

FOR

AMYTHEST DRIVE SELF STORAGE DEVELOPMENT

14301-14399 AMETHYST RD, VICTORVILLE, CA,
92392, USA

Prepared by
Brandon Robinson, Broker/President



Brandon Robinson,
Broker/President
Phone: 760-534-8135
Email: brobinson@calvaryrealty.com
1906 Commercenter Drive East Ste 214, San
Bernardino 92408

Table of Contents

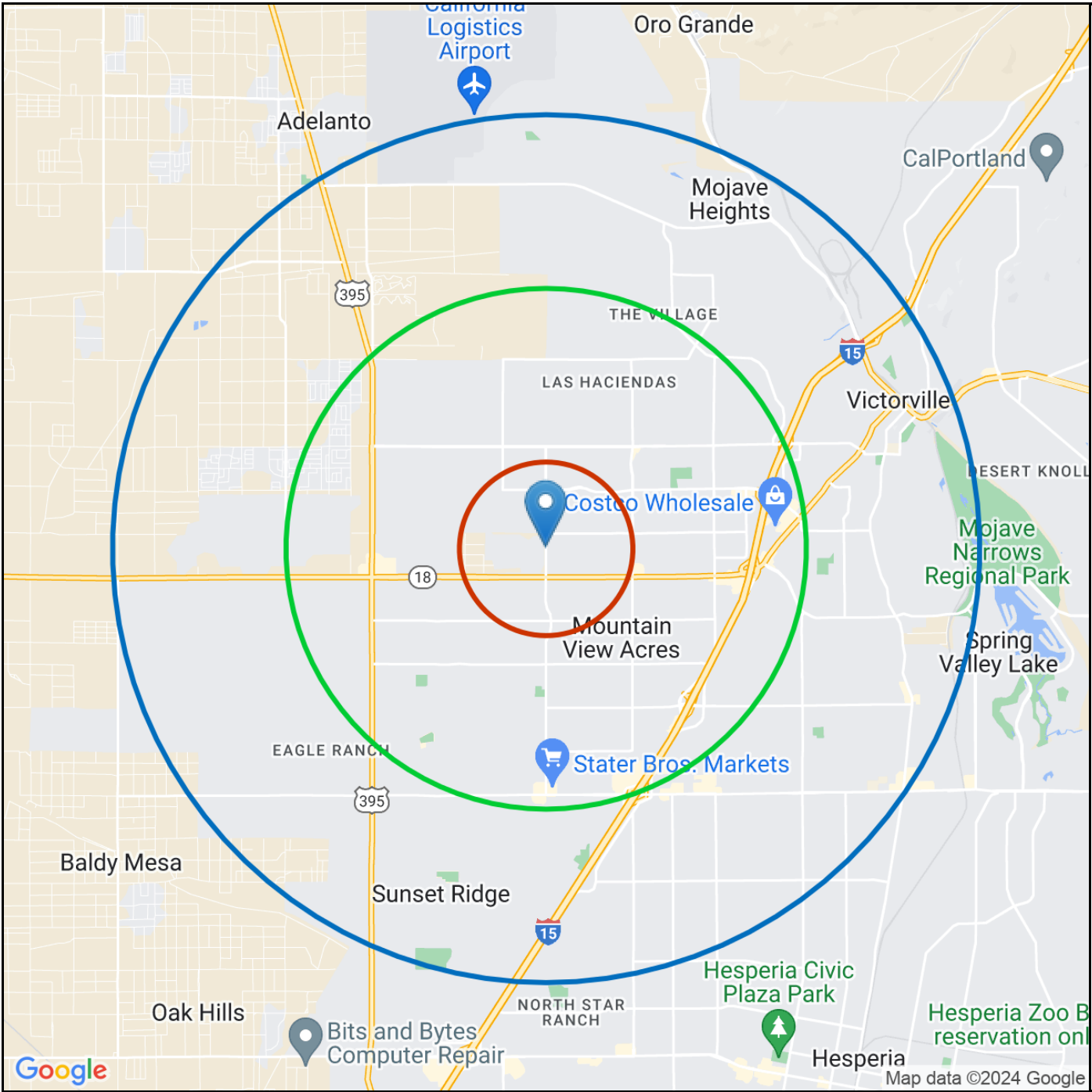
TABLE OF CONTENTS

LOCATION/STUDY AREA MAP	3
INFOGRAPHIC: KEY FACTS	4
INFOGRAPHIC: COMMUNITY PROFILE	7
INFOGRAPHIC: PROPORTIONAL CIRCLES	10
INFOGRAPHIC: POPULATION TRENDS	13
TRAFFIC COUNT MAP - CLOSE-UP	16
TRAFFIC COUNT - STUDY AREA	17



Demographic Analysis

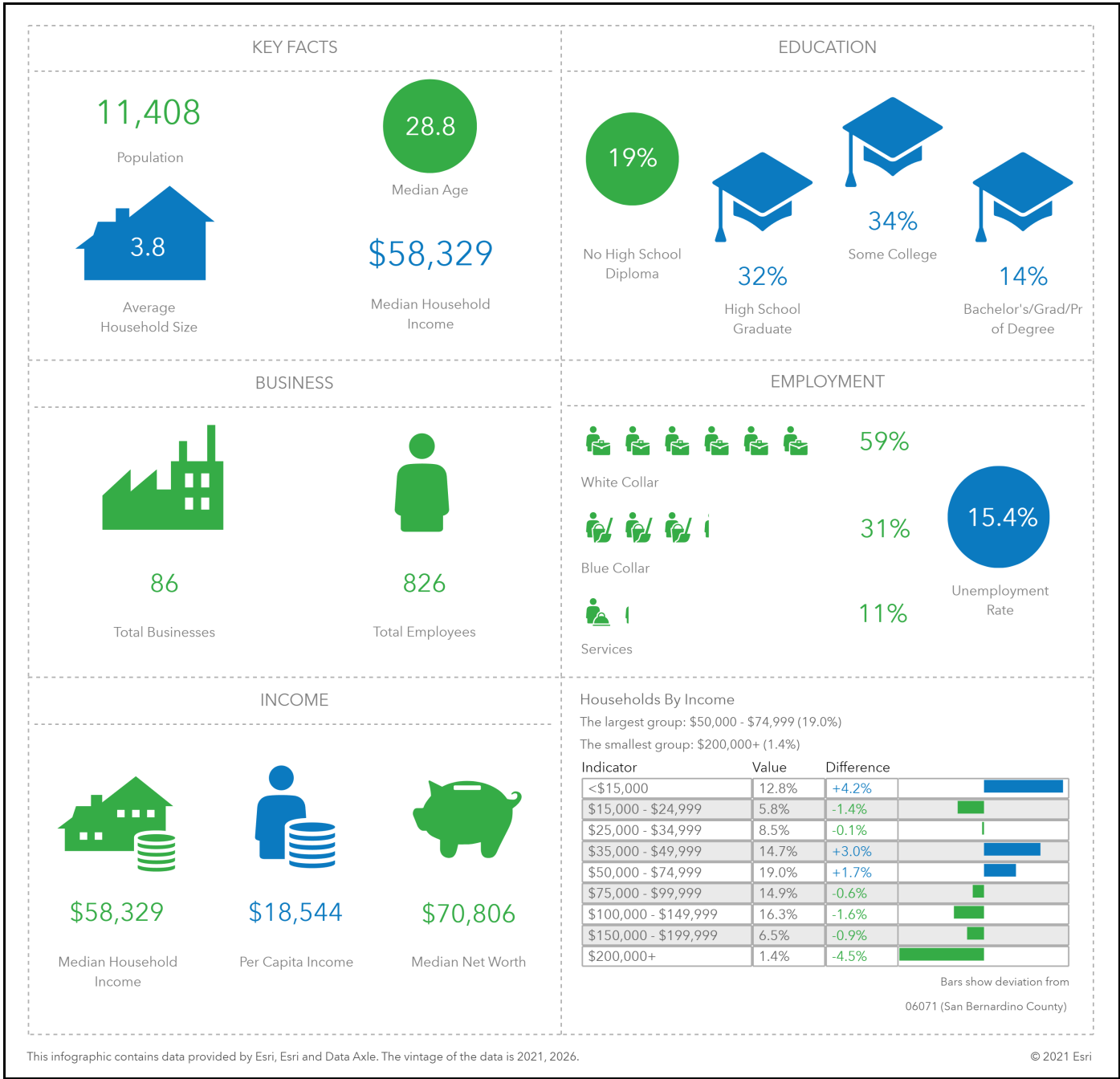
Location/Study Area Map (Rings: 1, 3, 5 mile radius)



