

# Available Pads LEASE/SALE

3.57 ACRES | FULLY ENTITLED FOR GAS, DRIVE-THRU & CAR WASH

HIGHWAY 395 ±26,000 CPD

LUNA ROAD ±4,000 CPD

## SWC OF HIGHWAY 395 & LUNA ROAD

VICTORVILLE, CA 92392

EXCLUSIVE BROKER







# ±3.57 ACRES FOR LEASE/SALE

## PROPERTY HIGHLIGHTS

- Pads available for ground lease or sale
- Only remaining approved gas station site at the intersection
- Conditions of approval, drawings and studies can be provided
- Property is ready to be developed with curb, gutter and sidewalk already installed on Hwy 395, Luna Rd and Bella Pine Rd
- Approximately 30k CPD at signalized intersection

## TRAFFIC COUNTS

- Luna Road: 4,000 ADT
- Highway 395: 26,000 ADT

## DEMOGRAPHICS

	3 MILE	5 MILES	10 MILES
Pop (2025)	81,624	145,462	333,936
AHH Income	\$108,654	\$102,536	\$98,475
Daytime Pop.	6,038	25,156	68,460

## TENANTS IN AREA





# SITE PLAN CONCEPTUAL



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# AERIAL





# RENDERINGS



# DEMOGRAPHICS

3 Mile

## Demographic and Income Profile

**US-395 N & Luna Rd, Victorville, California, 92392 2**

US-395 N & Luna Rd, Victorville, California, 92392

Ring: 3 mile radius

Latitude: 34.49222, Longitude: -117.39947



Summary	Census 2010	Census 2020	2025	2030
Population	65,566	77,252	81,624	83,805
Households	17,473	20,021	21,608	22,513
Families	15,069	-	18,187	18,936
Average Household Size	3.74	3.83	3.74	3.68
Owner Occupied Housing Units	13,071	-	15,669	16,658
Renter Occupied Housing Units	4,402	-	5,939	5,854
Median Age	28.0	-	31.9	33.1
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.53%	0.07%	0.30%	
Households	0.82%	0.33%	0.49%	
Families	0.81%	0.32%	0.44%	
Owner HHs	1.23%	0.49%	0.66%	
Median Household Income	2.17%	2.33%	2.57%	
Households by Income			2025	2030
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Source: Esri, U.S. Census

5 Mile

## Demographic and Income Profile

**US-395 N & Luna Rd, Victorville, California, 92392 2**

US-395 N & Luna Rd, Victorville, California, 92392

Ring: 5 mile radius

Latitude: 34.49222, Longitude: -117.39947



Summary	Census 2010		Census 2020		2025		2030	
Population	115,984		138,267		145,462		148,844	
Households	32,423		37,244		39,869		41,353	
Families	26,791		-		32,286		33,477	
Average Household Size	3.56		3.66		3.60		3.55	
Owner Occupied Housing Units	22,007		-		25,987		27,582	
Renter Occupied Housing Units	10,416		-		13,882		13,771	
Median Age	28.4		-		32.0		33.1	
Trends: 2024-2029 Annual Rate			Area		State		National	
Population			0.46%		0.07%		0.30%	
Households			0.73%		0.33%		0.49%	
Families			0.73%		0.32%		0.44%	
Owner HHs			1.20%		0.49%		0.66%	
Median Household Income			2.10%		2.33%		2.57%	
Households by Income					2025		2030	
					Number	Percent	Number	Percent
<\$15,000					2,359	5.9%	2,196	5.3%
\$15,000 - \$24,999					2,369	5.9%	1,991	4.8%
\$25,000 - \$34,999					2,472	6.2%	2,137	5.2%
\$35,000 - \$49,999					4,093	10.3%	3,692	8.9%
\$50,000 - \$74,999					6,841	17.2%	6,464	15.6%
\$75,000 - \$99,999					6,409	16.1%	6,518	15.8%
\$100,000 - \$149,999					7,675	19.3%	8,571	20.7%
\$150,000 - \$199,999					3,998	10.0%	4,965	12.0%
\$200,000+					3,653	9.2%	4,821	11.7%
Median Household Income					\$80,537		\$89,344	
Average Household Income					\$102,536		\$113,661	
Per Capita Income					\$28,161		\$31,640	
			Census 2010		2025		2030	
Population by Age			Number	Percent	Number	Percent	Number	Percent
0 - 4			10,281	8.9%	10,148	7.0%	10,527	7.1%
5 - 9			10,830	9.3%	10,287	7.1%	10,106	6.8%
10 - 14			11,677	10.1%	11,839	8.1%	10,104	6.8%
15 - 19			11,445	9.9%	12,604	8.7%	11,021	7.4%
20 - 24			8,302	7.2%	11,765	8.1%	11,978	8.0%
25 - 34			16,302	14.1%	22,465	15.4%	25,344	17.0%
35 - 44			15,819	13.6%	19,248	13.2%	20,325	13.7%
45 - 54			13,884	12.0%	16,522	11.4%	16,762	11.3%
55 - 64			9,129	7.9%	14,143	9.7%	13,942	9.4%
65 - 74			4,970	4.3%	10,389	7.1%	11,262	7.6%
75 - 84			2,590	2.2%	4,745	3.3%	5,941	4.0%
85+			755	0.7%	1,307	0.9%	1,531	1.0%

