

# FOR LEASE



## Victor Plaza

Pad Building and Retail Suites  
SWC La Paz & 7th St Victorville, CA



# HIGHLIGHTS

- **4,000 SF PAD BUILDING,** Former Restaurant and Retail Suites available for Lease
- **PRIME LOCATION:** Strategically situated at the southwest corner of La Paz and 7th Street, offering easy access and visibility.
- **DIVERSE RETAIL OPTIONS:** Features a variety of stores, restaurants including AutoZone, Goodwill, dd's Discounts, Mojave River Academy, Molina Health Care, and US Colleges
- **AMPLE PARKING:** Provides convenient parking facilities for shoppers.
- **GROWING AREA:** Located in a rapidly developing region with strong demographics



## DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
<b>Population</b>	28,523	126,266	276,681
<b>Avg. HH Income</b>	\$62,434	\$81,564	\$87,540
<b>Daytime Population</b>	34,208	121,755	249,350

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# AVAILABILITY

**3,200 SF**  
AVAILABLE

**1,100 SF**  
AVAILABLE

**780 SF**  
AVAILABLE

**2,000 SF**  
AVAILABLE

**3,430 SF**  
AVAILABLE

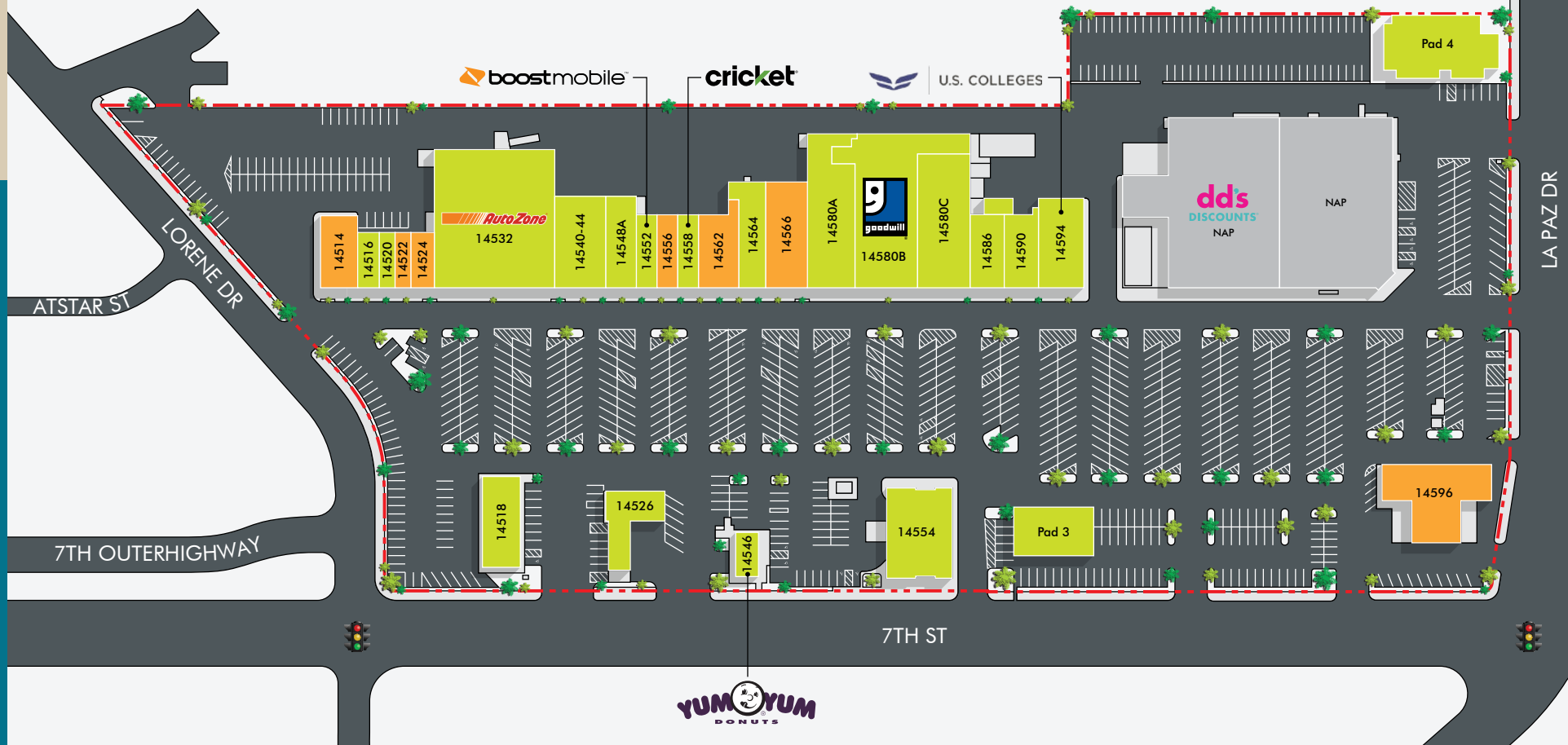
**5,240 SF**  
AVAILABLE

**7,400 SF**  
AVAILABLE





# SITE PLAN



SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
14514	Available	3,200	14546	Pad-Yum Yum Donuts	1,250	14580A	Beauty Supply	8,200
14516	Smoke Shop	1,500	14548A	Coin Laundry	2,500	14580B	Goodwill	13,320
14518	Available - Pad Building	4,000	14552	Boost Mobile	2,000	14580C	Bin & Win	8,570
14520	Desert Nail & Spa	1,200	14554	Mojave River Academy	7,059	14586	Bin & Win	3,160
14522	Available	780	14556	Available	2,000	14590	National Cash Advance	2,715
14524	Available	1,100	14558	Cricket	1,600	14594	U.S. Colleges	5,000
14526	Automotive Repair	1,600	14562	Available	3,430	14596	Available	7,400
14532	AutoZone	20,174	14564	Lim's Family Fashion	3,500	Pad 3	Future Phase - Pad	5,000
14540-44	Molina Health Care	6,500	14566	Available	5,240	Pad 4	Future Phase - Pad	5,000



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For More information,  
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