

Marcus & Millichap



OFFERING
MEMORANDUM

SHOPS TO SUPERIOR GROCERS

14660 & 14672 7TH STREET | VICTORVILLE, CA 92395

PRESENTED BY

CANDACE BARE

First Vice President Investments

DIRECT 702.215.7125

MOBILE 702.250.3392

Candace.Bare@marcusmillichap.com

NV: S.0171556

TONY SOLOMON

Broker of Record

23975 Park Sorrento, Suite 400

Calabasas, CA 91302

LICENSE # 01238010

NON-ENDORSEMENT AND DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2023 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

IT IS IMPERATIVE THAT ALL PROPERTY VISITS ARE SCHEDULED WITH THE LISTING AGENT.

PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Activity ID: ZAF0220126



TABLE OF CONTENTS

OFFERING
SUMMARY

1

INVESTMENT
HIGHLIGHTS

2

FINANCIAL
ANALYSIS

3

MARKET
OVERVIEW

4

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present an exceptional add-value retail center opportunity in Victorville, CA.

Marcus & Millichap is pleased to present an exceptional add-value opportunity on the **prime real estate corner of Victorville's Seventh Street at La Paz Drive**. This grocery-anchored offering with two retail strip centers is adjacent to a **recently opened Superior Grocers** (experiencing tremendous visitation counts) **and formerly a 99 Cents Only Stores space that boasted a ranking of a Top 10% Store in the Nation** according to CreditIntel in March 2023. The almost entirely renovated shopping center is **also joined by a newly constructed Harbor Freight/Cali Beauty Supply and Western Dental and a strong performing Jack in the Box**.

Originally constructed with ten demisable spaces, the existing fully-occupied six-tenant rent roll provides great opportunity for an investor or a developer to reposition the shopping center. Most tenants are paying below-market rents and are on short term or month-to-month leases, creating great flexibility for an owner to increase revenue with mark-to-market rents via various lease-up strategies—potential renovations or a full re-positioning may also be considered, including the addition of a single tenant outparcel building as appropriate.

The premises, comprising a total of **14,987 square feet** and heavily demisable, were built in 1972 and 1974 and are situated upon two separate parcels representing a total of **1.55 acres, split between a .53 acre and a .99 acre parcel**. A shared access parking lot allows for a variety of uses within ample parking providing potential opportunity for additional structures to be built.

Recent improvements to the building and parking lot were made during the construction of the Superior Grocers store, including the addition of an ADA accessible ramp and attractive landscaping. This is in addition to overall parking lot improvements completed by the 99 Cents Only store, a chain that recently closed all of its stores nationally, including at the subject shopping center.

The shops are located within **the larger Superior Grocers Center, which is a 111,206 square foot shopping center situated upon 9.32 acres of land with a total of 494 parking spaces**. Located just off Interstate 15 at La Paz Drive, the Shops are within one of the **dominant retail corridors of Victor Valley and are surrounded by other bustling shopping centers including national retailers such as Costco, Food 4 Less, and dd's Discounts**.