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Source: Esri, U.S. Census

# DEMOGRAPHICS (cont.)

10 Mile

## Demographic and Income Profile

US-395 N & Luna Rd, Victorville, California, 92392 2

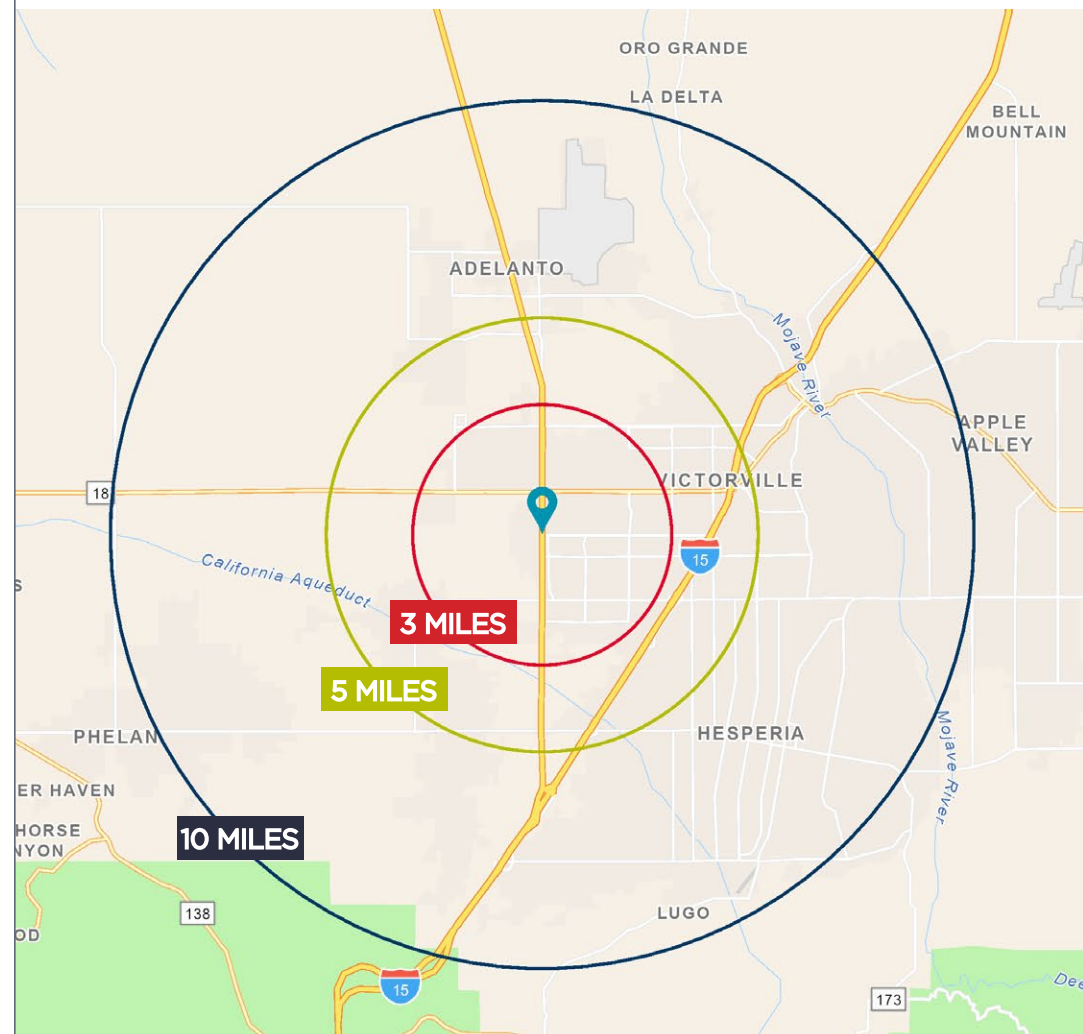
US-395 N & Luna Rd, Victorville, California, 92392

