

# FOR SALE

**COSTCO**  
WHOLESALE

**AutoZone**

OWNER USER  
OPPORTUNITY

7TH ST

Free-Standing at  
**Victor Plaza**

**Owner User Opportunity**  
14518 7th Street, Victorville, CA

# THE OFFERING

CBRE is pleased to offer the sale of a free-standing pad building located at 14518 7th Street in Victorville, CA. The property is situated on an outparcel to Victor Plaza at the intersection of Lorene Drive and 7th Street. Victor Plaza is a neighborhood shopping center with over 171,000 SF of retail shops, restaurants, medical offices, educational facilities, automotive services and other offerings. The center is located at the intersection of La Paz Drive and 7th Street in the heart of Victorville. The center is surrounded by national and regional retailers making this one of the primary shopping hubs in the entire High Desert region. The free-standing building is approximately 4,000SF and resides on approximately 0.57 acres of land. The building has outstanding visibility to both Lorene Drive and 7th Street. The owner of this building can capitalize on the exposure possible with this property. The building is rectangular in shape and can easily accommodate a myriad of uses. The future owner can easily build out for retail, medical, restaurant or many other potential uses. Owner user opportunities at such high-quality locations are rare to find because most owners do not want to sell such a high-quality asset but this seller is in a unique position here to offer an owner user this opportunity rather than continue to own it themselves.

Victorville is a vibrant city in San Bernardino County, located in the High Desert region of Southern California. Known for its strategic location along the I-15 Freeway, Victorville serves as a key commercial hub, attracting businesses and shoppers from surrounding areas. The City boasts a growing population, diverse demographics, and a strong retail market, making it an ideal environment for a thriving business.

## OWNER USER OPPORTUNITY HIGHLIGHTS



**4,000 SF PAD BUILDING:** Ideal Owner User medical, retail, restaurant or office use



**PRIME LOCATION:** Strategically situated at the northwest corner of Lorene and 7th Street, enabling easy access and visibility



**DIVERSE USES IN TRADE AREA:** Victor Plaza and the surrounding trade area features a variety of stores and restaurants including Costco, AutoZone, Food 4 Less, dd's Discounts, educational and medical facilities, etc.



**I-15 CORRIDOR:** The property is only 2 minutes from the I-15 Freeway



**GROWING AREA:** Located in a rapidly developing region with strong demographics

## LISTING HIGHLIGHTS

**\$1,985,000**  
ASKING PRICE

**4,000 SF**  
BUILDING SIZE

**0.57 ACRES**  
LOT SIZE



# PROPERTY DESCRIPTION

## PROPERTY OVERVIEW

ADDRESS	14518 7th Street, Victorville, CA
MARKET/SUBMARKET	High Desert
BUILDING SIZE	4,000 SF
YEAR BUILT	1984
PARCEL #	3106-262-26
LEASE TYPE	Use Type

## DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	28,523	126,266	276,681
AVG. HH INCOME	\$62,434	\$81,564	\$87,540
DAYTIME POPULATION	34,208	121,755	249,350





FOR SALE: OWNER USER OPPORTUNITY







# SITE PLAN



VALLEY CENTER DR

**Costco**  
WHOLESALE

CIRCLE K

LORENE DR

LA PAZ DR

ATSTAR ST

AutoZone

boost  
mobile

**dd's**  
DISCOUNTS

E SAND ST

Free-Standing  
Pad Building at  
Victor Plaza

YUM  
yum

Mojave River  
RESTAURANT

7TH OUTERHIGHWAY

7TH ST



Free-Standing at

# Victor Plaza

**Owner User Opportunity**  
14518 7th Street, Victorville, CA

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**CBRE**



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