

# LEASE

## I-15 FREEWAY SHOWROOM

13815 Park Avenue Victorville, CA 92392



### OFFERING SUMMARY

|                  |                    |
|------------------|--------------------|
| Lease Rate:      | \$1 SF/month (NNN) |
| Building Size:   | 8,750 SF           |
| Available SF:    | 8,750 SF           |
| Lot Size:        | 0.54 Acres         |
| Number of Units: | 1                  |
| Year Built:      | 1984               |
| Zoning:          | Commercial         |
| Market:          | Victorville        |
| Submarket:       | Civic Area         |

### PROPERTY OVERVIEW

OFF I-15 freeway with cheapest rent on the freeway. 5,000 sf of showroom and attached warehouse with 18 feet clearance and additional muezsin space.

### PROPERTY HIGHLIGHTS

- Freeway Frontage
- High visibility from main road
- Ample parking for customers
- Modern, well-maintained building
- Versatile layout for various retail concepts
- Prime location in a bustling commercial area
- Proximity to popular shopping and dining destinations
- Strong local and regional demographics
- Large storefront windows for maximum exposure
- Proximity to major transportation routes

**Jerrad Schendel**  
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