\$2,900,000
PURCHASE
PRICE

•••••
±14,987
TOTAL SF

•••••
\$194
PRICE PER SF

•••••
100%
CURRENT
OCCUPANCY

•••••
1.53 ACRES
LOT SIZE

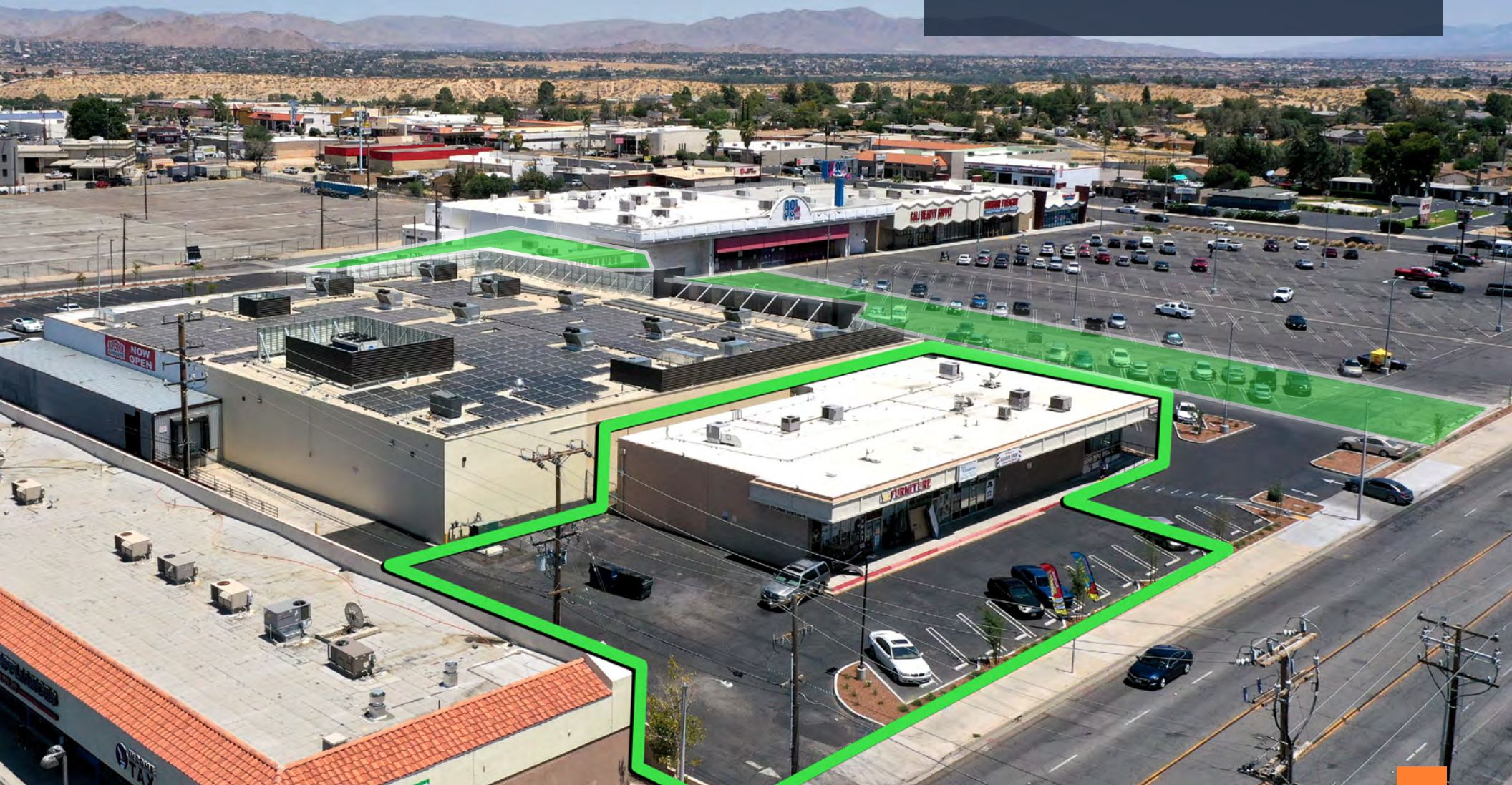
SUMMARY OF TERMS

INTEREST OFFERED

Fee Simple interest in two separate parcels comprising 1.55 acres of land with improvements totaling 14 987 square feet.

PROPERTY TOURS

All property tours must be arranged with the listing agents in advance. At no time shall the tenants, on-site management or staff be contacted directly.









INVESTMENT HIGHLIGHTS

- ANCHORED BY NEWLY CONSTRUCTED SUPERIOR GROCERS AND FORMERLY 99 CENTS ONLY STORES, ALONG WITH OTHER TRAFFIC DRIVERS SUCH AS HARBOR FREIGHT AND JACK IN THE BOX
- NEW GROCERY-ANCHOR PRESENCE PROVIDES MULTIPLE OPPORTUNITIES FOR VALUE ENHANCEMENT INCLUDING IMPROVING THE RENT ROLL WITH MARK-TO-MARKET RENTS OR BY REPOSITIONING THE ASSET, A RE-IMAGINATION THAT MIGHT INCLUDE THE ADDITION OF FREESTANDING BUILDING(S)
- LOCATED WITHIN AN OPPORTUNITY ZONE
- AVERAGE NNN RETAIL MARKET RENT FOR PEER PROPERTIES IS \$20.17 PER SQUARE FOOT
- SITUATED AT THE SIGNALIZED CORNER OF LA PAZ DRIVE AND 7TH STREET FEATURING OVER 54,387 VEHICLES PER DAY
- VICTORVILLE IS CENTRALLY LOCATED WITHIN THE INLAND EMPIRE MSA - POPULATION EXCEEDS 4.7 MILLION RESIDENTS
- AN ABUNDANCE OF RECENT IMPROVEMENTS TO THE SHOPPING CENTER WILL ENABLE A NEW LANDLORD TO ATTRACT NATIONAL TENANTS AS DESIRED
- DOMINANT AND THRIVING VICTORVILLE RETAIL CORRIDOR
- FUTURE BRIGHTLINE WEST PASSENGER RAIL SYSTEM FEATURES TWO STATIONS ADJACENT TO VICTORVILLE (VICTOR VALLEY AND HESPERIA STATIONS)

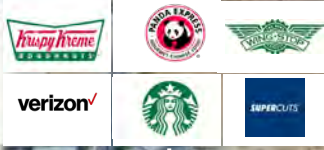


PROPERTY OVERVIEW

BUILDING ADDRESSES	14660 & 14672 SEVENTH ST VICTORVILLE, CA 92395
OWNERSHIP INTEREST	FEE SIMPLE
PARCEL NUMBERS	0477-421-19-0000 AND 0477-421-12-0000
LOT SIZE	± 1.53 ACRES
PARCELS	TWO
RENTABLE SF	±14,987
OCCUPANCY	100%
YEARS BUILT	1972 1974
ZONING	COMMERCIAL
PARKING	± 494 TOTAL SPACES SHARED BETWEEN SHOPPING CENTER
PARKING RATIO	4.44 : 1,000



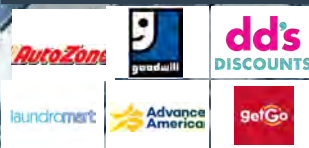
DESERT SKY PLAZA



AUTO PARK
@ VALLEY
AUTO CENTER



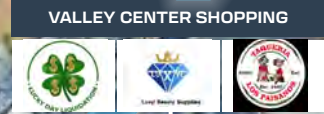
VICTOR PLAZA SHOPPING CENTER



SWAP MEET
OF VICTORVILLE



LA PAZ DR - 27,999 VPD





Pep Boys
Auto Service & Tires
EST. 1921

O'Reilly
AUTO PARTS

VICTOR PLAZA SHOPPING CENTER
AutoZone
goodwill
dd's DISCOUNTS
Jami's Burgers
9etGo
Advance America

