

VICTORVILLE

NEC HIGHWAY 18 (PALMDALE RD.) & CANTINA
NEW SHOPPING CENTER COMING SOON - NEXT TO WALMART
shopping center pads & anchor space available



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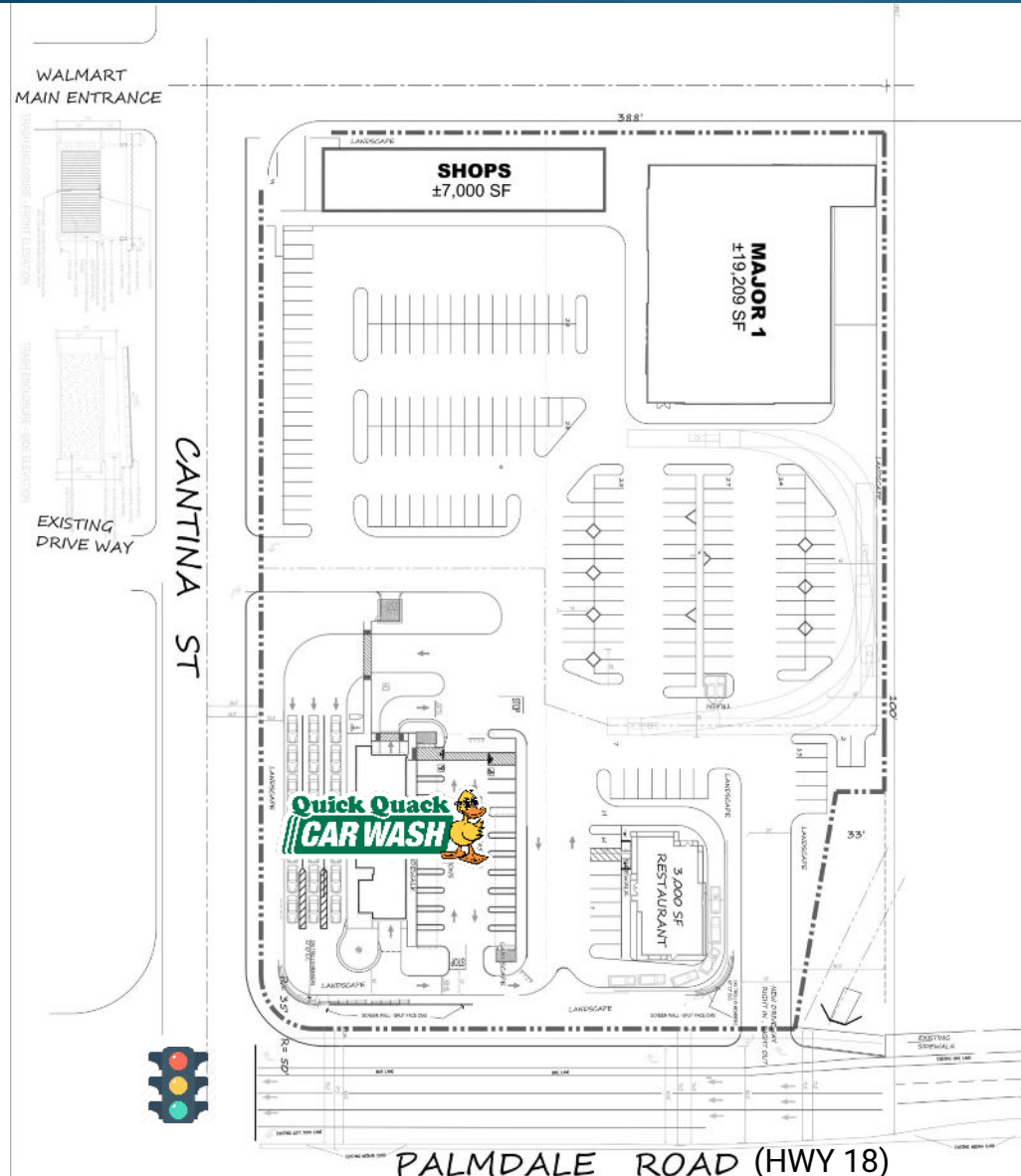
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SITE PLAN

