

Midtown Spectrum
15095 Amargosa Rd, Victorville, CA



An AyZar Development



For leasing opportunity, call:
AyZar Commercial, A Division of AyZar Inc.

Mark Moore
714.662.2799
mark@ayzarinc.com • www.AyZarInc.com



Property Highlights

Midtown Spectrum • 15095 Amargosa Rd, Victorville, CA



Spectrum is a state of the art Mixed-Use Development Project on the corner of Amargosa and Midtown Drive. The project consists of one large Office building, one light-retail strip, and a two-building food court (under construction).

Located in a booming area of Victorville Development, one doesn't have to look far to see potential. Within a ¼ mile radius is Winco Foods (2008) which shadow anchors the project, High-Density Residential condominiums either built or under construction, the Home-Depot Center (2007), & plans are underway for the construction of a large hotel as well.

Midtown Spectrum was built in 2006 and is one of the few Class-A development projects in the entire high-desert. No property in the Victorville area can provide the same elegance, location, and synergy this project has. Developed, planned, and constructed by AyZar Development, Midtown Spectrum is able to provide top-notch suites at competitive rates.

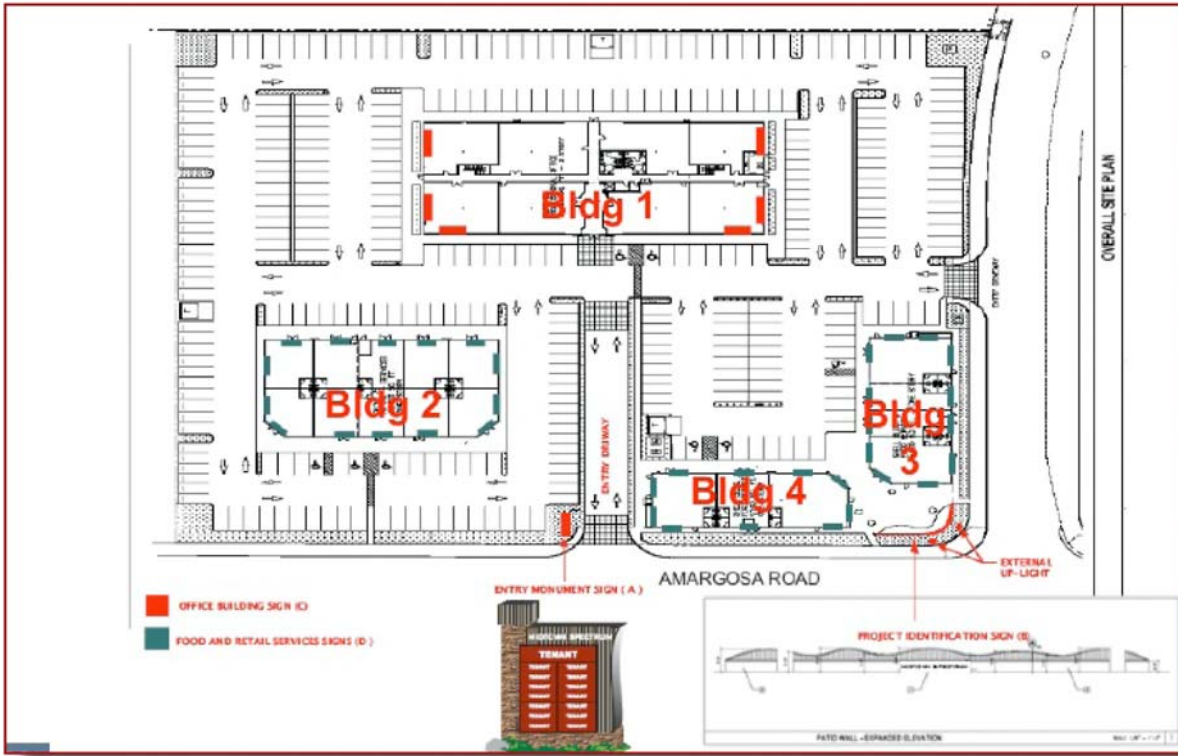
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Site Plan