Brandon Robinson,
Broker/President
Phone: 760-534-8135
Email: b.robison@calvaryrealty.com
1906 Commercenter Drive East Ste 214, San
Bernardino 92408

Demographic Analysis

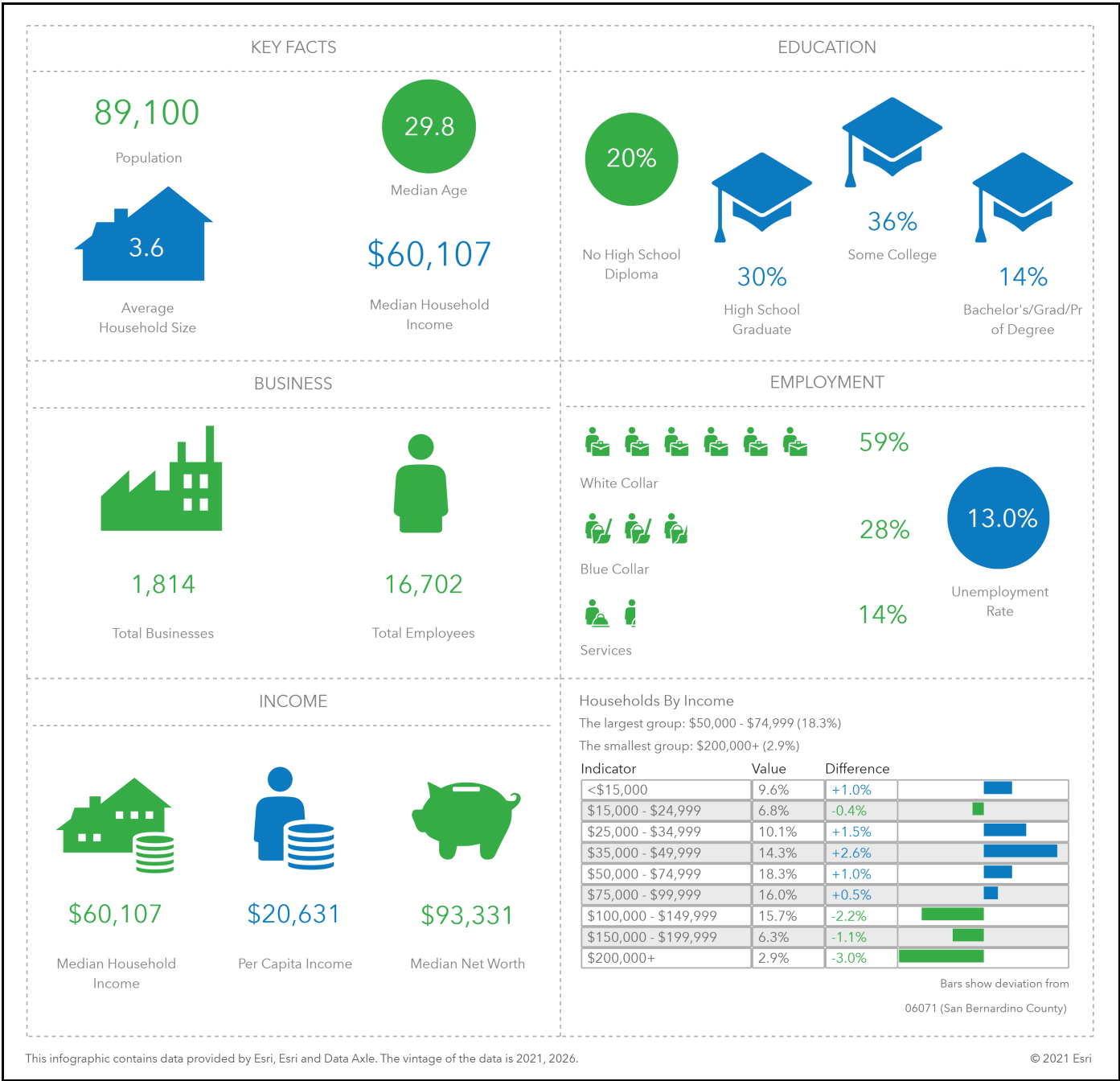
Infographic: Key Facts (Ring: 1 mile radius)



Brandon Robinson,
Broker/President
Phone: 760-534-8135
Email: brobinson@calvaryrealty.com
1906 Commercenter Drive East Ste 214, San
Bernardino 92408

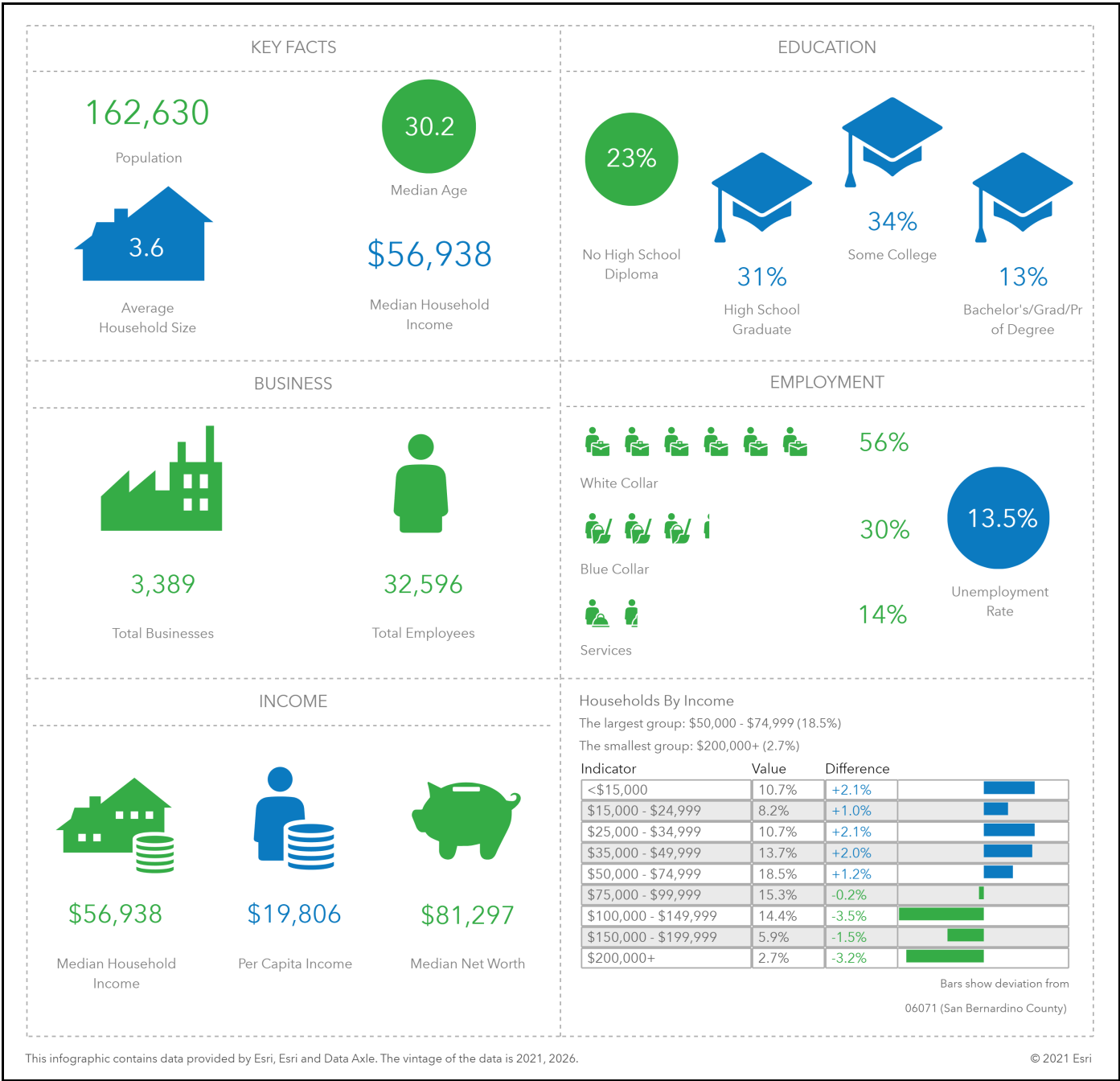
Demographic Analysis

Infographic: Key Facts (Ring: 3 mile radius)