NEC Highway 18 (Palmdale Rd.) & Cantina Victorville



PROPERTY HIGHLIGHTS

Located next to Walmart Supercenter

Signalized intersection

Ground lease or build to suit



AERIAL

NEC Highway 18 (Palmdale Rd.) & Cantina Victorville

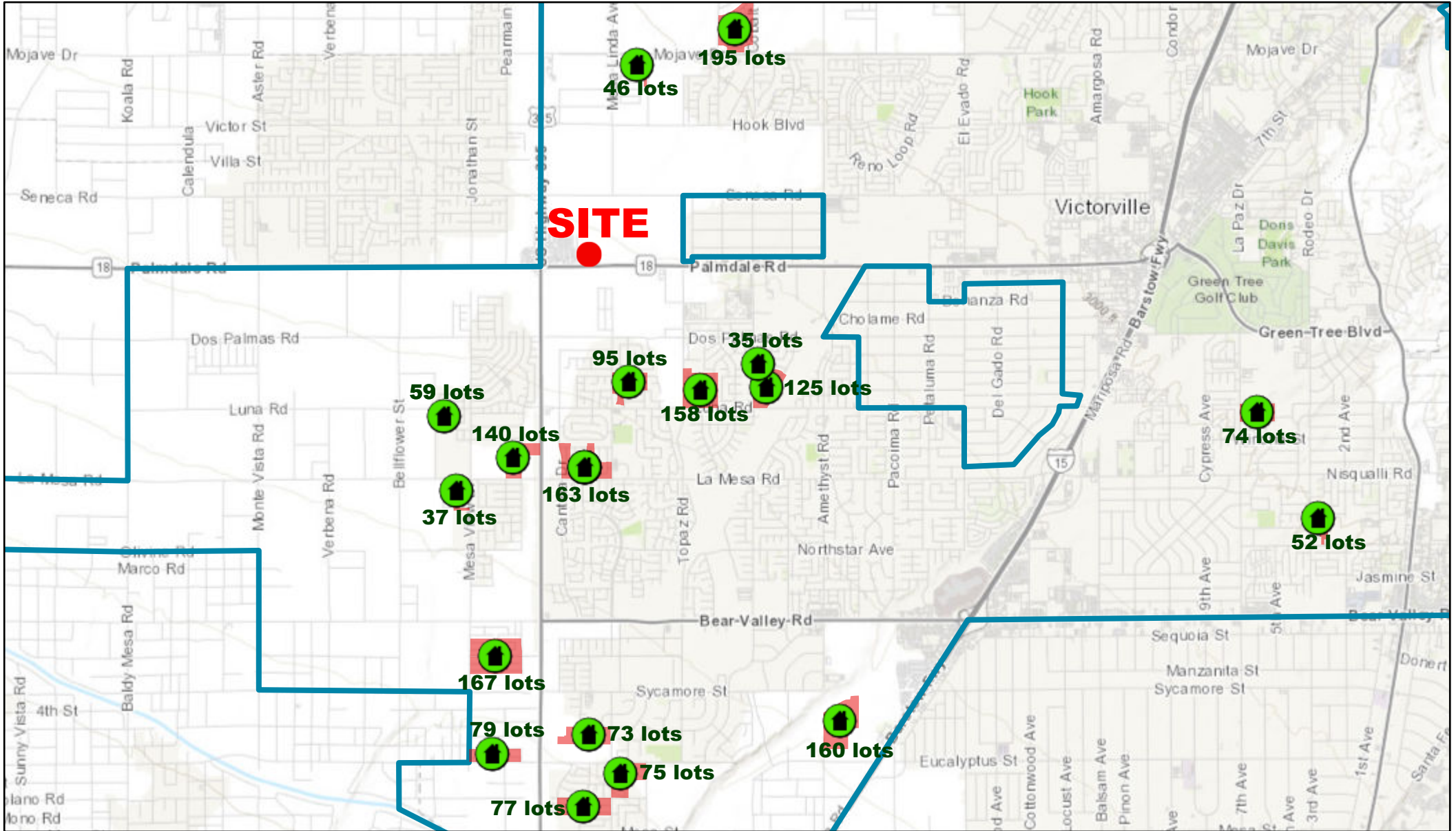


Google




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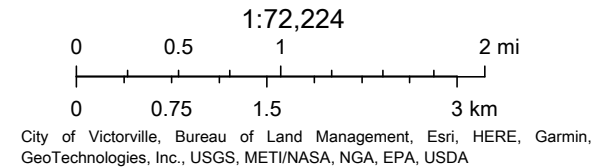
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Victorville Single Family Lots Proposed/Under Construction



3/7/2022, 1:41:00 PM

-  Active SFR Project Location
-  Victorville City Boundary
-  Active SFR Project Boundary



Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.507/-117.3943

Victorville NEC Highway 18 (Palmdale Rd) & Cantina	2 mi radius	3 mi radius	5 mi radius	7 mi radius
Population				
2021 Estimated Population	40,539	77,391	136,957	210,115
2026 Projected Population	41,980	79,720	141,480	215,732
2020 Census Population	40,344	77,260	135,867	209,877
2010 Census Population	36,201	70,269	124,160	193,988
Projected Annual Growth 2021 to 2026	0.7%	0.6%	0.7%	0.5%
Historical Annual Growth 2010 to 2021	1.1%	0.9%	0.9%	0.8%
2021 Median Age	29.8	30.4	31.1	31.4
Households				
2021 Estimated Households	10,714	20,940	37,948	59,352
2026 Projected Households	11,224	21,813	39,693	61,635
2020 Census Households	10,621	20,814	37,615	59,231
2010 Census Households	9,369	18,638	33,608	53,783