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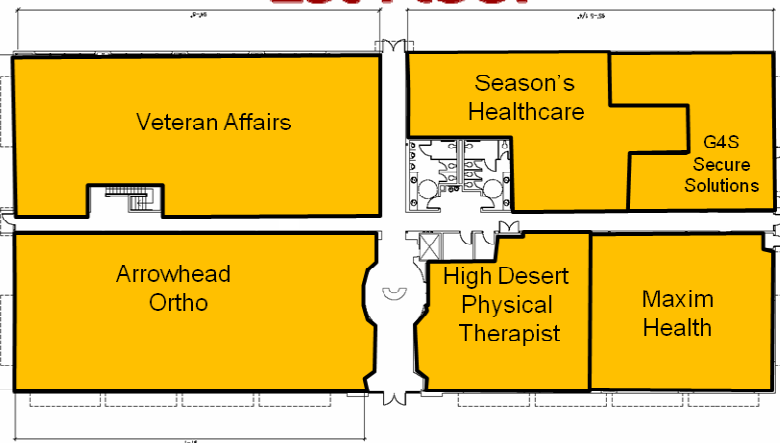
Floor Plan

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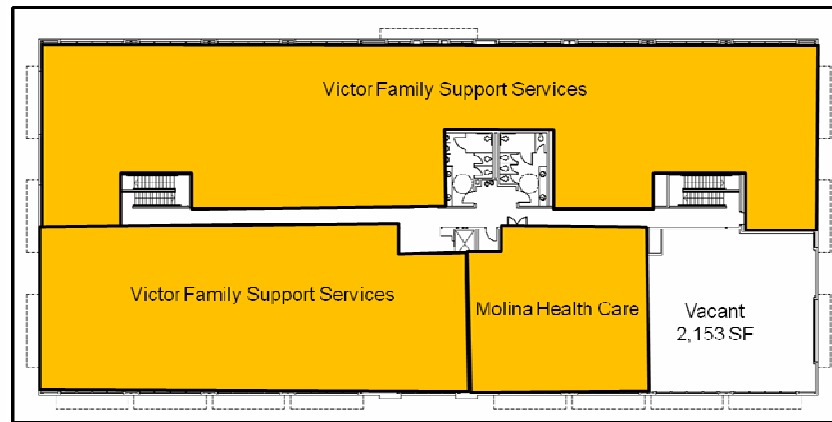


Building One

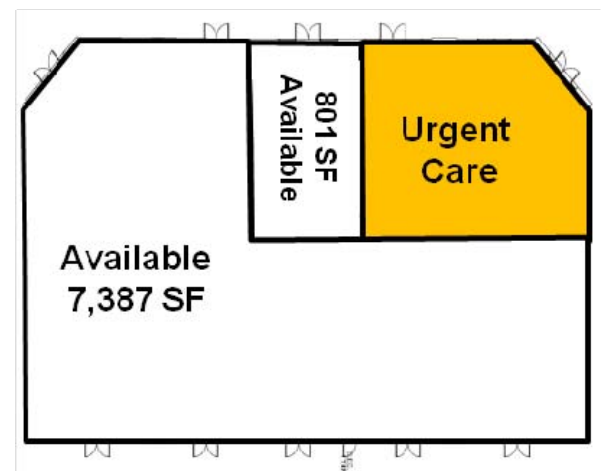
1st Floor



2nd Floor



Building Two



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Future Development

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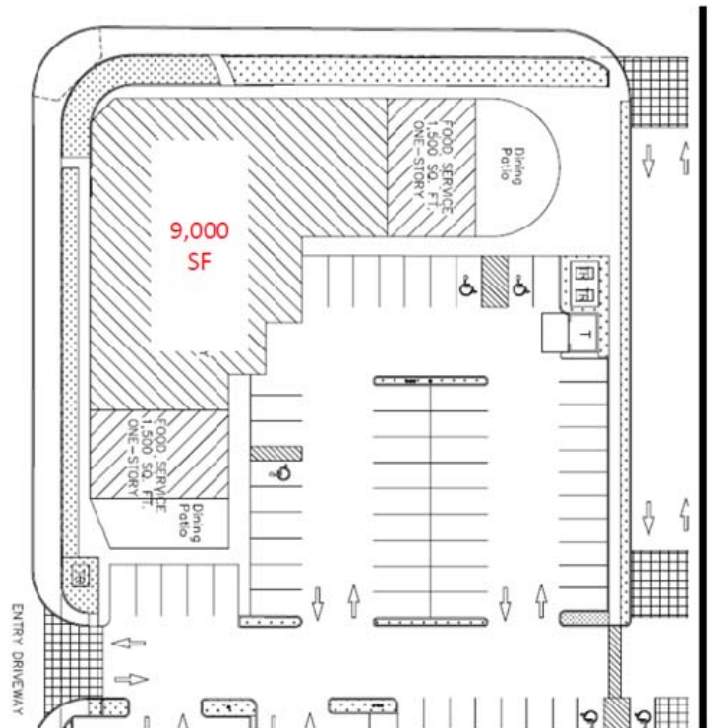
Buildings Three & Four



