

CO-ANCHOR OPPORTUNITY



14670 7th St.
Victorville, CA



±29,680 SF
AVAILABLE



SUPERIOR GROCERS
ANCHORED CENTER

\$5,750,000

\$193.73/PSF



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating a lease or sale transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data, building information, zoning information, demographics, and other information that a tenant or buyer may depend upon for making their business decisions should be verified and confirmed by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Any information contained in this marketing brochure was obtained from sources that we deemed reliable. While we do not doubt its accuracy, we do not make any guaranty, warranty, or representation about the accuracy of the information contained herein.

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Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

INVESTMENT SUMMARY

THE OPPORTUNITY

Own a **±29,680 SF co-anchor space** within a **Superior Grocers-anchored center**, alongside established tenants including **Harbor Freight and Western Dental**. The property serves a dense trade area of approximately **239,000 residents within a 15-minute drive time**, with an average household income near **\$104,000**. Positioned at the **signalized intersection** of La Paz Avenue and 7th Street, the site benefits from strong visibility to **±54,604 cars per day** and is located **less than one mile from the I-15 freeway** on- and off-ramps, providing convenient regional access.

OFFERING SUMMARY

Sale Price:	\$5,750,000
Building Size:	±29,680 SF
Lot Size:	±2.48 AC
Price / SF:	\$193.73/PSF
APN:	0477-421-05