Projected Annual Growth 2021 to 2026	1.0%	0.8%	0.9%	0.8%
Historical Annual Growth 2010 to 2021	1.3%	1.1%	1.2%	0.9%
Race and Ethnicity				
2021 Estimated White	31.4%	32.0%	32.3%	34.0%
2021 Estimated Black or African American	15.3%	15.8%	17.8%	15.7%
2021 Estimated Asian or Pacific Islander	5.9%	5.7%	5.2%	4.8%
2021 Estimated American Indian or Native Alaskan	1.9%	1.8%	1.8%	1.8%
2021 Estimated Other Races	45.5%	44.7%	43.0%	43.7%
2021 Estimated Hispanic	56.1%	54.8%	52.4%	53.2%
Income				
2021 Estimated Average Household Income	\$78,713	\$76,079	\$72,888	\$69,815
2021 Estimated Median Household Income	\$76,958	\$71,378	\$64,442	\$62,144
2021 Estimated Per Capita Income	\$20,840	\$20,673	\$20,802	\$20,238
Education (Age 25+)				
2021 Estimated Elementary (Grade Level 0 to 8)	8.1%	8.4%	8.8%	9.2%
2021 Estimated Some High School (Grade Level 9 to 11)	13.7%	13.9%	13.7%	13.7%
2021 Estimated High School Graduate	26.7%	28.3%	29.6%	29.8%
2021 Estimated Some College	27.2%	27.2%	26.8%	26.4%
2021 Estimated Associates Degree Only	9.5%	8.8%	8.2%	8.3%
2021 Estimated Bachelors Degree Only	8.7%	8.5%	8.4%	8.3%
2021 Estimated Graduate Degree	6.0%	4.9%	4.5%	4.2%
Business				
2021 Estimated Total Businesses	376	840	2,705	4,773
2021 Estimated Total Employees	2,373	5,999	25,022	43,918
2021 Estimated Employee Population per Business	6.3	7.1	9.2	9.2
2021 Estimated Residential Population per Business	107.8	92.1	50.6	44.0