Demographic Analysis

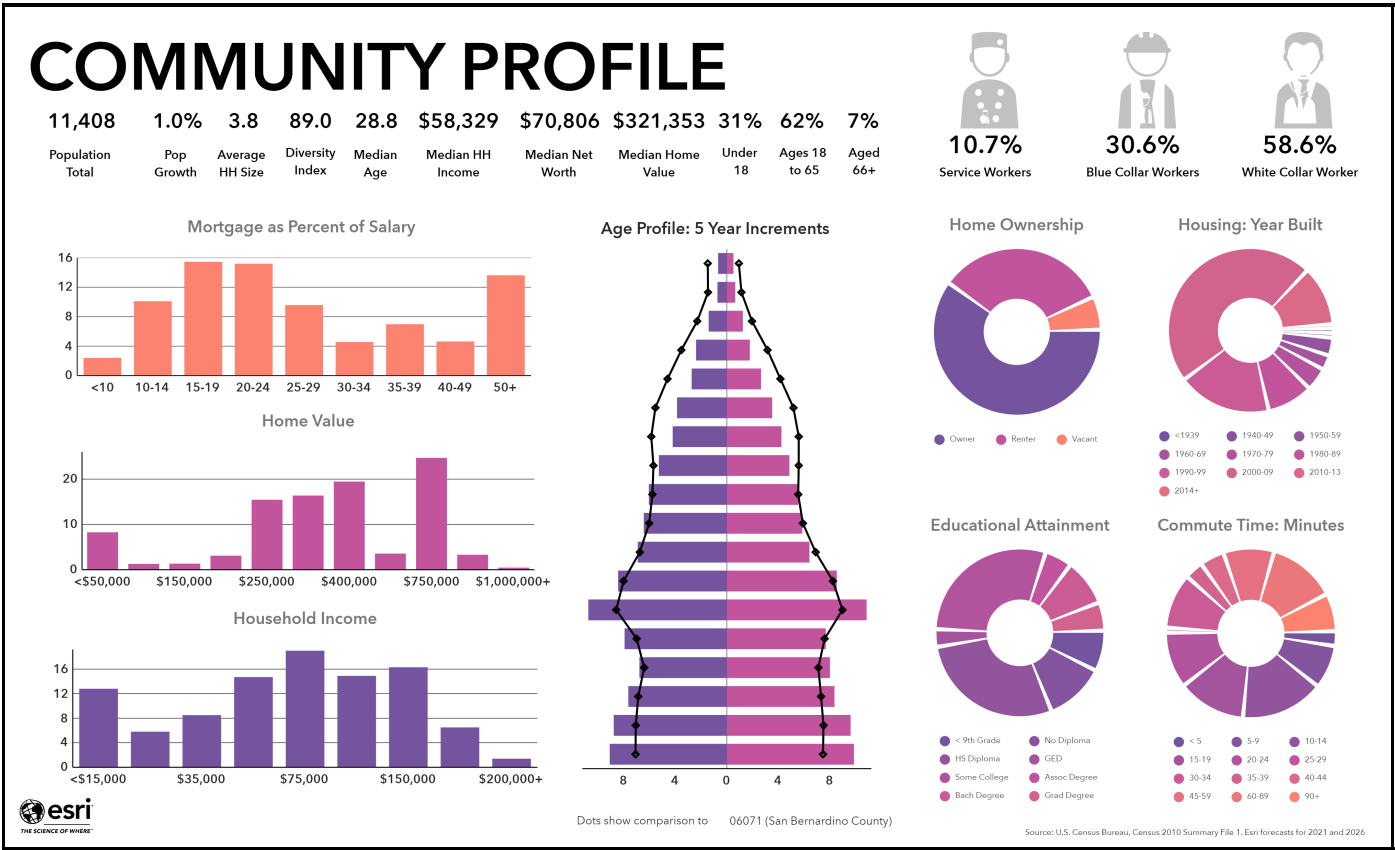
Infographic: Key Facts (Ring: 5 mile radius)



Brandon Robinson,
Broker/President
Phone: 760-534-8135
Email: brobinson@calvaryrealty.com
1906 Commercenter Drive East Ste 214, San
Bernardino 92408

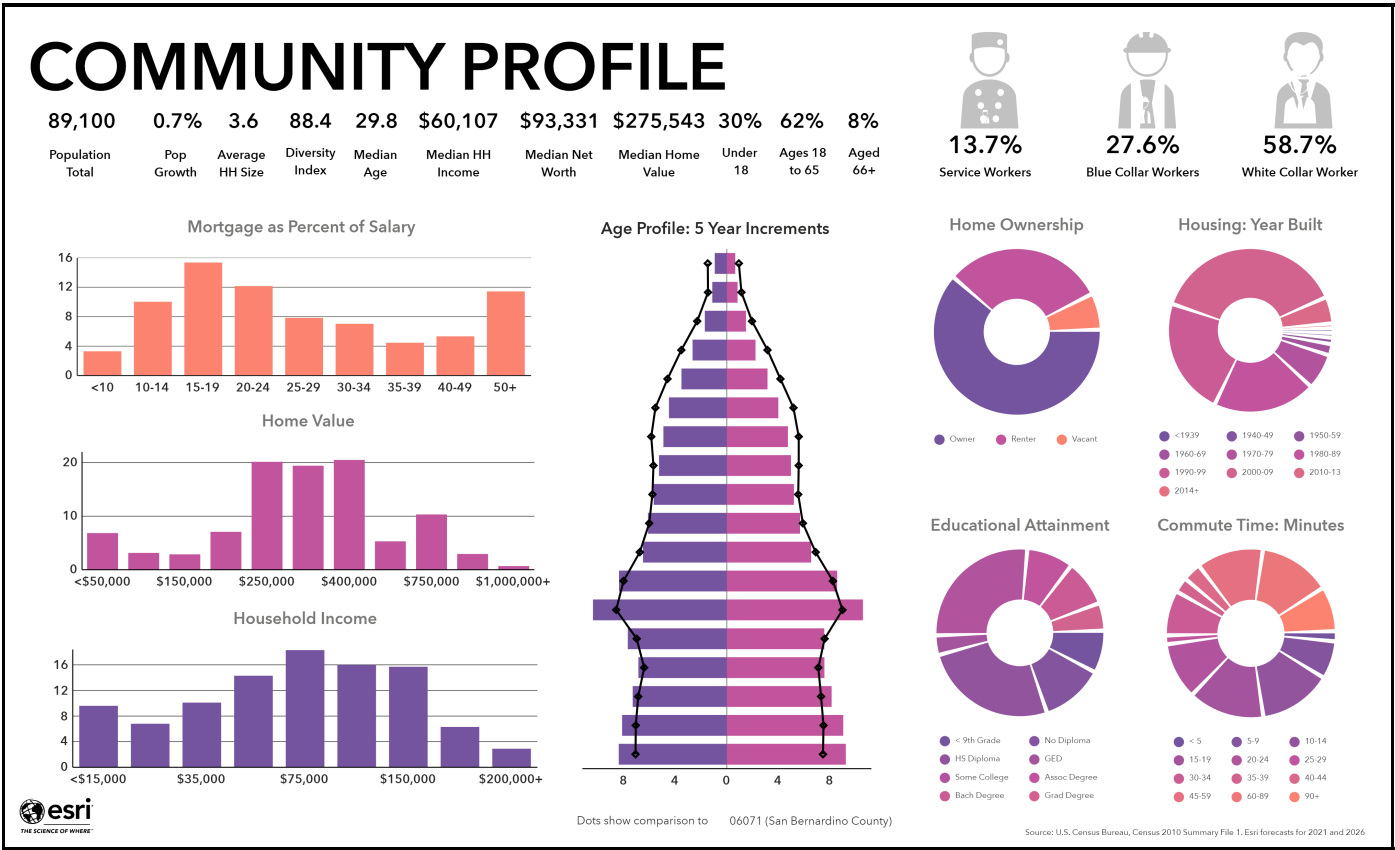
Demographic Analysis

Infographic: Community Profile (Ring: 1 mile radius)



