

EXCLUSIVE LISTING

14745 Palmdale Rd, Victorville, CA

Prime Retail Victorville Location, Strong Traffic Count! Best Chinese Cuisine in the Heart of Victorville! 31K SQFT Lot with Commercial Zoning! Value-Add Restaurant with Track Record! Equipment & Liquor License 47 Included!



Subject Property: 14745 Palmdale Rd
Victorville, CA

Asking Price: \$1,650,000

Year Built: 1983

Building Area: 3,821 SF

Lot Size: 31,000 SF

APN: 0396-022-02-0000

Parking: 50+ Spaces

Zoning: C2

For Investor: Seller Leaseback is Possible. Please contact Broker.



INVESTMENT/PROPERTY/BUSINESS HIGHLIGHTS

- Value add Restaurant in the main street of Victorville CA on Palmdale Rd & Del Gado Rd!
- Prime Location in the busiest street with a lot of cars driving by. A great quick stop area between Los Angeles and Las Vegas trip. Excellent demographics with an average household income of \$73,614
- One mile from Interstate 15, two miles from Costco Wholesale and The Home Depot Victorville, 3.5 miles from Walmart Supercenter Victorville, 35 miles from Interstate 210. Excellent access to FWY 15 & 210
- Businesses nearby: Victorville Hyundai car dealer, Victorville Mazda car dealer, Autozone auto parts store, O'Reilly auto parts store, VCA Mesa Animal Hospital, Cardenas Mexican grocery store, CVS drug store, San Bernardino County Employment office building, Holiday Skating Center, Holiday Inn Hotel, surrounded by high-end apartments, two Walmart Supercenters, Costco Wholesale, The Home Depot, Adelanto High School, George Air Force Base, The Boeing Company facilities, gas stations, and churches
- Equipment + liquor license 47 included (Buyer to verify)

ABEL BENITEZ

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COSTCO WHOLESALE



MOJAVE NARROWS REGIONAL PARK

15 FWY



HOME DEPOT



HOLIDAY INN



GREEN TREE GOLF COURSE

TRAFFIC COUNT: 26885



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