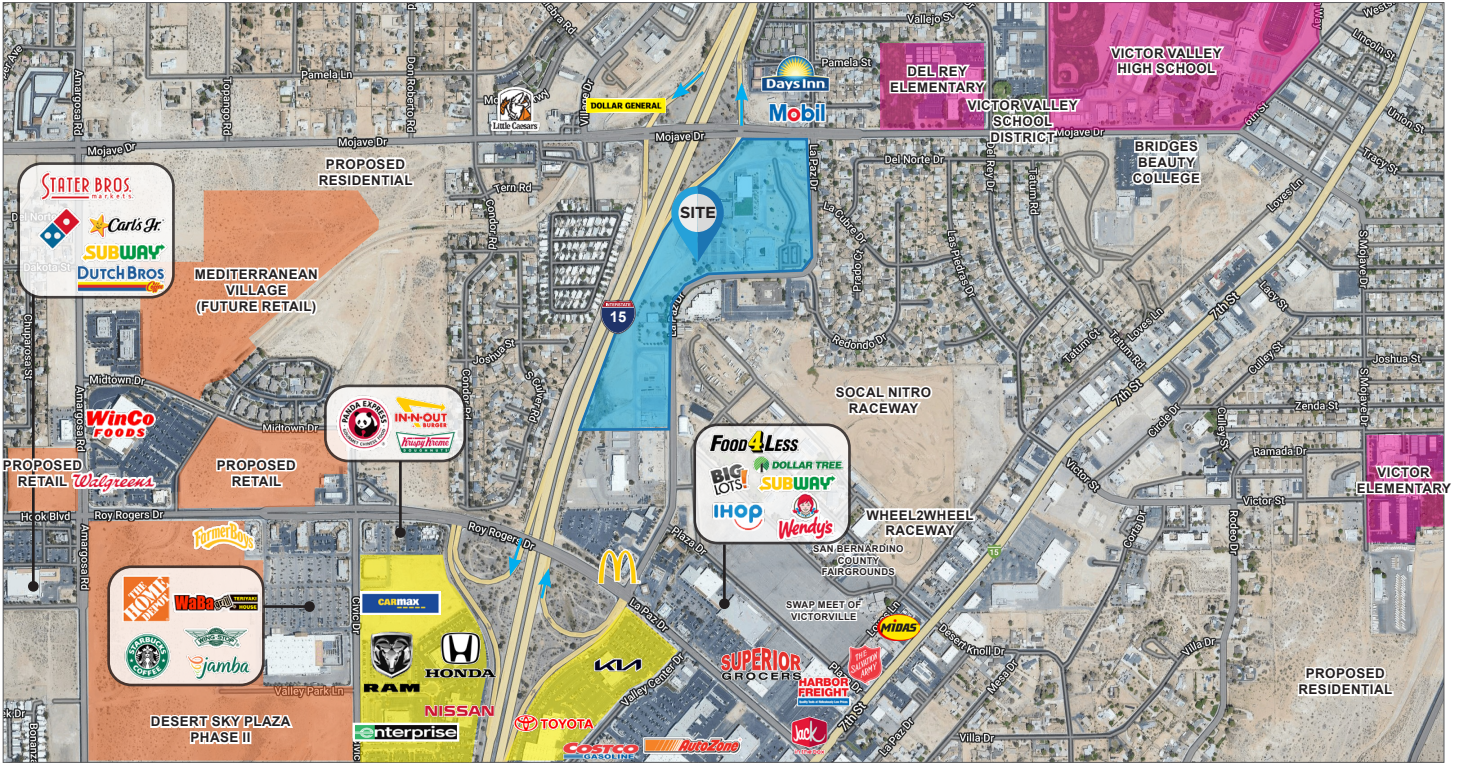


# FOR LEASE

**SEQ MOJAVE DRIVE & I-15  
VICTORVILLE, CA**



## PROPERTY FEATURES

- Freeway site totaling ±27.5 AC.
- Excellent visibility from I-15 freeway with freeway pylon signage available.
- Major trucking/distribution corridor.
- Easy access to on/off ramps at both Roy Rogers & Mojave Dr.
- Proximity to Victor Valley High School and Del Rey Elementary.
- Over 1,600 feet of freeway frontage.
- Brightline West High-Speed Passenger Rail System expected completion in 2028, occupying the median along I-15 freeway.