Ring: 10 mile radius

Latitude: 34.49222, Longitude: -117.39947



Summary	Census 2010	Census 2020	2025	2030			
Population	287,053	325,378	333,936	339,076			
Households	84,215	94,141	98,123	100,907			
Families	66,821	-	75,876	78,050			
Average Household Size	3.32	3.37	3.32	3.28			
Owner Occupied Housing Units	55,799	-	64,074	67,140			
Renter Occupied Housing Units	28,416	-	34,049	33,767			
Median Age	30.9	-	34.0	34.8			
Trends: 2024-2029 Annual Rate	Area	State	National				
Population	0.31%	0.07%	0.30%				
Households	0.56%	0.33%	0.49%				
Families	0.57%	0.32%	0.44%				
Owner HHS	0.94%	0.49%	0.66%				
Median Household Income	1.95%	2.33%	2.57%				
Households by Income	2025		2030				
	Number	Percent	Number	Percent			
	<\$15,000	7,501	7.6%	7,042	7.0%		
	\$15,000 - \$24,999	6,382	6.5%	5,403	5.4%		
	\$25,000 - \$34,999	7,495	7.6%	6,605	6.5%		
	\$35,000 - \$49,999	10,419	10.6%	9,394	9.3%		
	\$50,000 - \$74,999	15,266	15.6%	14,515	14.4%		
	\$75,000 - \$99,999	15,077	15.4%	15,334	15.2%		
	\$100,000 - \$149,999	17,929	18.3%	19,791	19.6%		
	\$150,000 - \$199,999	9,260	9.4%	11,242	11.1%		
\$200,000+	8,794	9.0%	11,579	11.5%			
Median Household Income	\$77,503		\$85,378				
Average Household Income	\$98,475		\$109,087				
Per Capita Income	\$28,962		\$32,490				
Population by Age	Census 2010		2025		2030		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	23,782	8.3%	22,236	6.7%	22,757	6.7%
	5 - 9	24,071	8.4%	22,644	6.8%	22,063	6.5%
	10 - 14	26,438	9.2%	25,488	7.6%	22,339	6.6%
	15 - 19	26,568	9.3%	27,002	8.1%	23,888	7.0%
	20 - 24	20,055	7.0%	25,097	7.5%	25,641	7.6%
	25 - 34	38,426	13.4%	49,470	14.8%	53,825	15.9%
	35 - 44	37,634	13.1%	43,907	13.1%	46,211	13.6%
	45 - 54	36,913	12.9%	37,707	11.3%	38,473	11.3%
	55 - 64	25,987	9.1%	34,390	10.3%	32,467	9.6%
	65 - 74	15,386	5.4%	27,779	8.3%	29,499	8.7%
	75 - 84	8,804	3.1%	14,145	4.2%	16,930	5.0%
	85+	2,988	1.0%	4,071	1.2%	4,981	1.5%



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Source: Esri, U.S. Census



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