

# For Sale

# 14554

seventh street

VICTORVILLE, CA



**WELLS  
FARGO**

NET LEASE INVESTMENT WITH  
LONG TERM LEASES



Pricing Improvement for Year End Sale

**CBRE**

## EXECUTIVE SUMMARY

CBRE is pleased to offer for sale the Mojave River Academy and Wells Fargo ATM net-leased property located in Victorville, CA. This approximately 7,359 SF free-standing pad building is situated within Victor Plaza, a well-established 171,636 SF neighborhood center anchored by dd's Discounts, Goodwill, AutoZone, and other national retailers.

The Primary lease with Mojave River Academy features over 6 years remaining on its 12-year term, with 3% rental increases annually. The current base rent of \$28 per square foot annually is competitive within the market for similar properties, enhancing the investment's overall stability.

The property boasts excellent visibility, signage, ample parking, and convenient access from 7th Street, a major north-south thoroughfare in Victorville's retail corridor. It is conveniently located just off the Roy Rogers Drive freeway exit, with nearby amenities including Costco, Food 4 Less, In-Shape Fitness, and various auto dealerships along the I-15 freeway.

The property is also well served by local public transit, effectively meeting the needs of both tenants, providing easy access for the students to the school. Mojave River Academy has occupied the building since 2019 and has invested hundreds of thousands in improvements.

The Victorville area and the broader Victor Valley trade region have experienced over 13% population growth over the past decade, driven by expansion in moderately priced housing, industrial demand, and expansion of hospitality.



## LISTING HIGHLIGHTS

**\$3,001,257**

Asking Price

**\$210,088**

NOI

**7%**

CAP Rate

**7,359 SF**

Building size

**0.54 Acre**

Lot size

## INVESTMENT HIGHLIGHTS



### LONG-TERM LEASE STABILITY

The property features over 6 years remaining on a 12-years of term, with 3% annual rental increses, ensuring a reliable income stream.



### TENANT REIMBURSES FOR ALL EXPENSES

The tenant operates under a multi-tenant net lease structure, providing reimbursement to the landlord for all expenses, including Common Area Maintenance, Property Insurance, and Property Taxes.



### COMPETITIVE MARKET RENT

The current base rent of \$28 per square foot annually is well-aligned with market rates, supported by the growing demand in the Victorville area.



### COMMUNITY COMMITMENT

The tenant, having occupied the building since 2019, has invested significantly in improvements, demonstrating stability and a strong commitment to the local community.



## PROPERTY DESCRIPTION AND LEASE ABSTRACT

### PROPERTY OVERVIEW

Address	14554 7th Street, Victorville, CA
Market/Submarket	High Desert
Building Size	7,359SF
Price	\$3,001,257
CAP Rate	7%
NOI	\$210,088
Lot Size	23,284 SF (0.54 Acre)
Year Built	1968 / Renovated 2019
Parcel #	3106-262-24
Parking Ratio	6.45/1,000 SF

### LEASE ABSTRACT

Tenant	<b>Mojave River Academy Schools, a California nonprofit public benefit corporation</b>
Address	14554 7th Street, Victorville, CA
Year Built / Year Renovated	1968 / 2009
Lease Type	Shopping Center Net Lease
Primary Lease Term	12 Years
Term Remaining	6 Years
Rent	\$14,905 per month
Rental Increases	3% Annually
Renewal Options	None
Lease Guarantor	Corporate



### LEASE ABSTRACT

Tenant	<b>Wells Fargo Bank, N.A., national banking association</b>
Address	14554 Seventh Street, Victorville, CA
Lease Type	Shopping Center Net Lease
Primary Lease Term	5 Years
Term Remaining	Thru the end of the term, January 31, 2029
Rent	\$2500/mo (\$2,400 Base Rent + \$100 NNN)
Rental Increase	N/A
Renewal Options	None
Lease Guarantor	Corporate

RENT STRUCTURE

Tenant	Address	Square Footage	Lease Start	Lease End	Dec. 2025 Rent/Mo	Rental Increases	Lease Type	Renewal Options	Notes
Mojave River Academy	14554 7th St, Victorville, CA	7,059	5/1/2019	4/30/2031	\$14,905.08	5/1/2026 - \$15,352.23/mo	NNN	None	Tenant reimburses all NNN charges per lease + additional admin fee
						5/1/2027 - \$15,812.80/mo			
						5/1/2028 - \$16,287.18/mo			
						5/1/2029 - \$16,775.80/mo			
						5/1/2030 - \$17,279.07/mo			
Wells Fargo ATM (Drive-Thru)	Parking Lot Kiosk	300	1/7/2009	1/31/2029	\$2,400	-	NNN	None	*Tenant reimburses \$100 monthly on NNN's
TOTAL SQUARE FOOTAGE		7,359			\$17,305	Total Monthly Rent			
TOTAL AVAILABLE		0	0%	Vacancy	\$207,661	Total Annual Rent			
TOTAL OCCUPIED		7,359	100%	Occupancy					