Buildings Three & Four

Please call to inquire about up-to-date leasing rates including TI allowance

Alternative Plan



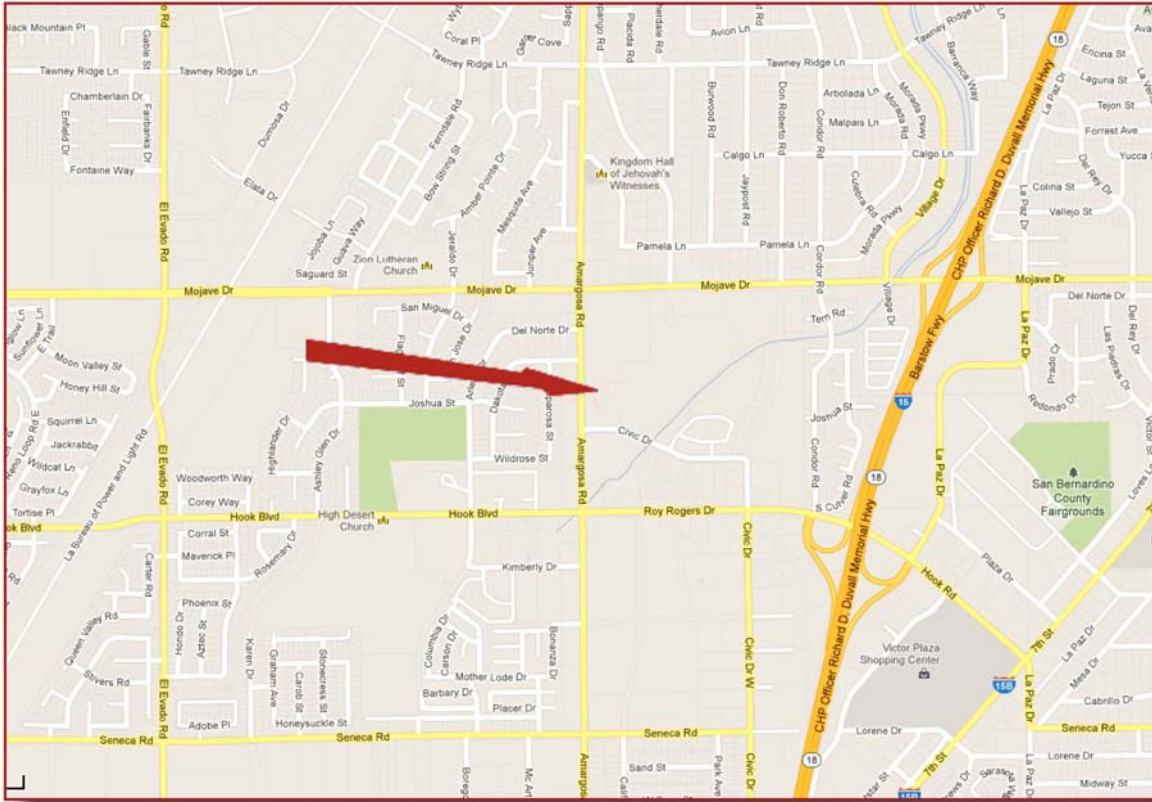
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Map

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Demographics

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	8,348	56,452	133,356
Average Household Income	\$44,930	\$47,433	\$58,966

White	51.70%	53.80%	58.20%
Black	15.60%	12.30%	10.80%
American Indian	0.90%	1.10%	1.00%
Asian	2.80%	3.30%	3.90%
Pacific Islander	0.20%	0.20%	0.30%
Some Other Race	21.00%	21.80%	18.80%
Two or More Races	7.80%	7.50%	7.00%

Source: STDB

TRAFFIC COUNT	
Amargosa Rd. South of Roy Rogers	17,327 CPD

Source: City of Victorville

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