Jami's Burgers

El Pollo Loco

Starbucks

COSTCO
WHOLESALE

THE GYM

IN-SHAPE
FAMILY FITNESS

U-HAUL

Wendy's

ASIAN FOOD

Food 4 Less

T Mobile

SUBWAY

TESLA
SUPERCHARGER

SUPERIOR
GROCERS

Jack
In the box

RITE AID

FORMER
99c only

Western Dental

Cal's

HARBOR FREIGHT

SHOPS TO
SUPERIOR
GROCERS
CENTER

SWAP MEET
OF VICTORVILLE









SUPERIOR
GROCERS

FURNITURE



SITE PLAN





RAVIN'S DONUTS & ICE CREAM



BEST DEAL FURNITURE



CHARLIE'S BARBER SHOP



**MY GENERATION
SMOKE & VAPE**



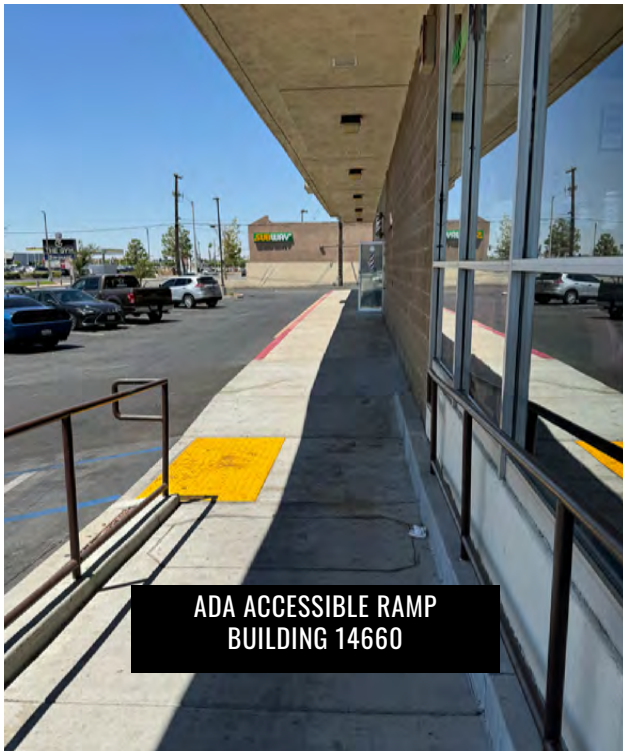
VINSON'S FURNITURE



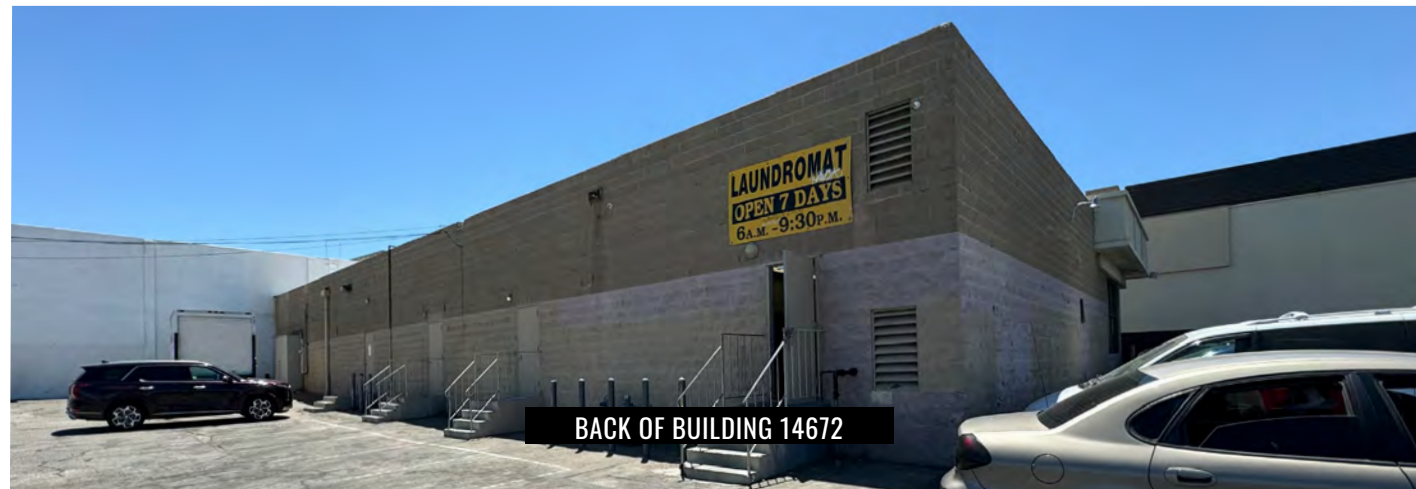
LAUNDERLAND
COIN-OP LAUNDRY



SUPERIOR GROCERS
INTERIOR



ADA ACCESSIBLE RAMP
BUILDING 14660



BACK OF BUILDING 14672



SIDE OF BUILDING 14660

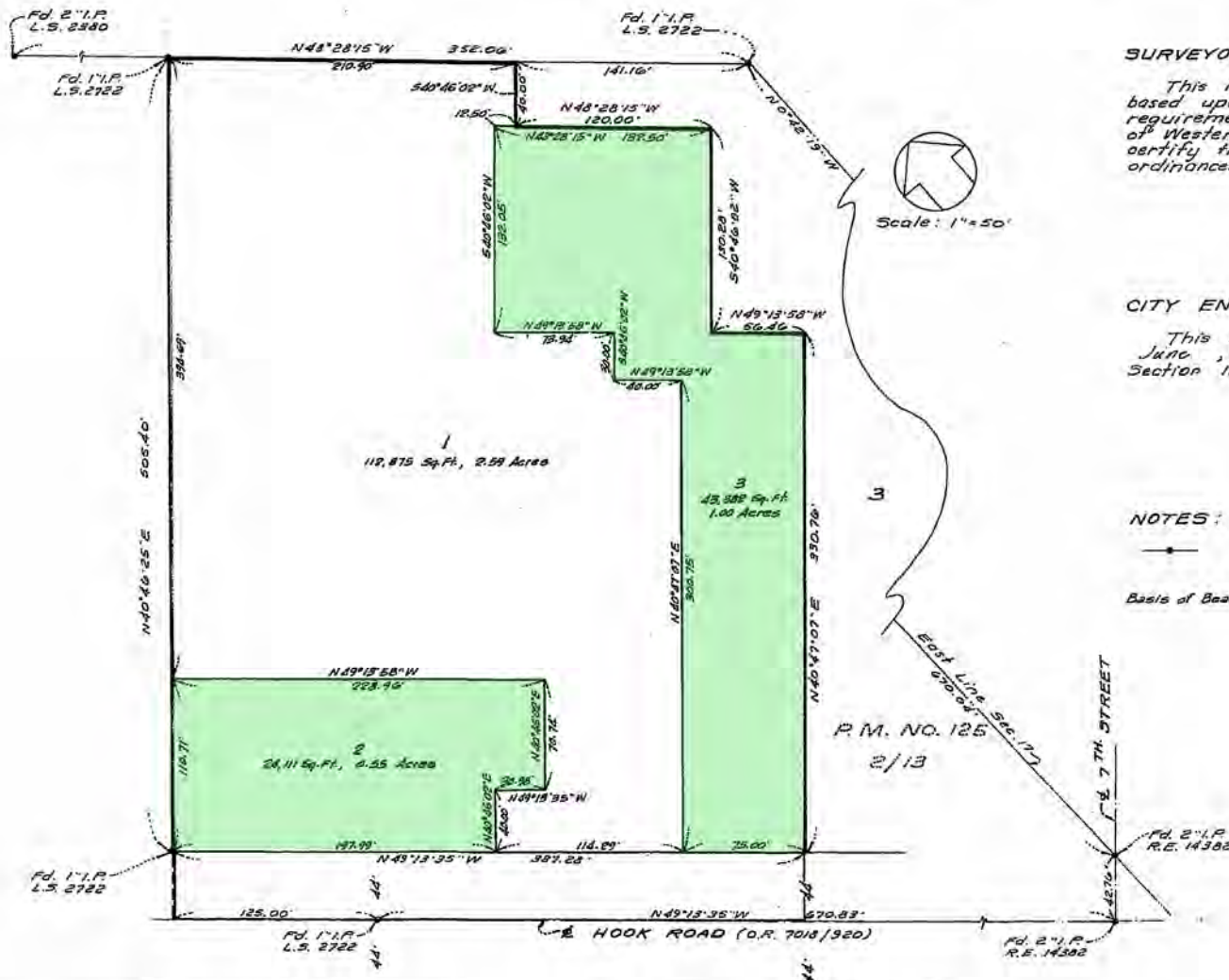


PARCEL MAP NO. 380

IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA. BEING A DIVISION OF PARCEL 4 AS SHOWN ON PARCEL MAP NO. 125, FILED IN BOOK 2, PAGE 13 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

C M ENGINEERING ASSOCIATES

CIVIL ENGINEERING - PLANNING - SURVEYING



SURVEYOR'S CERTIFICATE

This map was prepared under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act at the request of Western Shopping Centers, Inc. in March, 1970. I hereby certify that all provisions of applicable state law and local ordinances have been complied with.

Harold E. Robinson
Harold E. Robinson L.S. 3069

CITY ENGINEER'S CERTIFICATE

This map has been examined this 25th day of June, 1970, for conformance with the requirements of Section 11575 of the Subdivision Map Act.

William J. Barrett
William J. Barrett, City Engineer
Victorville, California

NOTES:

- Indicates found monument as noted per Parcel Map No. 125, R.M. 2/13
- Basis of Bearing: The E of Hook Road, bearing N49°13'35"W per R.M. 2/13

587

Filed this 25th day of
JUNE 1970 at 11:00 AM
in Bk. 4 of Parcel
Maps 19
Booked:
CITY OF
WESTERN SHOPPING CENTERS
INC
CLERK