Annualized Operating Data	Dec. 2025
Scheduled Gross Income (SGI)	\$207,661
Total Operating Income	\$207,661
Total Operating Expenses	All NNN Reimbursed by Tenants
Additional Management / Administration Fees Paid	\$2,427
Net Operating Income	\$210,088
Purchase Price	\$3,001,257
Current Cap Rate	7%





## TENANT OVERVIEW

Tenant	Mojave River Academy
Locations	15 locations (12 in Southern California)
Main Campus	19900 National Trails Hwy, Oro Grande, CA
Web Site	<a href="http://www.mojaveriver.net">http://www.mojaveriver.net</a>

Mojave River Academy offers free, public K-12 education through a variety of learning methods, including both traditional independent study and online curriculum. They have multiple locations in Southern California, with the main campus in Oro Grande, CA. The academy emphasizes flexible scheduling to accommodate students' individual needs. They are known for their high graduation rate, 1-on-1 instruction, and free meals. It is not owned by a private entity but is part of the Oro Grande School District, a local public school district. The school receives funding through a combination of sources including the Local Control Funding Formula (LCFF), other state funds, local funds, and federal funds. A significant portion of its funding comes from the LCFF, which allocates funds to districts based on student needs. Additionally, the school may receive funding through state and federal grants, as well as local district funding.





**WELLS  
FARGO**

## TENANT OVERVIEW

Tenant	Wells Fargo Bank, N.A.
Locations	7,200 locations and 13,000 ATMs
Duration	ATM at subject location has been established for over 20 years

Wells Fargo Bank, headquartered in San Francisco and founded in 1852 is a major financial institution offering a wide range of banking, investment and mortgage products and services. Wells Fargo has offices in 31 countries and territories to support its global customer base. The Wells Fargo ATM at this location has been servicing the Victorville community for over two decades, providing convenient access to banking services. The ATM offers a range of functionalities, including cash withdrawals, balance inquiries, and account transfers, catering to the banking needs of local residents and businesses. Its long-standing presence reflects reliability and trust within the community.