Demographic Analysis

Infographic: Community Profile (Ring: 3 mile radius)

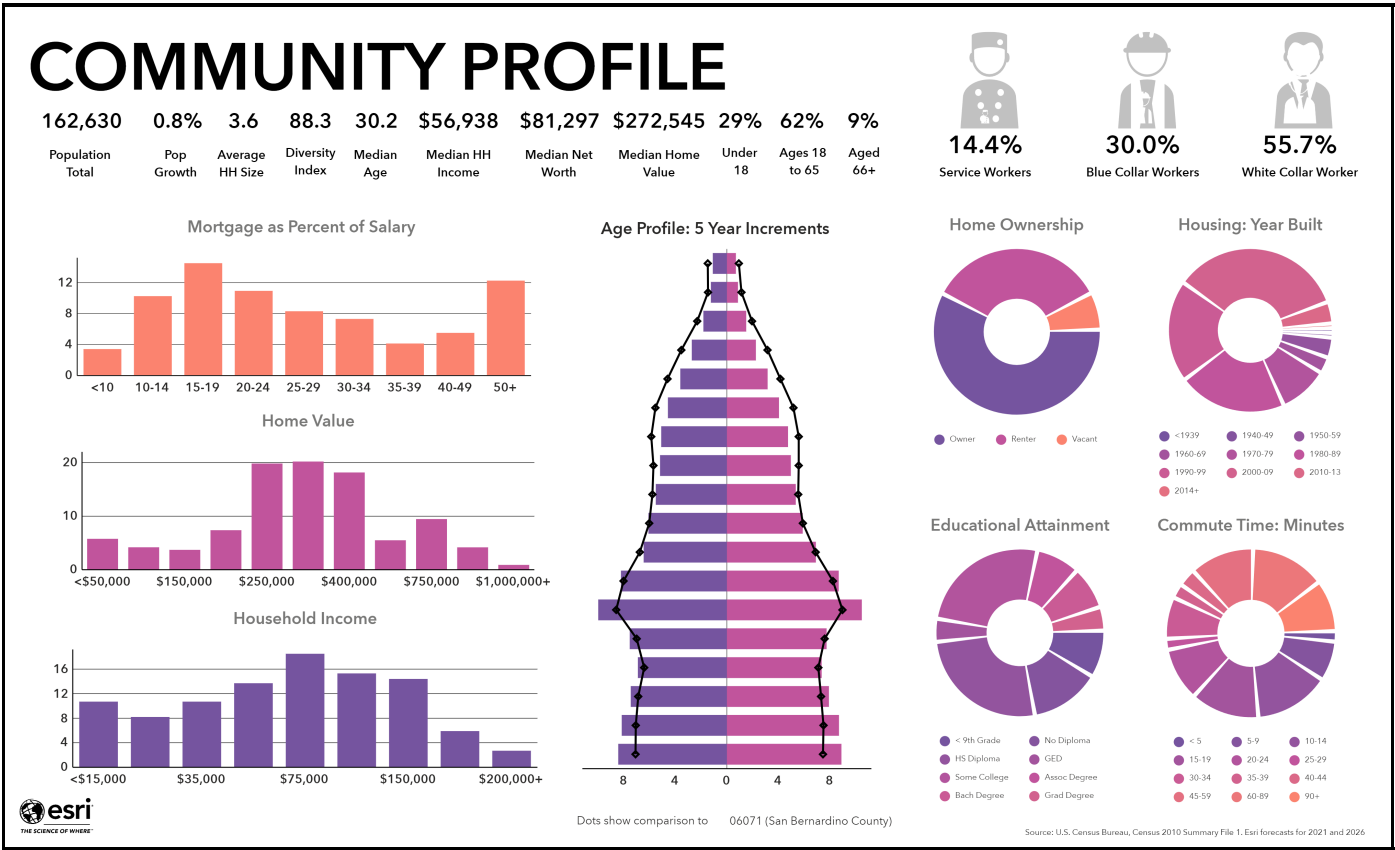


Brandon Robinson,
Broker/President
Phone: 760-534-8135
Email: b.robison@calvaryrealty.com
1906 Commercenter Drive East Ste 214, San
Bernardino 92408