## 5 MILE RADIUS DEMOS

**154,055**

POPULATION



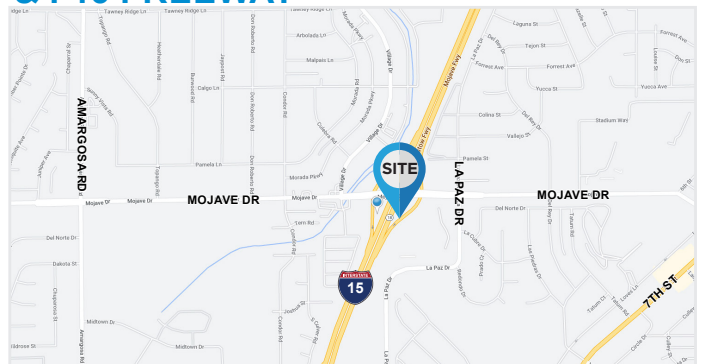
**\$102,083**

AVERAGE  
HOUSEHOLD  
INCOME

DAYTIME  
DEMOGRAPHICS

**84,532**

## ±122,029 CPD AT MOJAVE DR & I-15 FREEWAY



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# FOR LEASE

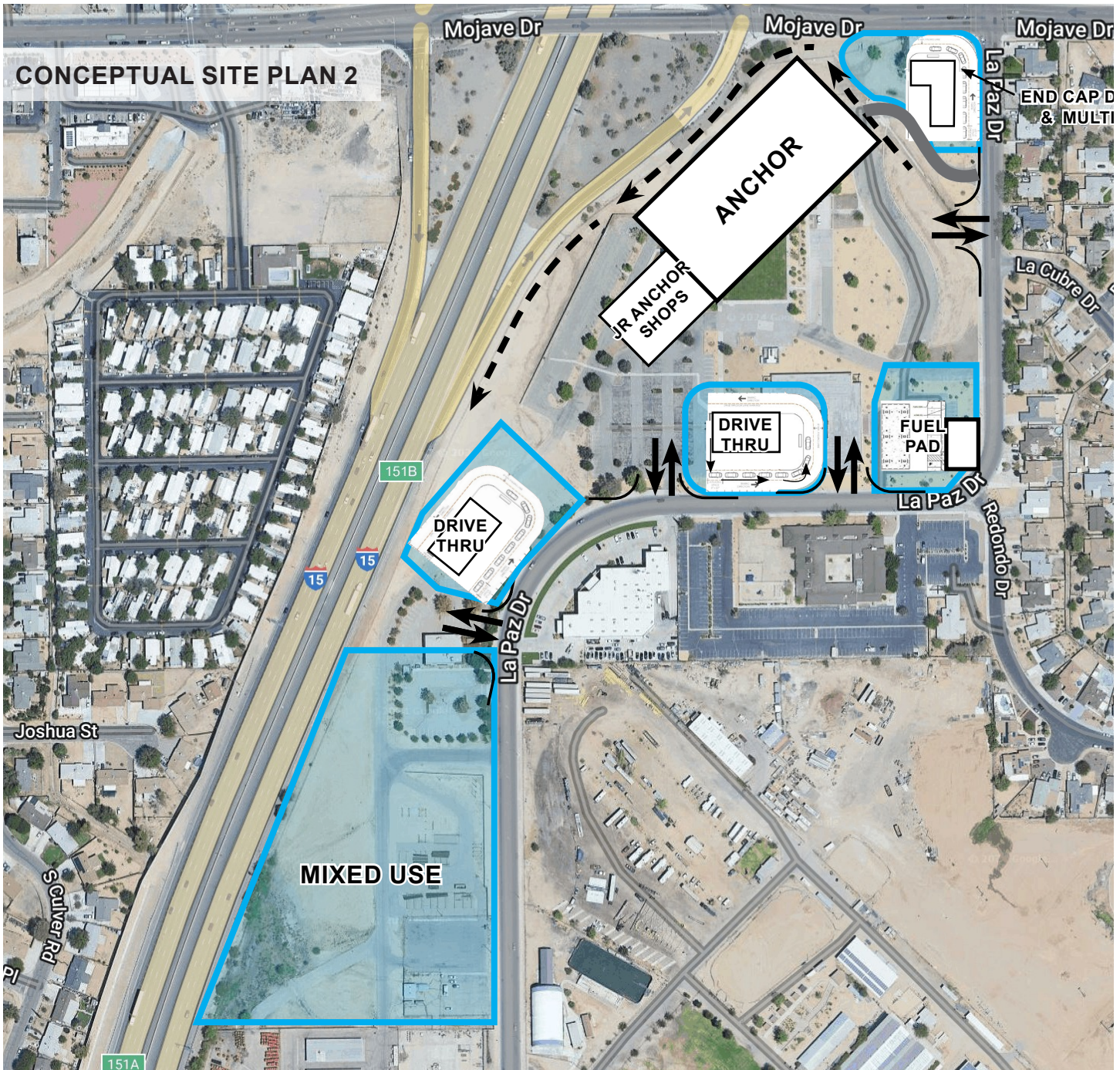
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# FOR LEASE

