

# MOBILE HOME / RV PARK FOR SALE SHADY OASIS KAMPGROUND

16530 Stoddard Wells Rd. Victorville, CA 92395

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## ECONOMIC DATA

**SALE PRICE:** \$4,000,000.00

## PROPERTY INFORMATION

**COUNTY:** San Bernardino  
**MARKET:** Inland Empire  
**SUBMARKET:** Victorville

## BUILDING DATA

**TOTAL BUILDING SF:** 2,584 SF

**YEAR BUILT:** 1967

**ZONING:** Campground / RV Park

## LISTING DATA

## PROPERTY OVERVIEW

Presenting an exceptional investment opportunity with this well-positioned mobile home park featuring two separate parcel numbers, offering flexibility and significant potential for future development. Located in a desirable area, making it an attractive option for investors and developers alike.

The park currently consists of multiple mobile home spaces, each with utility hookups and a mix of long-term tenants, ensuring consistent income. The property is well-maintained with essential infrastructure in place. With two distinct parcels, there is a unique opportunity to reimagine the use of the land, expand the park, or develop a new project altogether.

One of the most exciting aspects of this property is the potential for rezoning subject to city approval. Given its strategic location and the evolving needs of the community, the parcels could be rezoned for other uses, such as residential, commercial, or mixed-use development. This opens the door to a range of possibilities, from creating a new residential subdivision or apartment complex to developing a commercial space that serves the community.

Whether you're looking to enhance the existing mobile home park or pursue a new development opportunity, this property offers incredible flexibility and value. Don't miss out on this rare chance to invest in a property with so much potential—contact us today to explore the possibilities and schedule a tour!