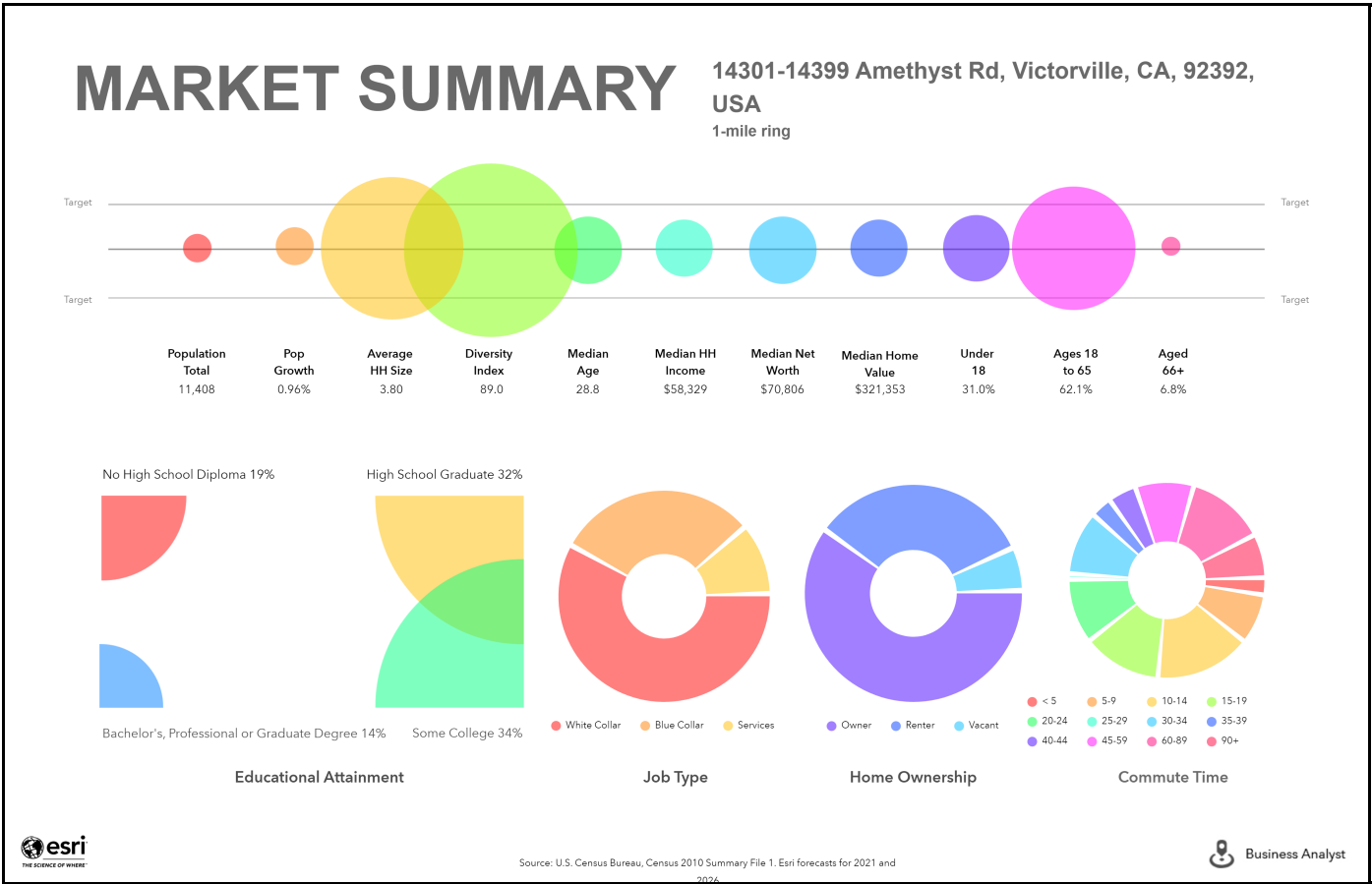
Demographic Analysis

Infographic: Community Profile (Ring: 5 mile radius)



Demographic Analysis

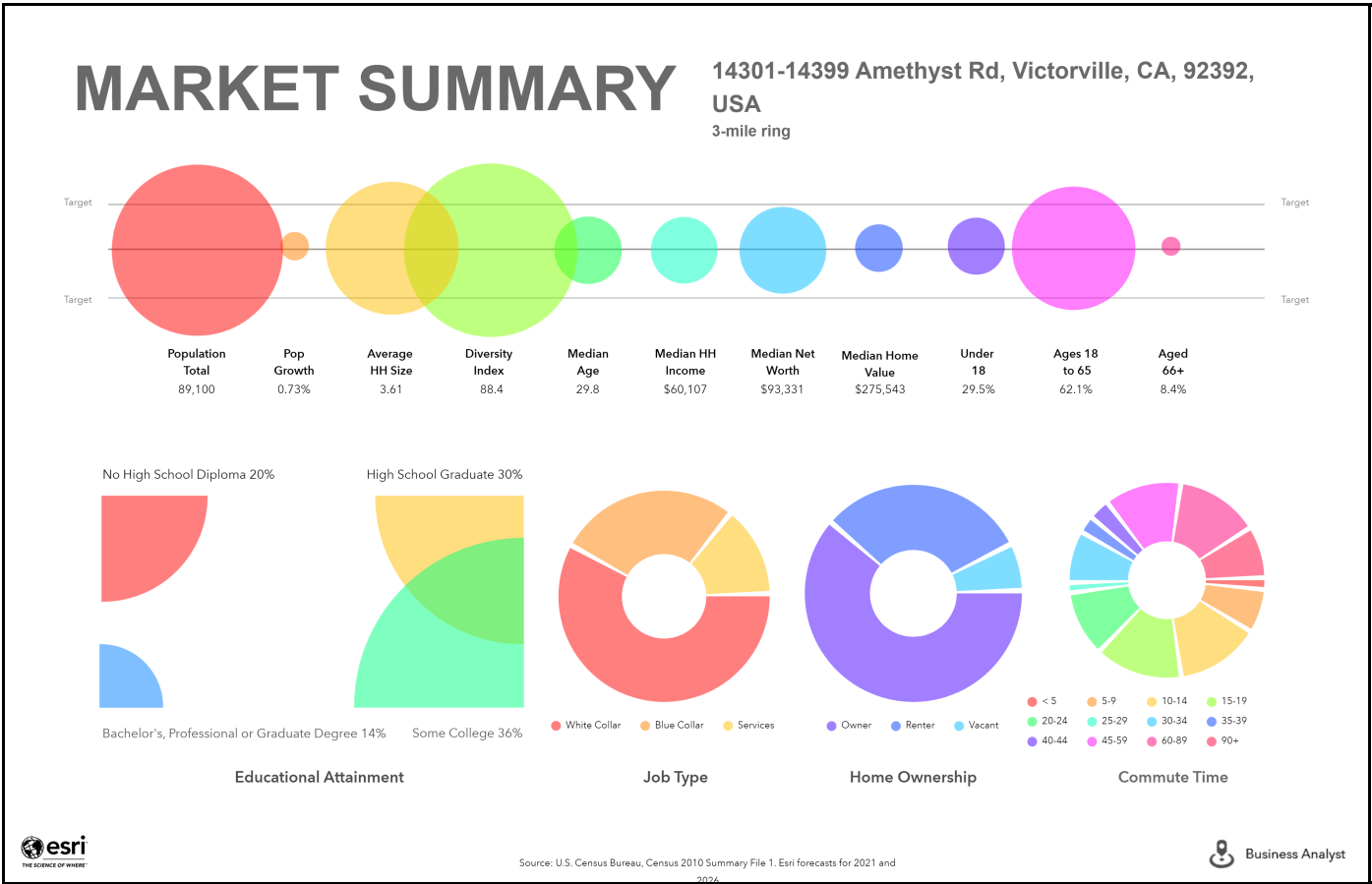
Infographic: Proportional Circles (Ring: 1 mile radius)



Brandon Robinson,
Broker/President
Phone: 760-534-8135
Email: brobinson@calvaryrealty.com
1906 Commercenter Drive East Ste 214, San
Bernardino 92408

Demographic Analysis

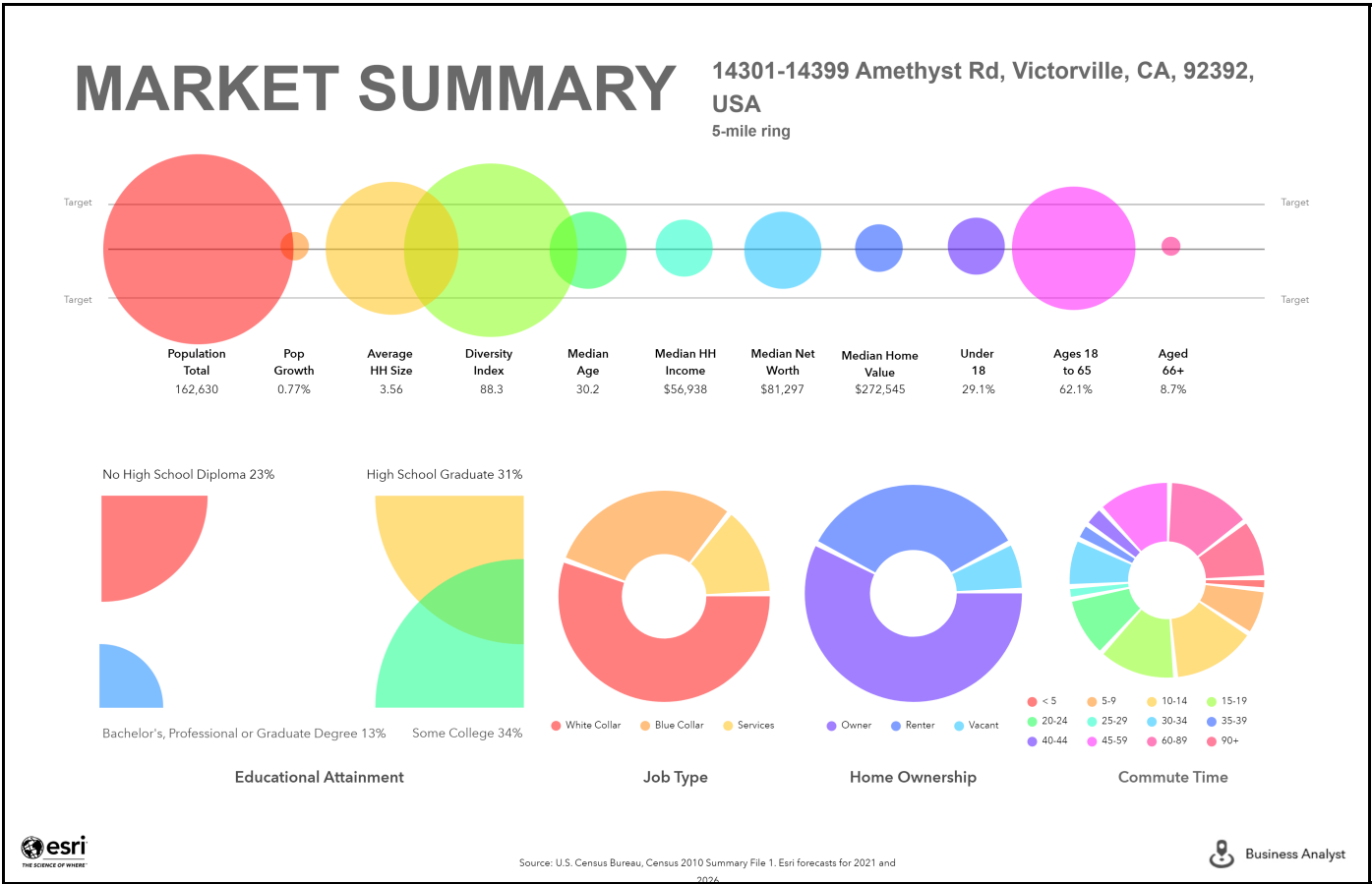
Infographic: Proportional Circles (Ring: 3 mile radius)