FEE \$ 5.00



HIGH PERFORMING
JACK IN THE BOX
OUTPARCEL



TESLA SUPERCHARGER
ADJACENT



NEWLY CONSTRUCTED HARBOR FREIGHT,
CALI BEAUTY SUPPLY &
WESTERN DENTAL



COSTCO WHOLESALE





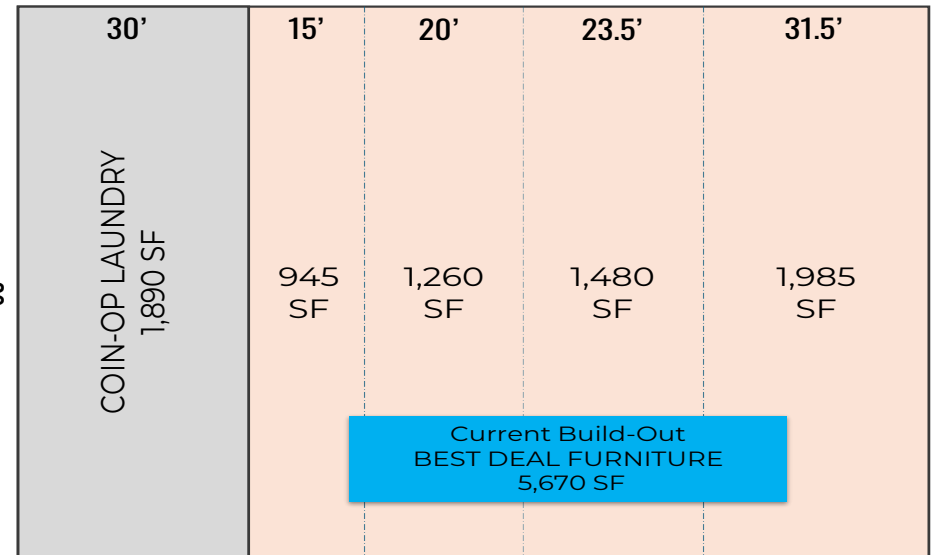


FLOOR PLANS

TOTAL SF
±14,987
SF

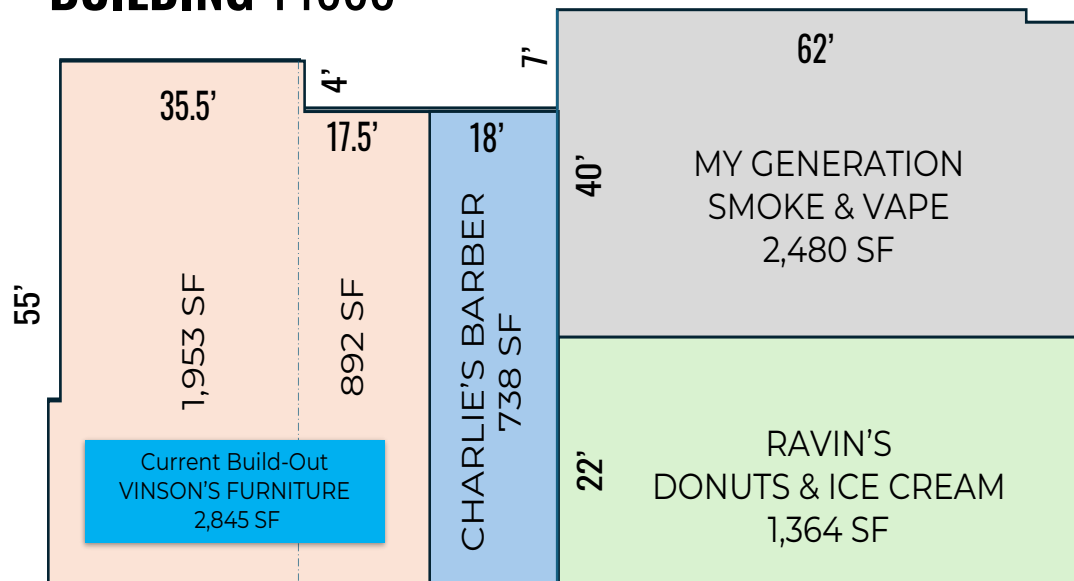
±7,560
SF

BUILDING 14672



BUILDING 14660

±7,427
SF





±110.71'

±197.99'

±75'

FINANCIAL ANALYSIS

Please Click this [Link](#) to Request Full Financial Details and Rent Roll

OFFERING SUMMARY

Purchase Price	\$2,900,000
Net Operating Income	\$159,651
Number of Suites	10 Demisable/ 6 As-Leased
Price Per Square Foot	\$193.50
Rentable Built Area (RBA)	14,987 SF
Lot Size	1.53 Acres
Year Built	1972/1974
Occupancy	100%

RETURNS	YEAR 1	YEAR 2
CAP Rate	5.51%	10.03%
Loan Type	2.97%	14.29%
Interest Rate	1.28	2.32

MARKET FINANCING QUOTE

Loan Amount	\$1,740,000
Loan Type	New
Interest Rate	6.00%
Down Payment	60%
Amortization	30 Years
Year Due	2030

INCOME		CURRENT	YEAR 2/ PROFORMA*
Scheduled Base Rental Income		\$200,316	\$290,906
Expense Reimbursement Income		\$15,204	\$74,523
Effective Gross Revenue		\$215,520	\$365,429
Less: Operating Expenses	25.9%	(\$55,869)	21.7% (\$74,522)
NET OPERATING INCOME		\$159,651	\$290,907
Cash Flow		\$159,651	\$290,907
Debt Service		(\$125,186)	(\$125,186)
Net Cash Flow After Debt Service	2.97%	\$34,465	14.29% \$165,721
Principal Reduction		\$21,367	\$22,685
Total Return	4.81%	\$55,832	16.24% \$188,406

OPERATING EXPENSES		CURRENT	YEAR 2/ PROFORMA
CAM		\$23,248	\$23,597
Insurance		\$7,200	\$7,308
Real Estate Taxes		\$16,800	\$29,000**
Management Fee		\$8,621	\$14,867
TOTAL EXPENSES		\$55,869	\$74,522
Expenses/SF		\$3.73	\$4.97

Loan information subject to change.

For additional financing information, please contact Nick Gray of Marcus & Millichap Capital Corporation.

Nick Gray: (310) 502-6134

or Nick.Gray@MarcusMillichap.com



POPULATION
136,854

VICTORVILLE

CALIFORNIA



CITY OF VICTORVILLE

Industry chooses Victorville because of the investments we have made in our public infrastructure system, our close proximity to major transportation routes, our skilled labor force, our family-friendly community and our commitment to promoting a business-friendly environment.