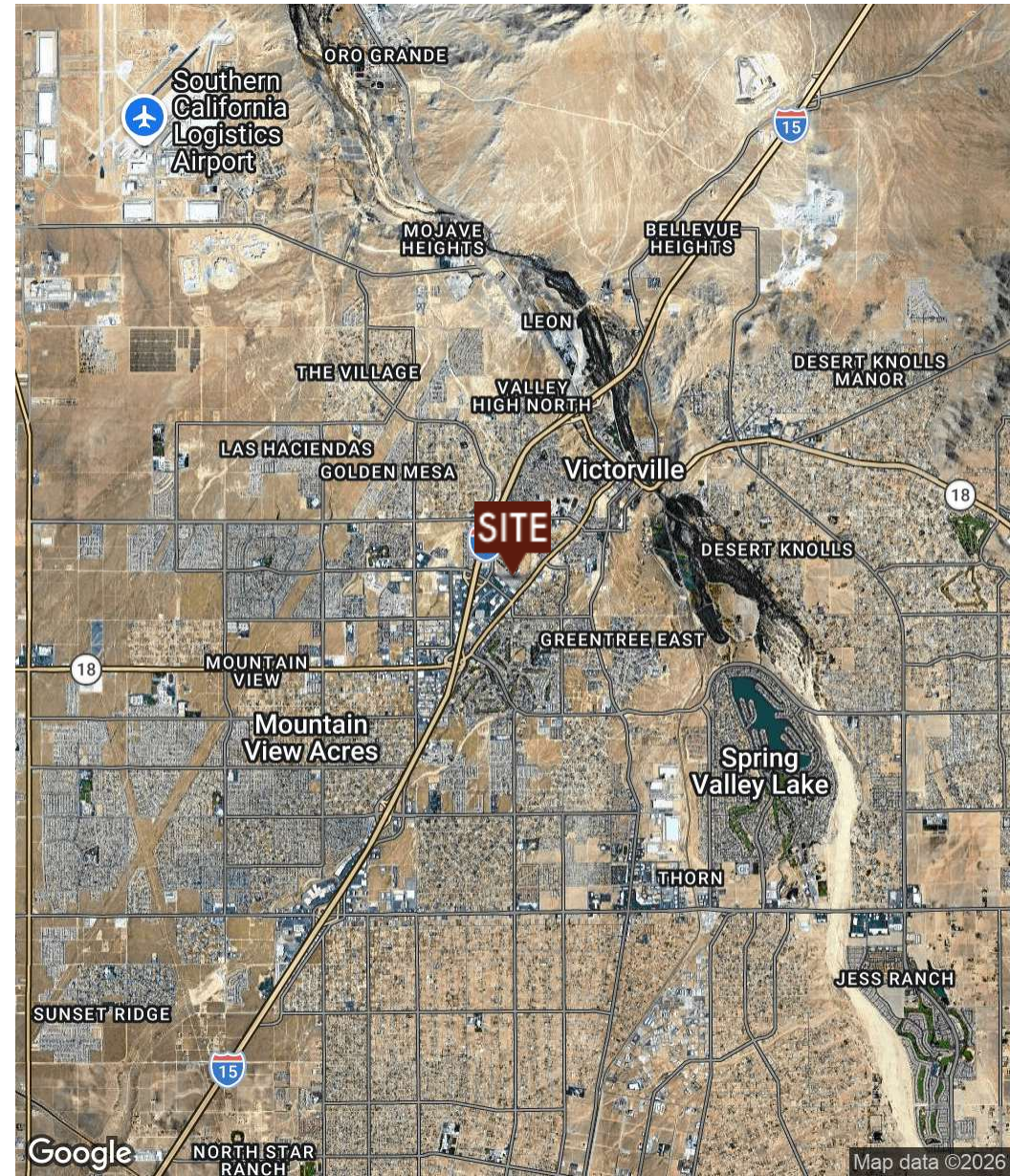
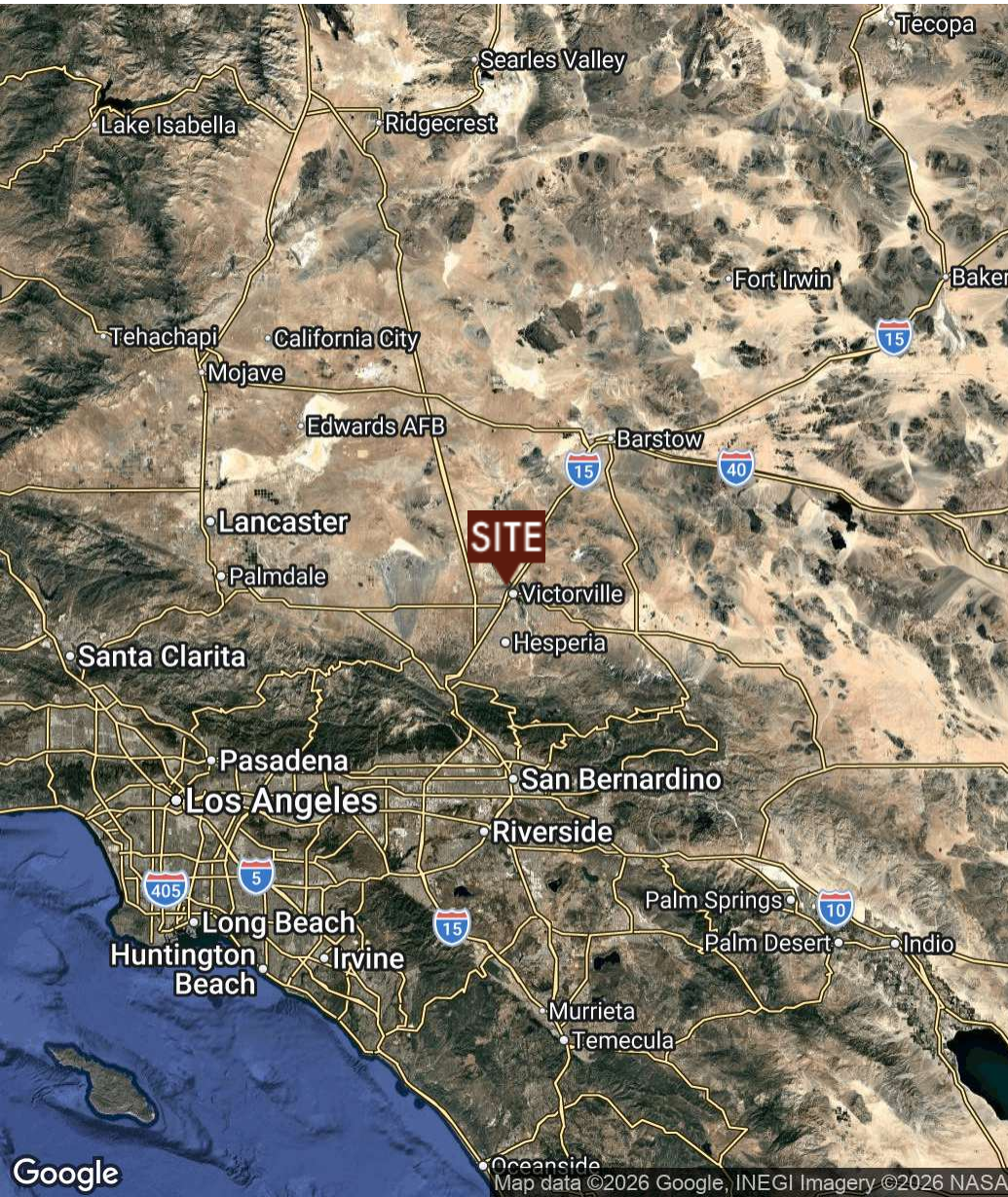
CO-ANCHOR OPPORTUNITY WITHIN GROCER ANCHORED CENTER