Brandon Robinson,
Broker/President
Phone: 760-534-8135
Email: brobinson@calvaryrealty.com
1906 Commercenter Drive East Ste 214, San
Bernardino 92408

Demographic Analysis

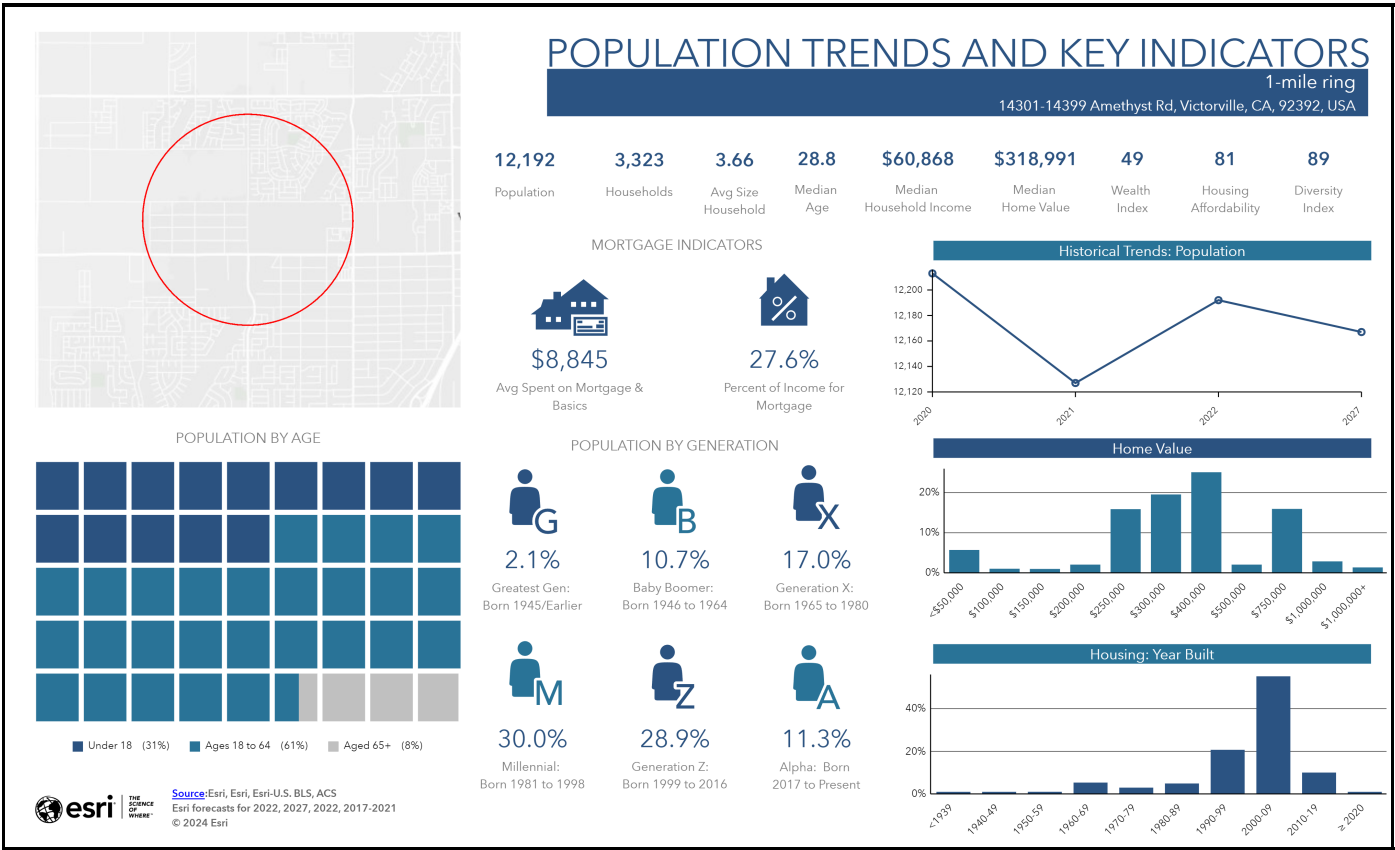
Infographic: Proportional Circles (Ring: 5 mile radius)



Brandon Robinson,
Broker/President
Phone: 760-534-8135
Email: brobinson@calvaryrealty.com
1906 Commercenter Drive East Ste 214, San
Bernardino 92408

Demographic Analysis

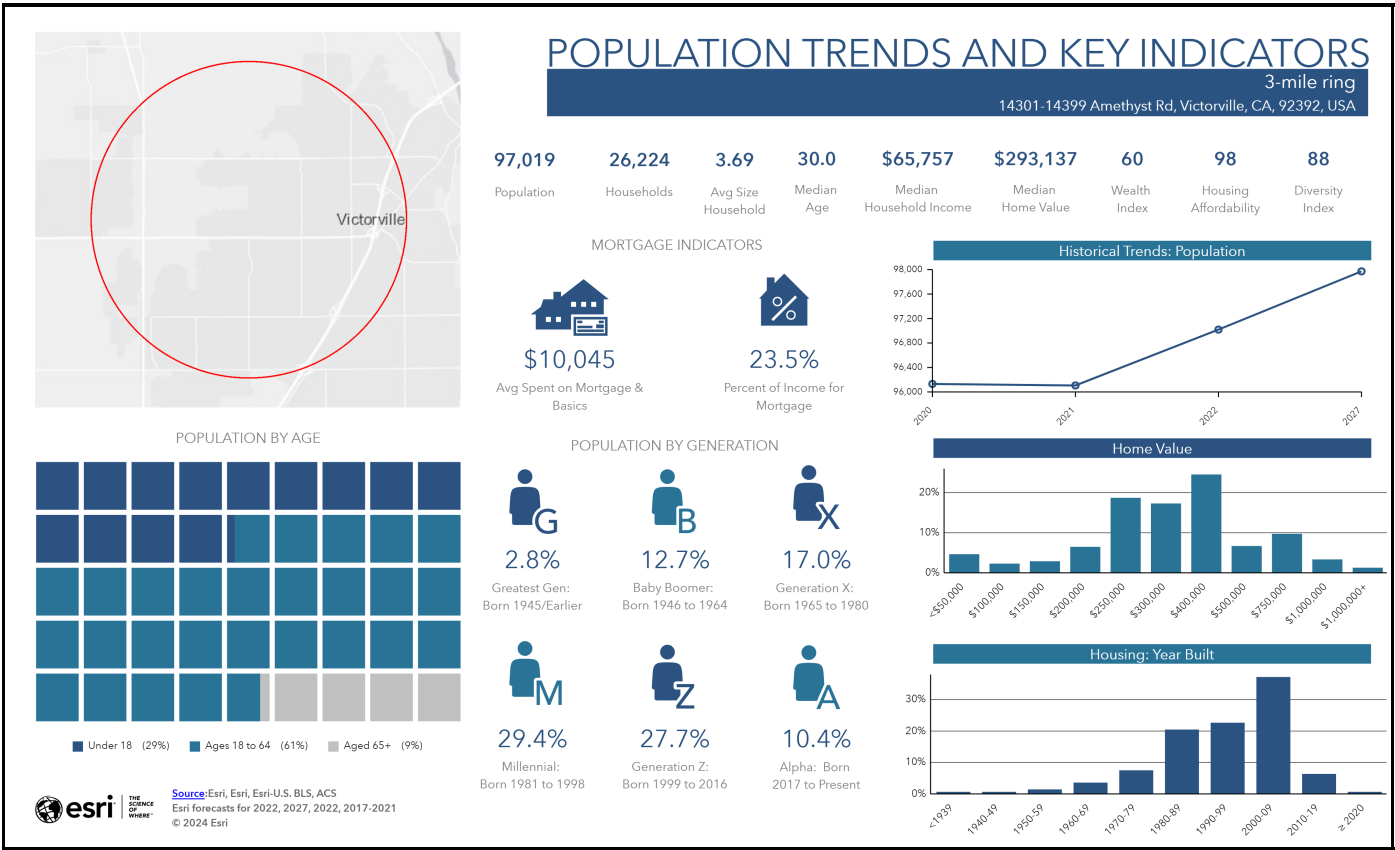
Infographic: Population Trends (Ring: 1 mile radius)