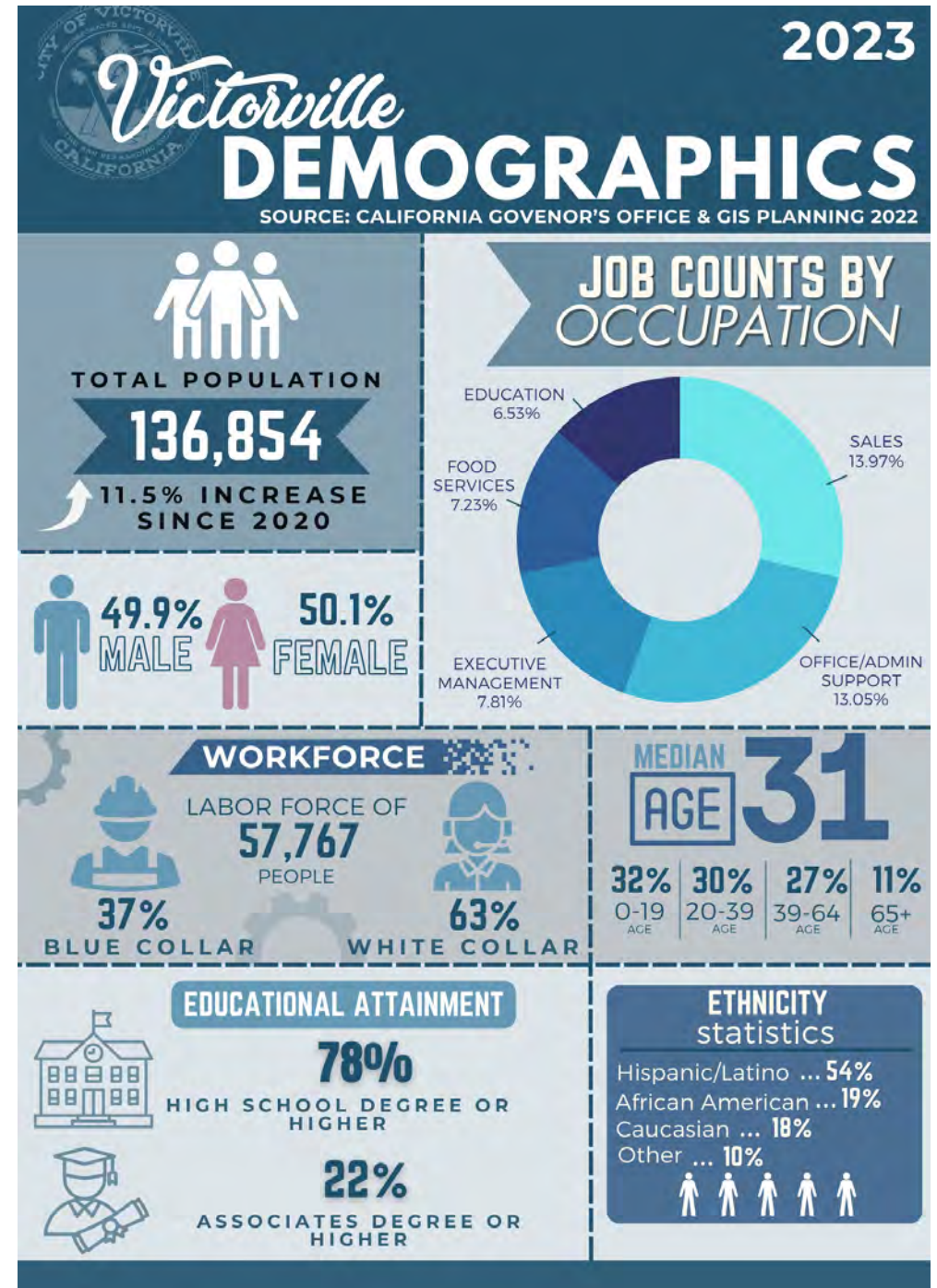
Located in Southern California along Interstate 15, 90 miles northeast of Los Angeles, Victorville has successfully established itself among the most cost-effective locations in California to do business. With a population in excess of approximately 125,000 residents, Victorville has become a destination hub for retail commerce, providing its residents and the High Desert community an array of department, specialty, super market, warehouse, drug and discount stores at which to shop.

Victorville has experienced robust industrial and retail expansion – and we are poised to continue that growth. As your business looks to expand, we invite you to check out Victorville. We bet you'll like what you see.

Market Access

Victorville is the multi-modal transportation hub of Southern California - on the way to everywhere in the world!

We bring ground, rail and air transportation together creating a pro-business, fast-track environment. As a result, an estimated 60% of all goods moving into and out of Southern California travel through Victorville.



BRIGHTLINE WEST

Connecting Las Vegas to SoCal.

Brightline West will be America's first true high-speed passenger rail system. The modern, eco-friendly system will redefine train travel in America and connect two of our most iconic destinations: Las Vegas and Southern California.

The 218-mile passenger rail service will operate from Las Vegas to Rancho Cucamonga, California with the majority of the alignment within the median of the I-15. Today, nearly 50 million annual trips occur between Los Angeles and Las Vegas – over 85% of them by car – a trip which is unpredictable, unreliable and challenged by congestion. Brightline West expects to serve more than 9 million one-way passengers annually. Construction is expected to take about 4 years with service beginning in 2028.