- **Strong Retail Synergy:** Adjacent to a newly opened Superior Grocers anchored center, driving approximately $\pm 54,604$ CPD at the signalized intersection of 7th Street and La Paz Avenue.
- **Dominant Value-Oriented Trade Area:** Join national retailers including Costco, Food 4 Less, Big Lots, dd's Discounts, and Harbor Freight Tools, reinforcing strong daily traffic and consumer draw.
- **Flexible High-Clearance Space:** The building features high ceilings suitable for indoor family entertainment retail uses, complemented by a large parking field and unobstructed visibility along 7th Street.
- **Prominent Signage Opportunities:** Excellent building and pylon signage provide strong brand exposure to passing traffic.
- **Dense and Affluent Trade Area:** Easily accessible to over 239,000 residents within a 15-minute drive time, with an average household income of approximately \$104,000.
- **Rare Opportunity to Own Rather Lease:** Purchase financing is available to owner-users through the Small Business Administration. Down payments are as little as 10%. As an owner, one can benefit from the potential appreciation of the asset.

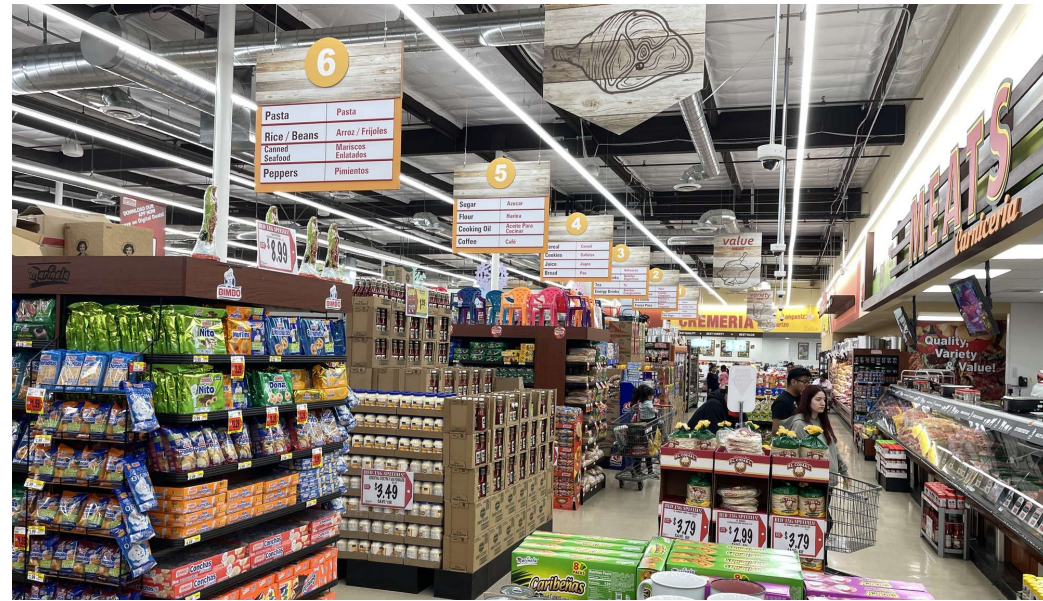
SITE PLAN



LOCATION MAPS



ANCHORED BY NEW SUPERIOR GROCER



SUBJECT PROPERTY INTERIOR (AS OF 6/11/24) & LOADING DOCK



SBA ANALYSIS

PROPOSED SBA 504 LOAN STRUCTURE



BUILDING ACQUISITION	\$5,750,000
TENANT IMPROVEMENTS	\$0
SBA/CDC FEES	\$67,000
TOTAL PROJECT COST	\$5,817,000

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50%	\$2,875,000	6.25%	25 Years 25 Yr. Amort.	1st Deed	\$18,965	\$227,586
SBA 504 LOAN	40%	\$2,367,000	5.94% Apr '26	25 Years Full Amort.	2nd Deed	\$15,164	\$181,967
BORROWER	10%	\$575,000					
TOTAL	100%	\$5,817,000				\$34,129	\$409,553

RATES: Bank: Rate is estimated - will vary depending on lender.
SBA 504: Rate is FIXED at the time of the debenture sale.

FEES: Bank: Vary depending on lender policy.
SBA/CDC: 2.65%* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

COLLATERAL: 90% financing generally does not require additional collateral.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

FOR MORE INFORMATION, PLEASE CONTACT:

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TRADE AREA INFORMATION

CITY OF VICTORVILLE

- The largest city in the High Desert spanning over 74-square miles.
- Situated approximately 40 miles north of the City of Ontario and 85 miles northeast of Los Angeles.
- The population is over 137,000 people with over 600,000 people within the Victor Valley.
 - ±10.7% growth between 2010 and 2020 and ±75% growth over the last 2 decades (Census).
- Largest industries include Healthcare (15.1%), Retail (13.3%), Education (10.1%), Transportation (9.5%), Hospitality (6.8%).
- Victorville offers spacious industrial sites, low-cost utilities, and a variety of pro-business incentives that maximizes the cost of savings for relocation.
- **Restaurant Row** – the High Desert’s premiere dining destination featuring 19 eateries including Cracker Barrel, BJ’s Restaurant, Chili’s, and more.
- **Victor Valley Transit Authority** – second largest transit operator in San Bernardino County with a reported ridership of over 1 million in 2021.
- **Southern California Logistics Center** – a 2,500-acre industrial park with 60 million square feet of development adjacent to the Southern California Logistics Airport, servicing international flights.
- **Foxborough Industrial Park** – a 200-acre, key manufacturing/warehousing logistics operation with 2.3 million square feet of industrial space and direct rail access to BNSF main line.
- Strategic positioning for distribution hubs with a reach of ±20 million people within a 3-hour drive
 - Highways
 - I-15, I-10, & I-40
 - Seaports
 - Los Angeles & Long Beach
 - Airports
 - Southern California Logistics Airport
 - Railway
 - BNSF



City of
Victorville

75%

Population Increase
in Last 2 Decades

60M SF

Southern California
Logistics Center

20M

People Live Within
a 3-Hour Drive

DEMOGRAPHICS

	5 min	10 min	15 min
POPULATION			
2025 Total Population	44,887	120,912	239,043
2025 Median Age	31.5	32.2	32.5
2025 Total Households	13,501	35,628	68,226
2025 Average Household Size	3.3	3.4	3.4
INCOME			
2025 Average Household Income	\$91,195	\$96,319	\$104,640
2025 Median Household Income	\$61,198	\$74,464	\$80,934
2025 Per Capita Income	\$27,604	\$28,479	\$29,932
BUSINESS SUMMARY			
2025 Total Businesses	1,750	4,151	6,677
2025 Total Employees	12,417	29,887	48,781