Brandon Robinson,
Broker/President
Phone: 760-534-8135
Email: brobinson@calvaryrealty.com
1906 Commercenter Drive East Ste 214, San
Bernardino 92408

Demographic Analysis

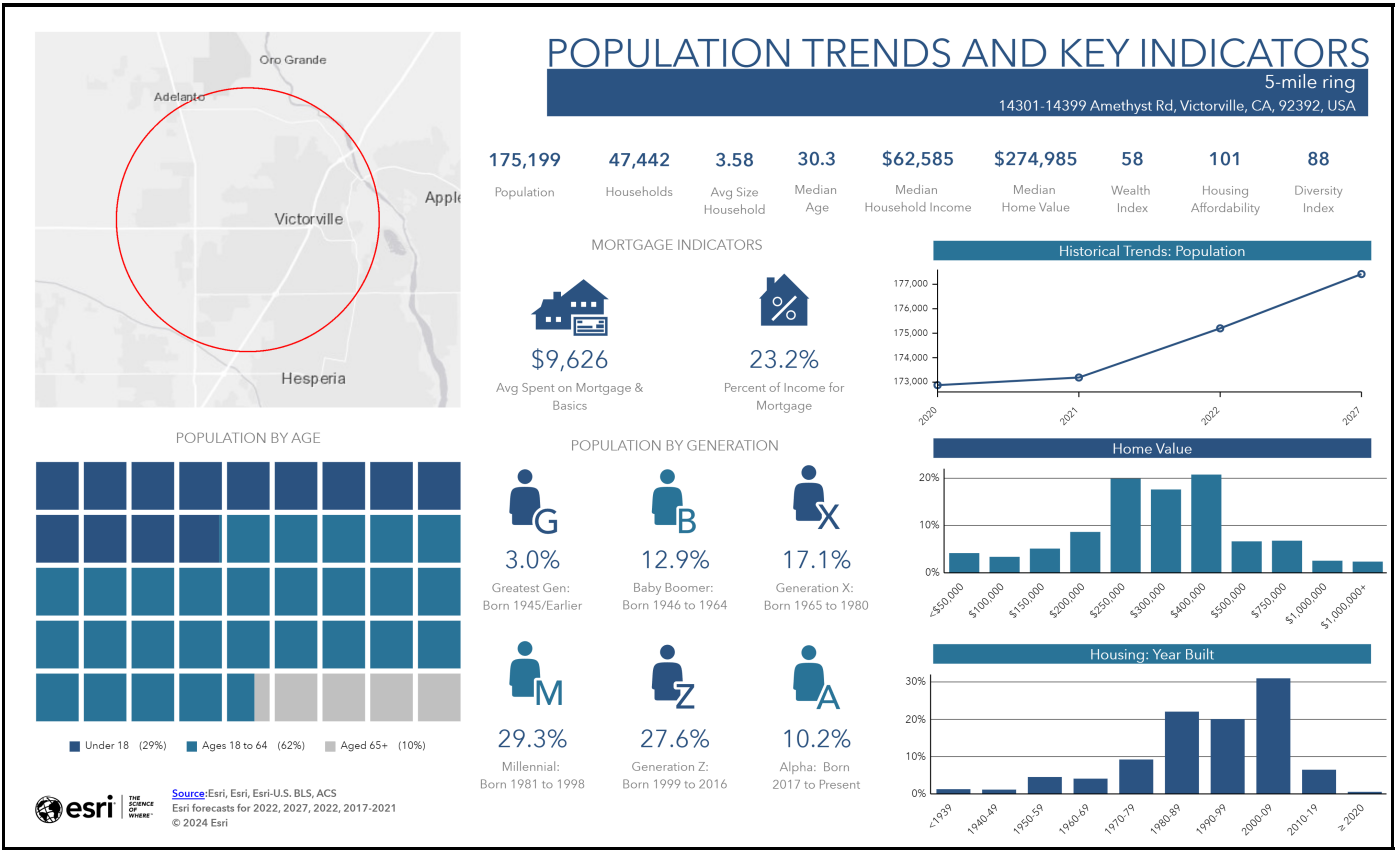
Infographic: Population Trends (Ring: 3 mile radius)



Brandon Robinson,
Broker/President
Phone: 760-534-8135
Email: brobinson@calvaryrealty.com
1906 Commercenter Drive East Ste 214, San
Bernardino 92408