BRIGHTLINE WEST SYSTEM MAP



INLAND EMPIRE

Known as the Inland Empire, the Riverside-San Bernardino metro is a 28,000-square-mile region in Southern California, composed of San Bernardino and Riverside counties. The metro contains a population of 4.6 million. The largest city is Riverside, with roughly 315,000 residents, followed by San Bernardino and Fontana, with more than 200,000 people each. Valleys in the southwestern portion of the region that are adjacent to Los Angeles, Orange County and San Diego County are the most populous in the metro. These areas abut the San Bernardino and San Jacinto mountains, behind which lies the high-desert area of Victorville/Barstow to the north, and the low-desert Coachella Valley — home of Palm Springs — to the east.

METRO HIGHLIGHTS



STRATEGIC LOCATION

Access to multiple interstates and proximity to LAX and Ontario International airports, as well as ports in Long Beach and Los Angeles, contribute to the metro's vast transportation network.



DOMINANT INDUSTRIAL MARKET

The metro continues to be one of the nation's leading industrial markets in terms of annual property sales, construction activity and net absorption.



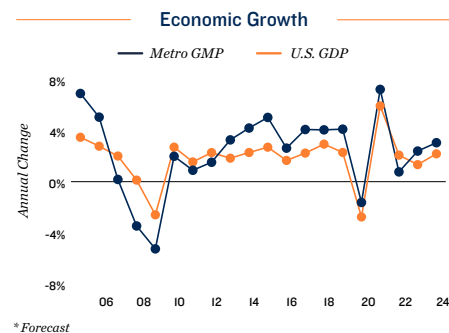
STRONG DEMOGRAPHIC TRENDS

Job growth, colleges and regionally affordable housing options draw thousands of new residents to the Inland Empire each year.

RIVERSIDE- SAN BERNARDINO

ECONOMY

- Intermodal infrastructure supports the industrial sector. Ontario International is the major cargo airport, with Union Pacific and BNSF operating rail facilities in Fontana and San Bernardino. Another rail facility has been proposed by BNSF in Barstow.
- The metro's standing as a logistics hub requires many Fortune 500 companies to have massive distribution centers and warehouses in the area, such as Amazon and J.B. Hunt.



MAJOR AREA EMPLOYERS

- Kaiser Permanente
- Riverside Community
- AT&T
- Loma Linda University Medical Center
- Flexsteel Industries
- Walmart
- University of California, Riverside
- Amazon
- Inland Cold Storage
- Toro



SHARE OF 2023 TOTAL EMPLOYMENT



6%
MANUFACTURING



10%
PROFESSIONAL AND
BUSINESS SERVICES



16%
GOVERNMENT



11%
LEISURE AND
HOSPITALITY



3%
FINANCIAL
ACTIVITIES



28%
TRADE,
TRANSPORTATION,
AND UTILITIES



7%
CONSTRUCTION



16%
EDUCATION
AND HEALTH
SERVICES



1%
INFORMATION



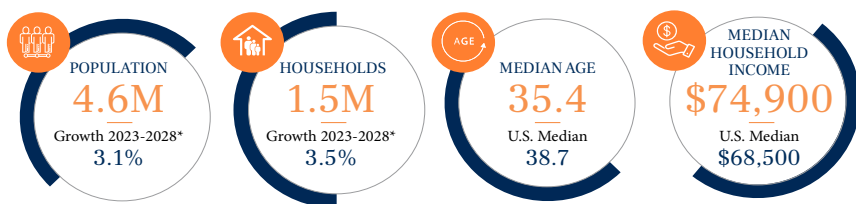
3%
OTHER SERVICES

Note: Figures are rounded to nearest whole percentage point

RIVERSIDE- SAN BERNARDINO

DEMOGRAPHICS

- The metro is expected to add more than 140,000 people through 2028, and during this time, roughly 53,000 households will be formed, generating demand for newly-built single-family homes and rentals.
- The homeownership rate of 62 percent exceeds other large metros in the state.
- The local median home price of roughly \$565,000 is by far the lowest among Southern California markets.



2023 POPULATION BY AGE



QUALITY OF LIFE

Regionally affordable housing continues to draw residents from other Southern California markets to the Inland Empire. The median home price in Riverside-San Bernardino is significantly lower than in Los Angeles, Orange and San Diego counties. The Inland Empire provides cultural opportunities, including the Riverside Metropolitan Museum and the Ontario Museum of History & Art. The Riverside County Philharmonic performs classical music concerts throughout the area. The region features an impressive offering of higher education institutions, including at least 10 community colleges, California State University, San Bernardino, the University of Redlands and the University of California, Riverside.

SPORTS

Hockey	AHL ONTARIO REIGN
Baseball	MiLB INLAND EMPIRE 66ERS
Basketball	A-G ONTARIO CLIPPERS
Baseball	MiLB LAKE ELSINORE STORM
Soccer	MASL EMPIRE STRYKERS
Hockey	AHL COACHELLA VALLEY FIREBIRDS

EDUCATION

- UNIVERSITY OF CALIFORNIA, RIVERSIDE
- CALIFORNIA STATE UNIVERSITY, SAN BERNARDINO
- UNIVERSITY OF REDLANDS
- RIVERSIDE CITY COLLEGE
- MT. SAN JACINTO COLLEGE

ARTS & ENTERTAINMENT

- MISSION INN HOTEL & SPA
- ONTARIO MUSEUM OF HISTORY AND ART
- COACHELLA VALLEY MUSIC AND ARTS FESTIVAL
- RIVERSIDE COUNTY PHILHARMONIC
- RIVERSIDE METROPOLITAN MUSEUM