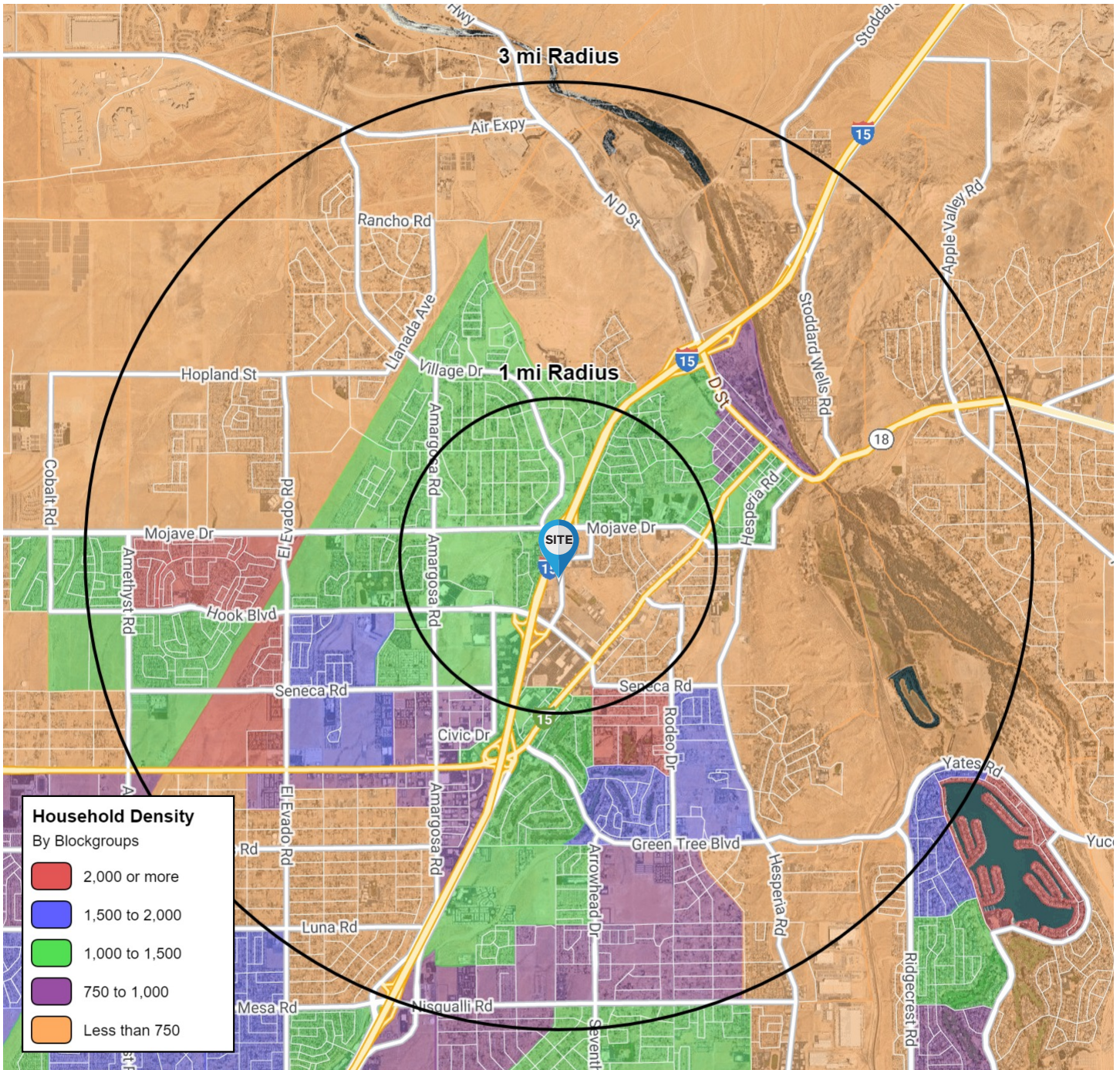
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# FOR LEASE