Demographic Analysis

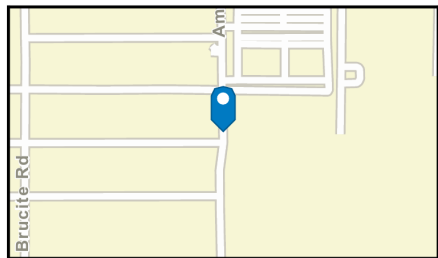
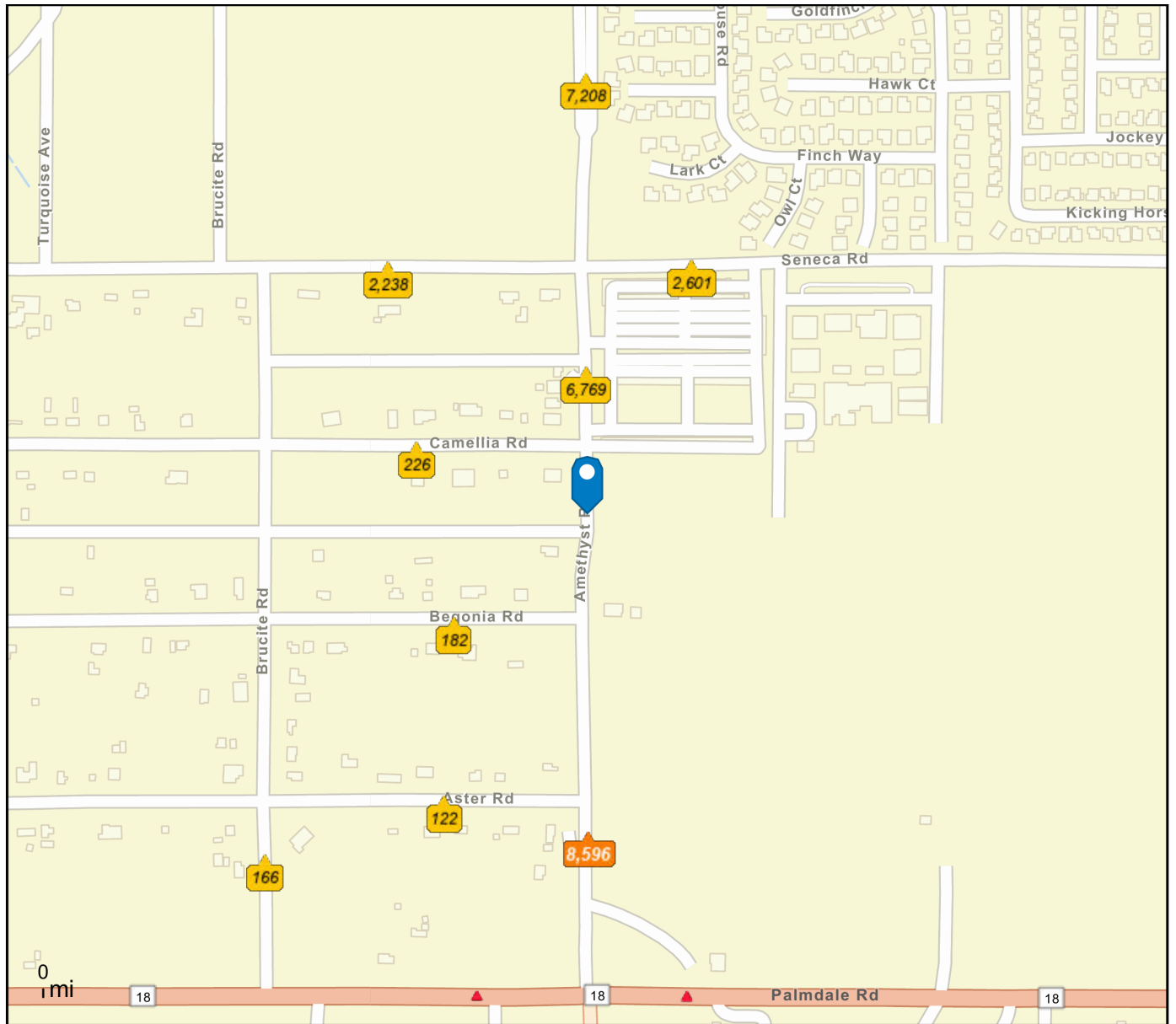
Infographic: Population Trends (Ring: 5 mile radius)



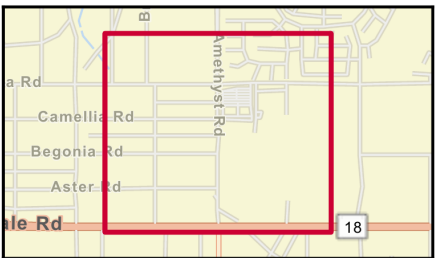
Brandon Robinson,
Broker/President
Phone: 760-534-8135
Email: brobinson@calvaryrealty.com
1906 Commercenter Drive East Ste 214, San
Bernardino 92408

Demographic Analysis

Traffic Count Map - Close-up



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



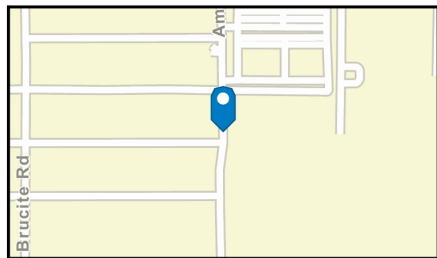
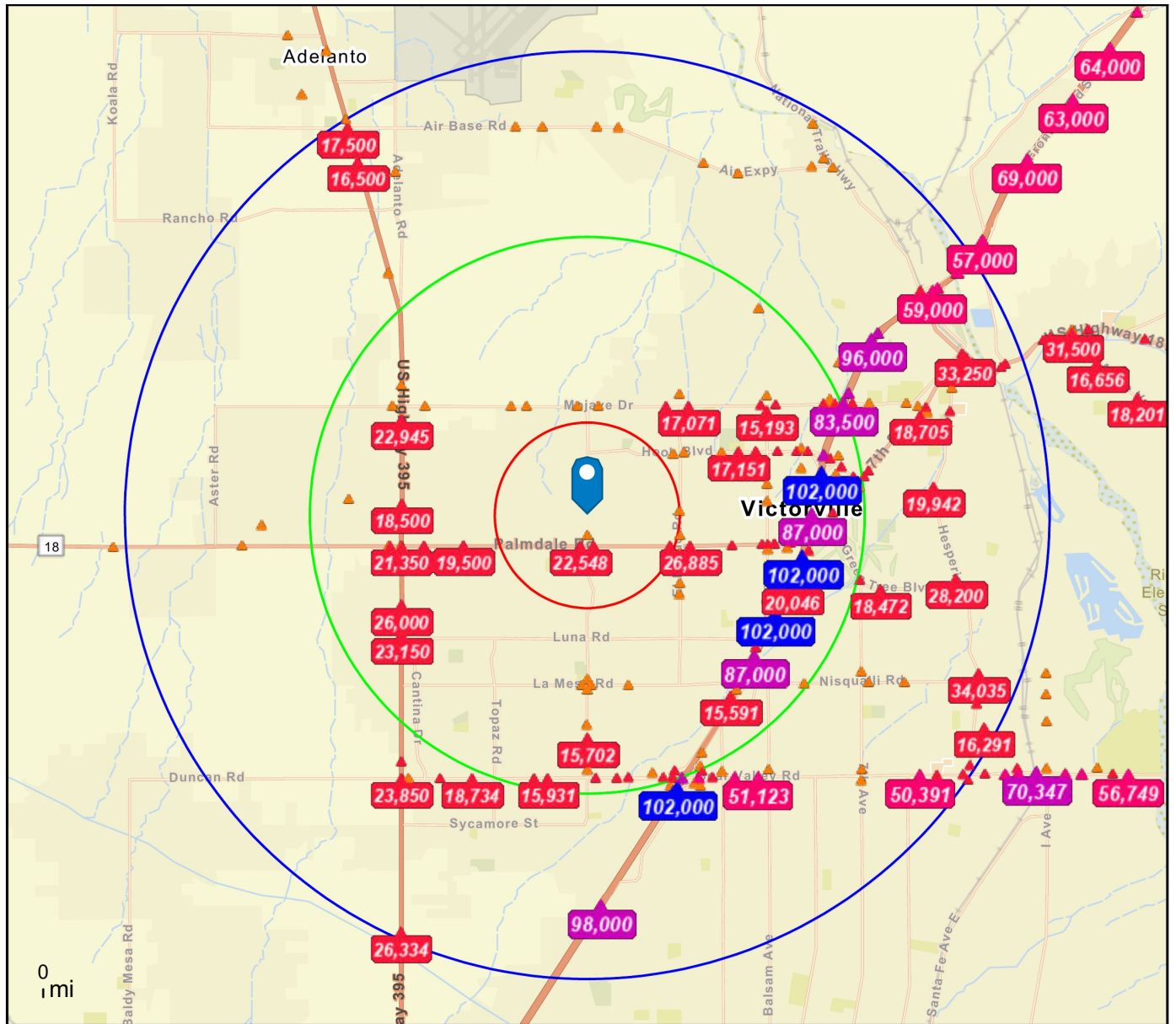
Source: ©2023 Kalibrate Technologies (Q3 2023).



Brandon Robinson,
Broker/President
Phone: 760-534-8135
Email: bbrobinson@calvaryrealty.com
1906 Commercenter Drive East Ste 214, San
Bernardino 92408

Demographic Analysis

Traffic Count - Study Area (Rings: 1, 3, 5 mile radius)



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).



Brandon Robinson,
Broker/President
Phone: 760-534-8135
Email: brobinson@calvaryrealty.com
1906 Commercenter Drive East Ste 214, San
Bernardino 92408