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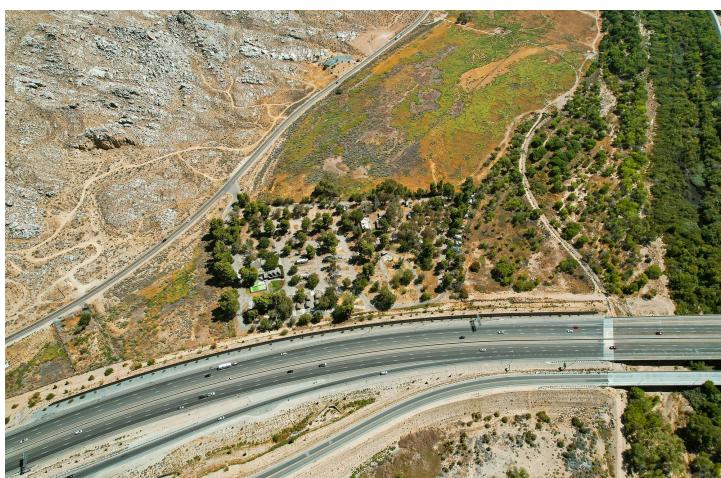
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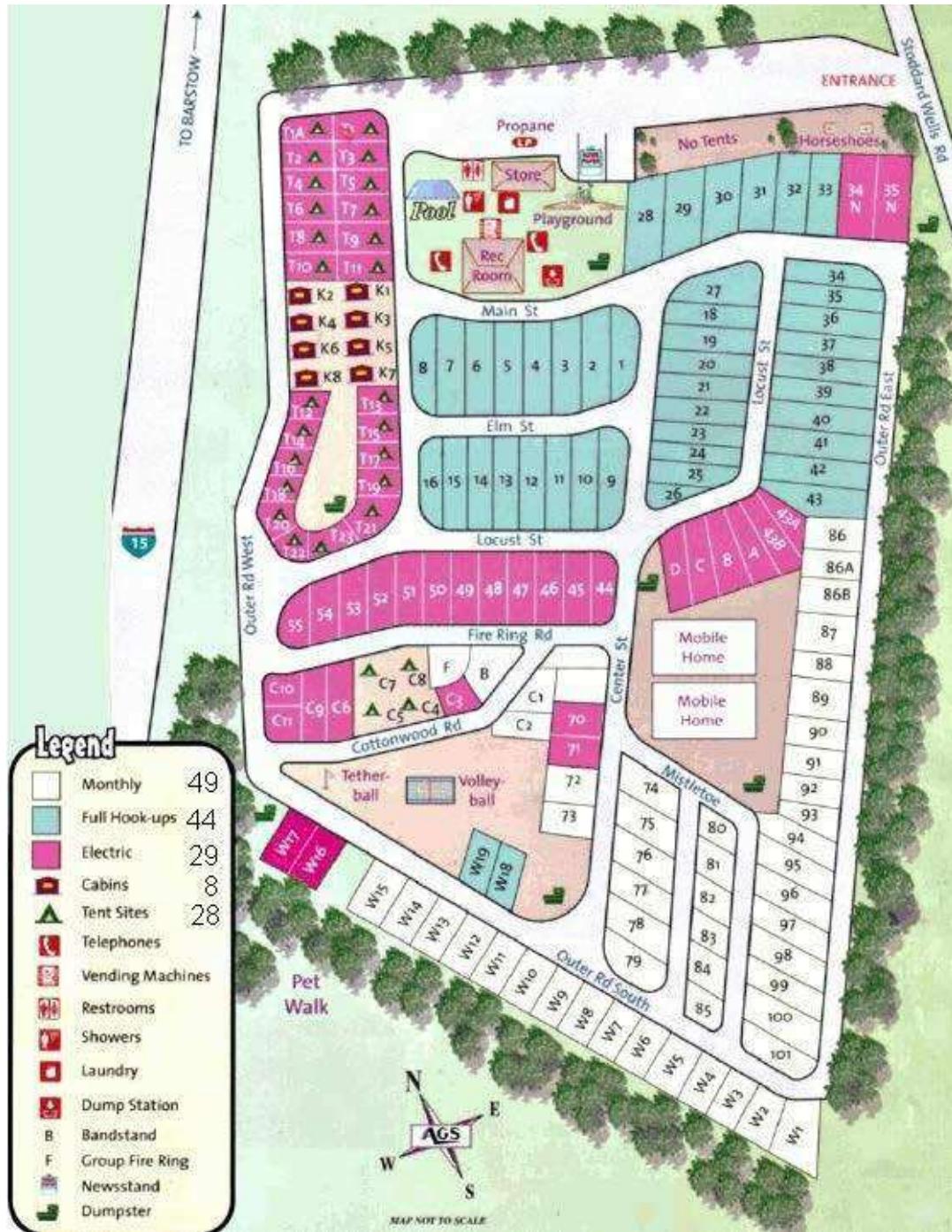
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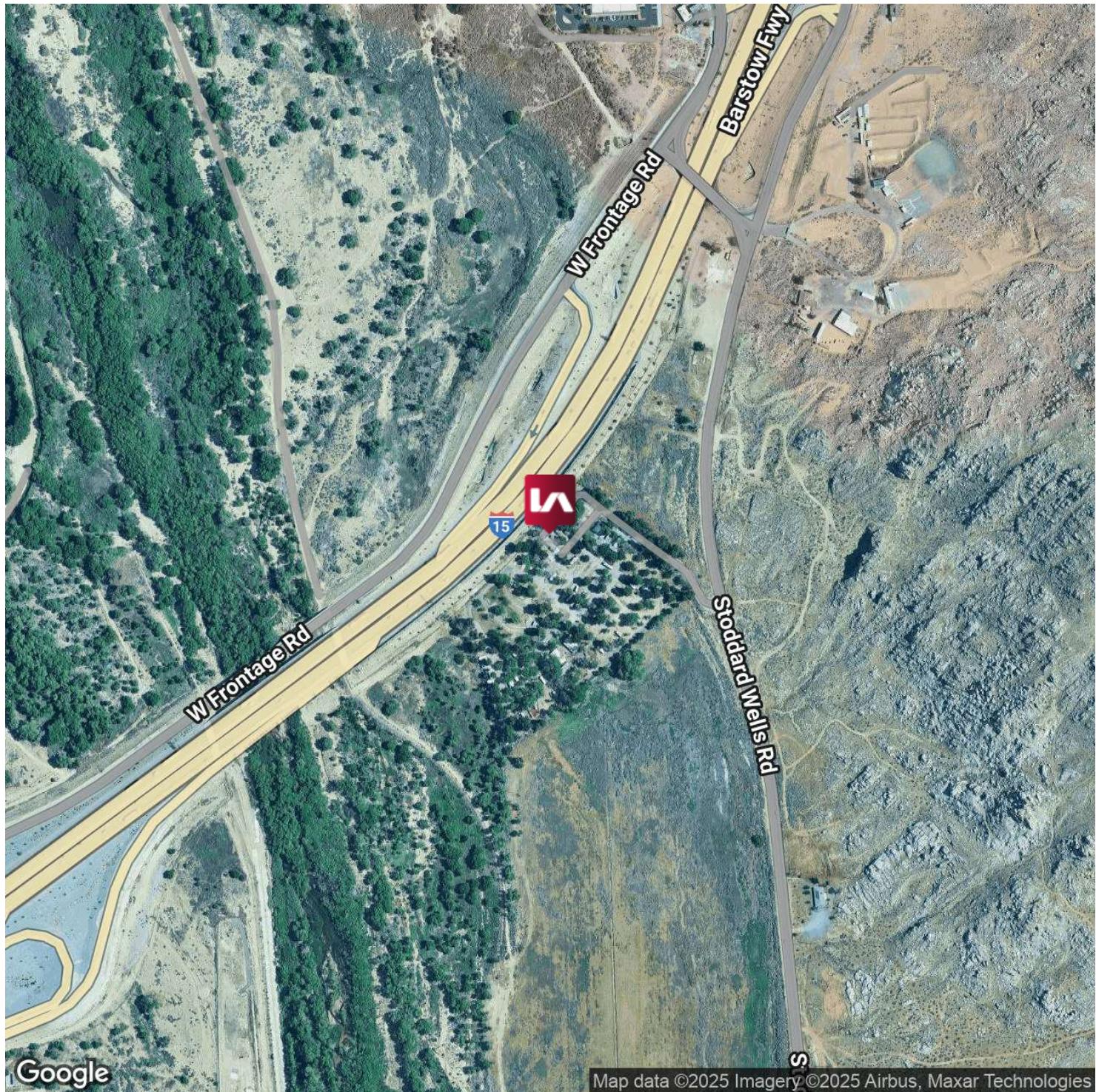
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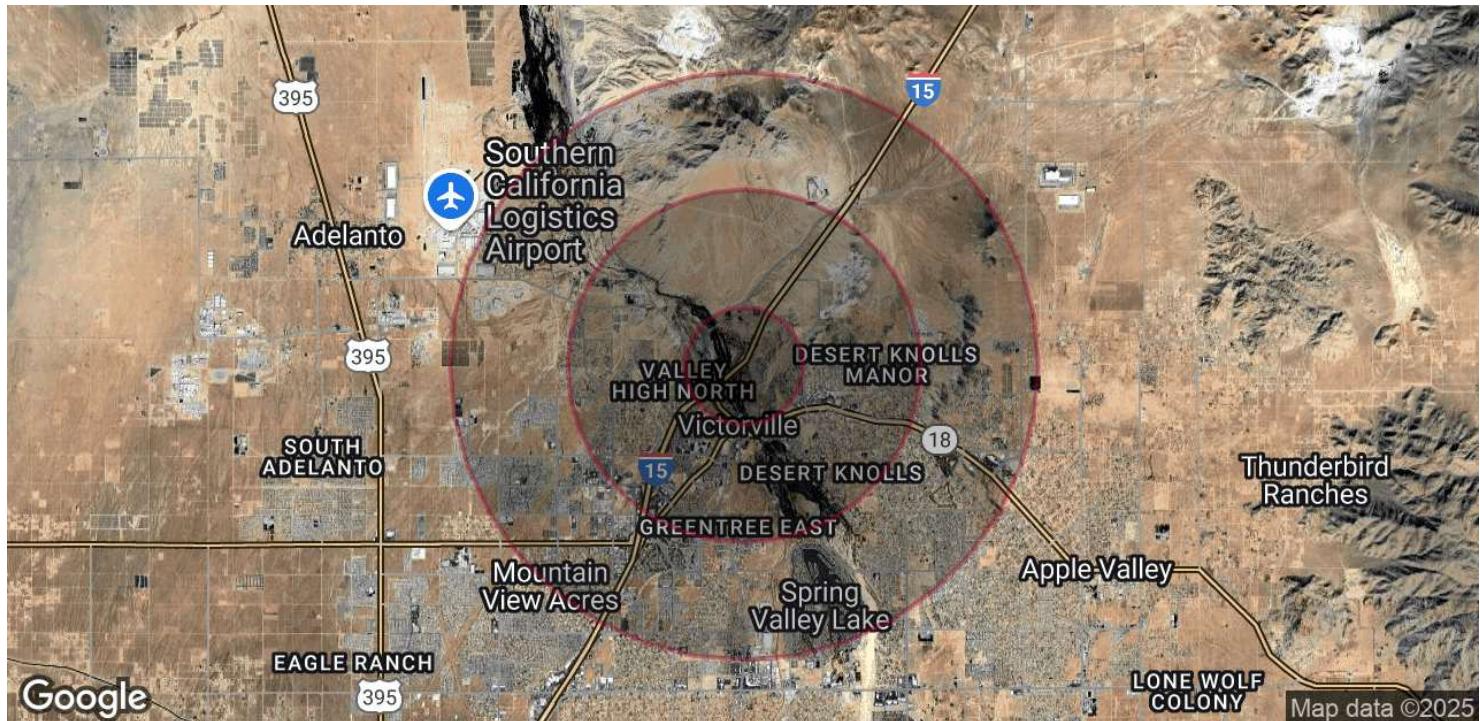
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,730	35,451	121,903
Average Age	38	36	36
Average Age (Male)	37	35	35
Average Age (Female)	39	37	37

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	605	10,841	36,409
# of Persons per HH	2.9	3.3	3.3
Average HH Income	\$89,244	\$83,118	\$97,818
Average House Value	\$401,110	\$370,665	\$376,255

Demographics data derived from AlphaMap

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