**SEQ MOJAVE DRIVE & I-15  
VICTORVILLE, CA**

SEQ Mojave & I-15 Victorville, CA 92394	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	10,738	71,328	154,328
2029 Projected Population	10,534	71,504	154,804
2020 Census Population	10,909	70,691	153,121
2010 Census Population	9,375	60,155	133,722
Projected Annual Growth 2024 to 2029	-0.4%	-	-
Historical Annual Growth 2010 to 2024	1.0%	1.3%	1.1%
2024 Median Age	29.8	30.7	32.4
<b>Households</b>			
2024 Estimated Households	3,068	21,041	44,734
2029 Projected Households	3,057	21,409	45,515
2020 Census Households	3,038	21,037	44,635
2010 Census Households	2,696	18,439	39,731
Projected Annual Growth 2024 to 2029	-	0.4%	0.3%
Historical Annual Growth 2010 to 2024	1.0%	1.0%	0.9%
<b>Race and Ethnicity</b>			
2024 Estimated White	26.4%	29.8%	35.0%
2024 Estimated Black or African American	17.4%	19.0%	15.8%
2024 Estimated Asian or Pacific Islander	4.5%	5.6%	6.0%
2024 Estimated American Indian or Native Alaskan	2.3%	1.9%	1.8%
2024 Estimated Other Races	49.4%	43.7%	41.4%
2024 Estimated Hispanic	61.5%	54.7%	53.5%
<b>Income</b>			
2024 Estimated Average Household Income	\$94,718	\$94,027	\$102,079
2024 Estimated Median Household Income	\$55,958	\$64,428	\$76,787
2024 Estimated Per Capita Income	\$27,155	\$27,861	\$29,674
<b>Business</b>			
2024 Estimated Total Businesses	400	2,074	4,452
2024 Estimated Total Employees	3,243	14,944	33,036
2024 Estimated Employee Population per Business	8.1	7.2	7.4
2024 Estimated Residential Population per Business	26.8	34.4	34.7



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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your property advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Revised: July 30, 2025 2:43 PM