AERIAL MAP

COMBINED 192,880 ADT



VALLEY CENTER DR

LORENE DR



7TH STREET



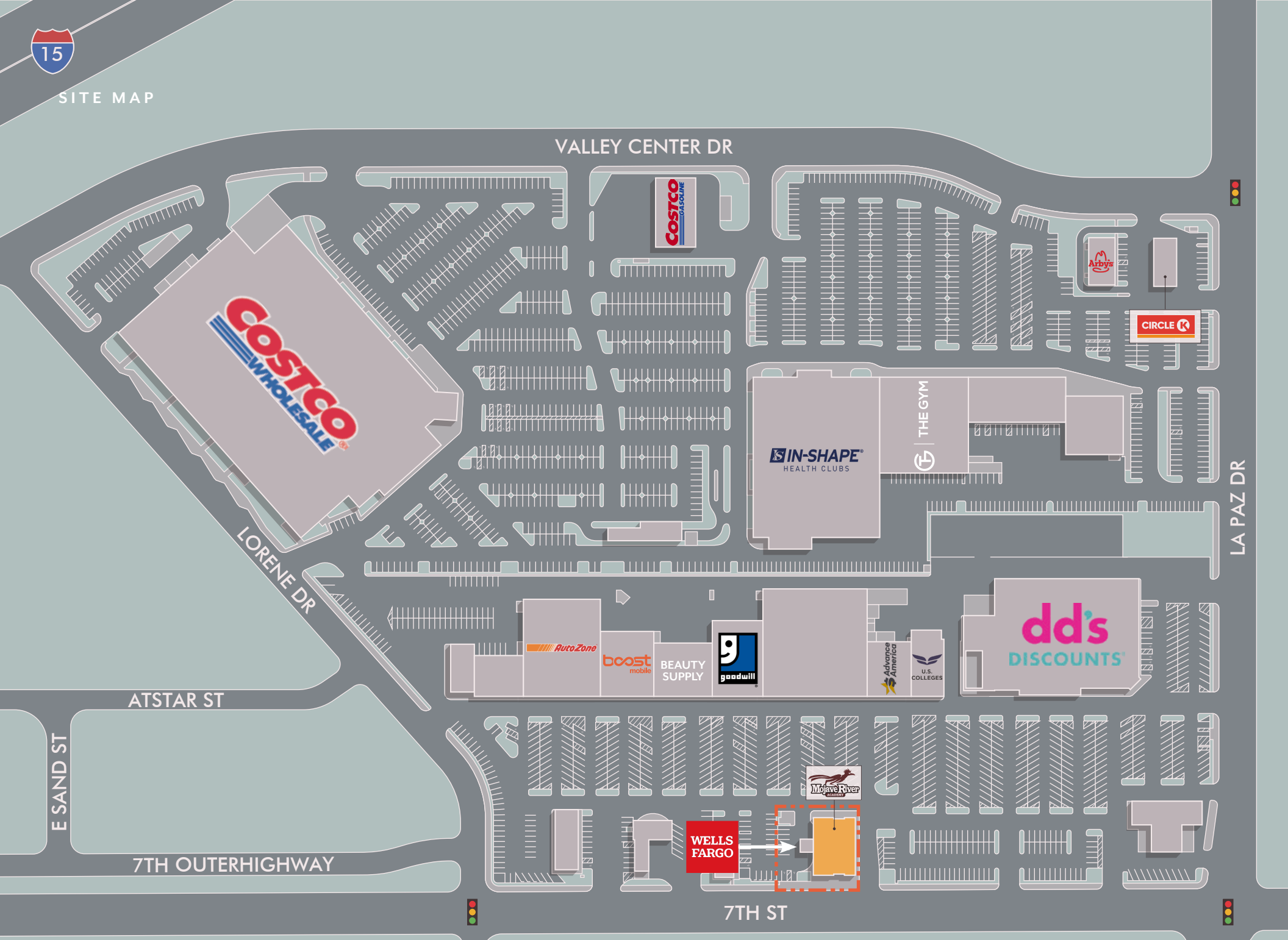
LA PAZ DR

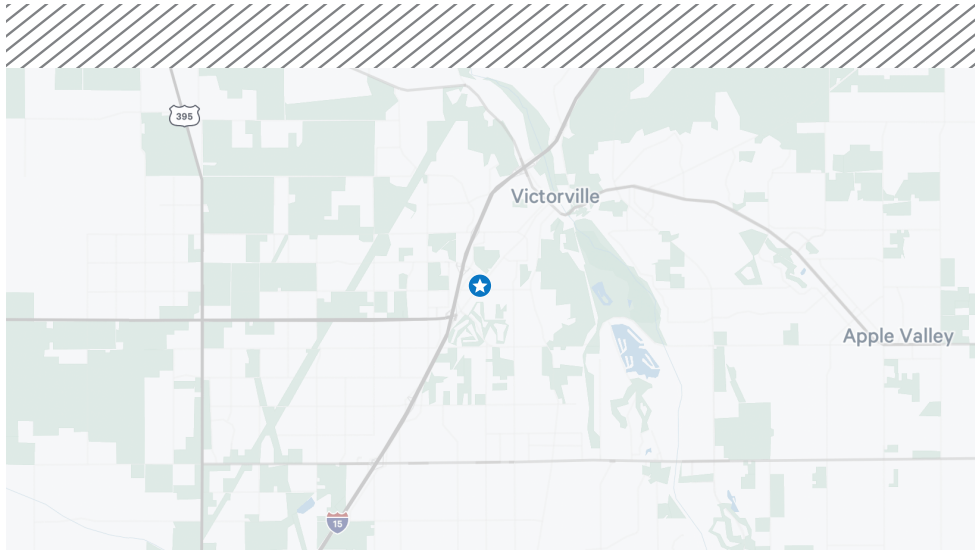






SITE MAP





#### **VICTORVILLE LOCATION OVERVIEW**

Victorville, located in the High Desert region of Southern California, serves as a vital hub for the San Bernardino County area. With its strategic position along the I-15 freeway, Victorville benefits from excellent connectivity to major metropolitan areas, including Los Angeles and Las Vegas. This accessibility makes it an attractive destination for both businesses and residents seeking a balance between urban amenities and a more relaxed desert lifestyle.



#### **POPULATION AND DEMOGRAPHICS**

As of 2023, Victorville has an estimated population of approximately 135,000 residents, reflecting a diverse community drawn by the area's affordable housing and growing job opportunities. The city has seen consistent population growth over the past decade, driven by an influx of families and individuals looking for a more affordable living environment while still being within commuting distance of larger urban centers.



#### **ECONOMIC DEVELOPMENT**

Victorville has experienced significant economic growth, bolstered by the expansion of various industries, including retail, healthcare, and logistics. The city's proximity to major highways and transportation corridors has attracted businesses looking to capitalize on its strategic location. Notable developments include the establishment of distribution centers and retail outlets, which have generated employment opportunities for local residents.



#### **HOUSING AND INFRASTRUCTURE**

In response to its growing population, Victorville has seen extensive residential development, with numerous new housing projects underway. The city offers a variety of housing options, from single-family homes to multi-family complexes, catering to a diverse demographic. Additionally, infrastructure improvements, including road enhancements and public services, support the city's growth and enhance the quality of life for its residents.



#### **RECREATIONAL OPPORTUNITIES**

The city is surrounded by natural beauty, offering residents a variety of recreational activities. With nearby attractions like the Mojave Narrows Regional Park and the San Bernardino National Forest, outdoor enthusiasts can enjoy hiking, camping, and various water sports. Additionally, local parks and community centers provide venues for sports, events, and family gatherings.



#### **FUTURE GROWTH AND DEVELOPMENT**

Looking ahead, Victorville is poised for continued growth, particularly with the proposed XpressWest high-speed rail project, which aims to connect the city to Las Vegas. This project is expected to significantly enhance transportation options and further stimulate economic development, making Victorville an increasingly attractive destination for both residents and businesses.

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