-74  | \$69,528  | \$61,657  | \$55,556 |
| Average Household Income 65-74 | \$87,935  | \$82,520  | \$74,881 |
| Average Household Income 75+   | \$56,625  | \$52,015  | \$49,156 |



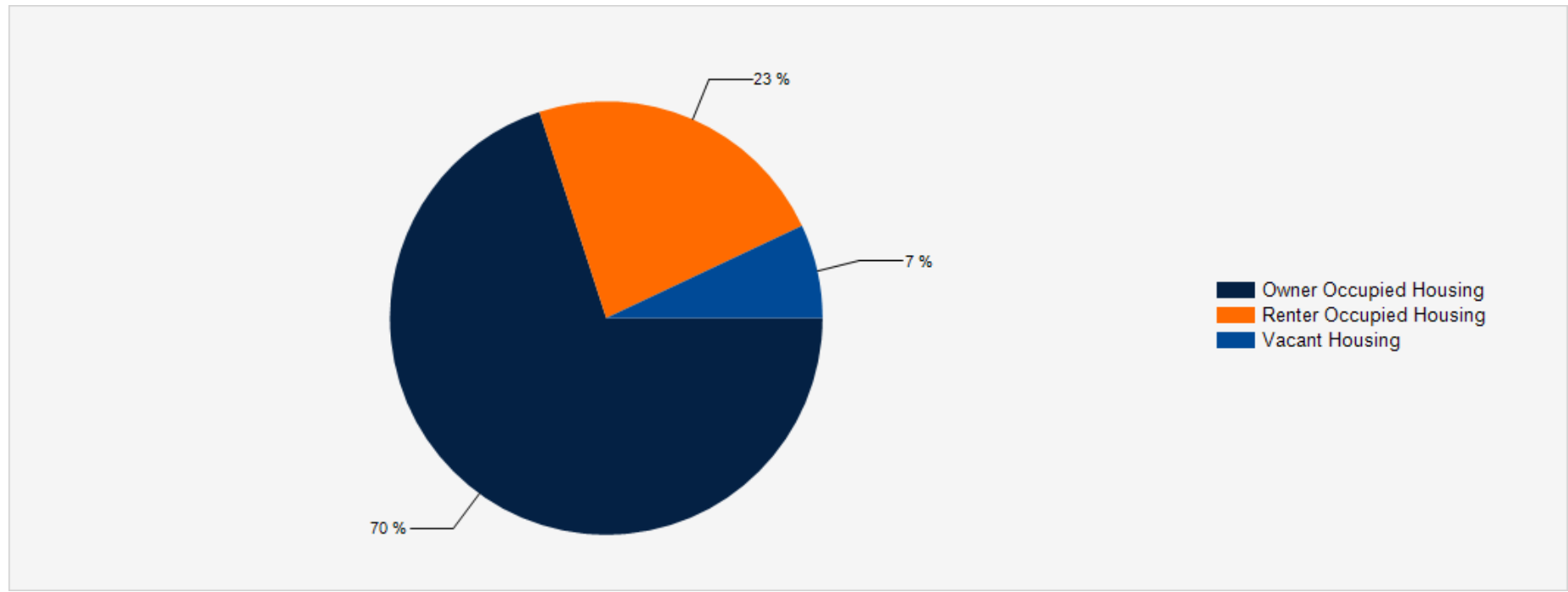
2020 Household Income



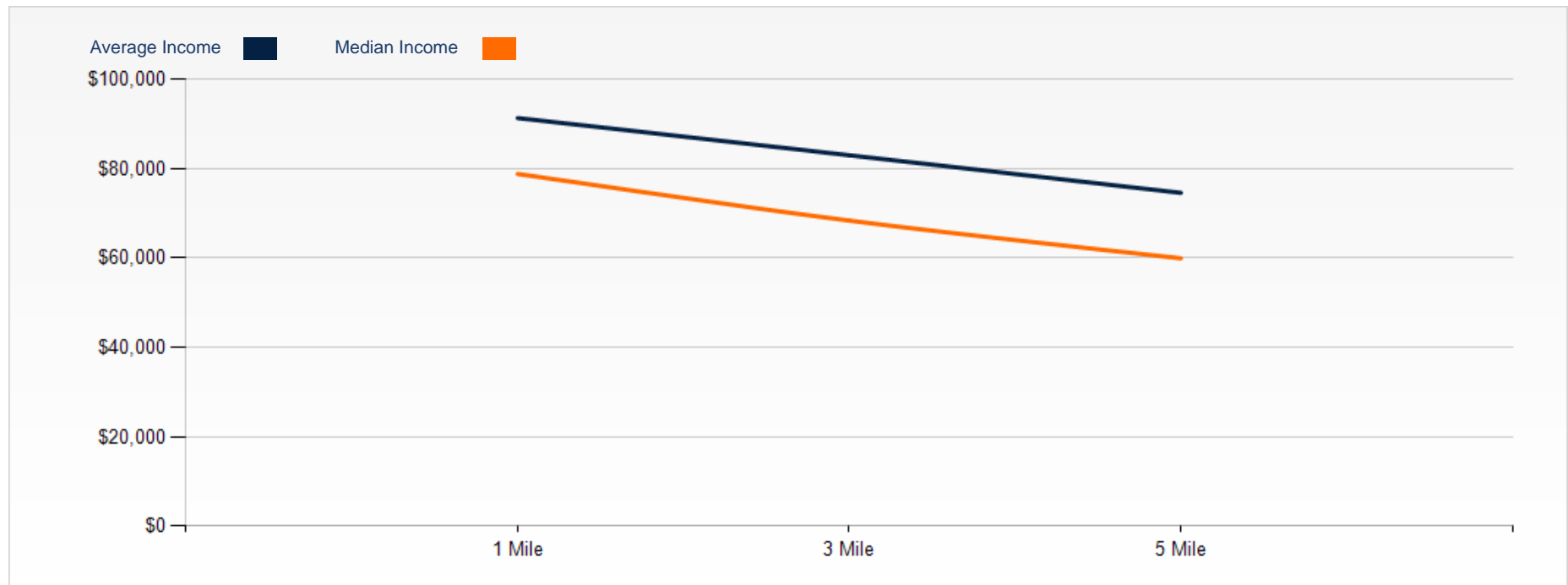
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



# Bear Valley Development.

*Inquire today:*

**Silvestre Madrigal**  
(562) 843-3495  
Lic: CA DRE# 01363650  
c21ccgroup@gmail.com