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

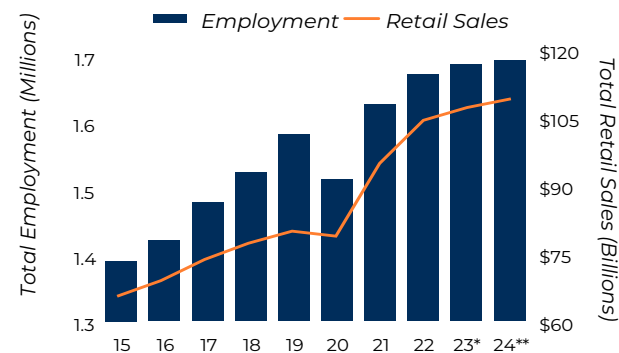
RIVERSIDE- SAN BERNARDINO

Inland Empire on Solid Ground Despite Emerging Slowdown, Set to Lead State in Rent Growth Again

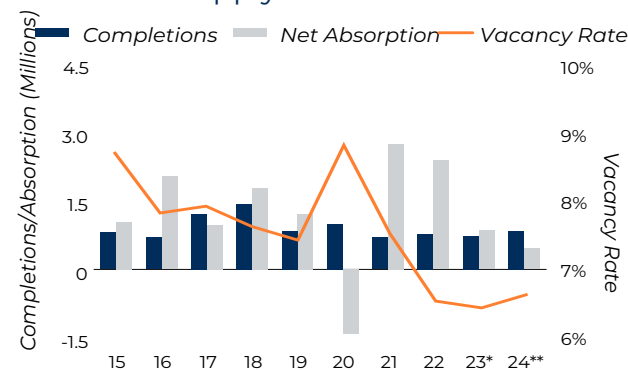
Historically tight vacancy buoyed by metro's western front. Net absorption metrowide ex-ceeded new supply by 3.8 million square feet over the past three years, momentum that placed local vacancy at a 16-year low entering 2024. The Inland Empire West submarket — encom-passing the Ontario Airport area, Chino-Chino Hills and Upland-Montclair — is helping drive this progress. Here, vacancy fell below the 5.0 percent mark for the first time since early 2008, aided by a sharp drop in available multi-tenant space last year. New shopping center move- ins planned for the area in 2024 include an ALDI in Fontana, Daiso in Chino and a cluster of 2,000- to 5,000-square-foot signings across Rancho Cucamonga, Ontario and Chino Hills. Despite this local strength, however, nearly twice as much new retail space is delivering in the Inland Empire East submarket this year — where vacancy is over 200 basis points higher. This contributes to the first metro-level rate increase since 2020. Still, mild construction in cities bordering Los Angeles and Orange counties amid strong demand helps the metro lead Califor-nia's major markets in rent growth for a second straight year.

Buyers look to areas with diversified foot traffic. The top spots for deal flow entering this year are the Ontario Airport area and the Coachella Valley — locations on opposite sides of the metro with similar drivers. These spots take in consumer spending from both nearby residen-tial populations and travel-related foot traffic, offering a relative buffer during challenging times. Near the airport, single-tenant buyers often target fast food establishments, while in Coachella Valley cities like Palm Desert, La Quinta and Indio, investors show a preference for auto part shops and quick service restaurants. In both areas, sub-30,000-square-foot strip cen-ters dominate the multi-tenant landscape.

Economic Trends



Supply and Demand



* Estimate; ** Forecast
Sources: CoStar Group, Inc.; Real Capital Analytics

RIVERSIDE- SAN BERNARDINO

2025 MARKET FORECAST

+1.4%



EMPLOYMENT: Job creation falls below the trailing-decade annual average in 2025; however, this year's employment growth — 24,000 positions — exceeds the recording from 2023.

545,000
sq. ft.



CONSTRUCTION: A 60,000-square-foot year-over-year increase in completions grows inventory by just 0.3 percent. Still, the metro adds more space than San Diego and Orange County combined.

+40 bps



VACANCY: Most of the metro's pipeline is accounted for, preventing a sizable increase in vacancy from occurring in 2025. At 7.1 percent, the year-end rate is 80 basis points below the long-term mean.

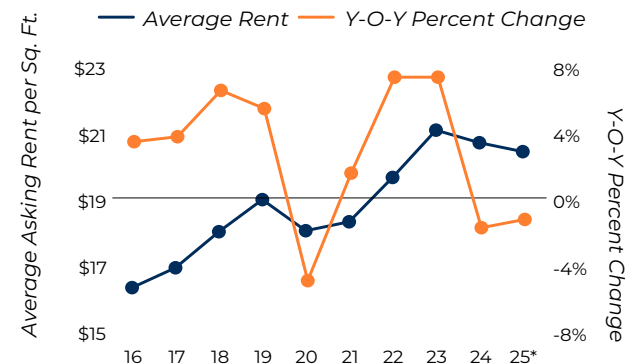
-1.3%



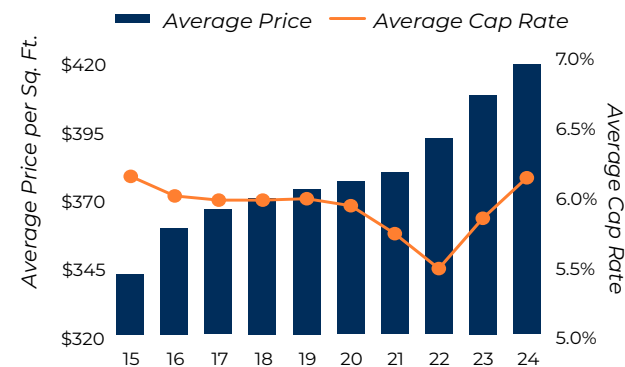
RENT: A second consecutive year of rising availability will hinder the trajectory of asking rents, with the mean marketed rate projected to drop to \$20.38 per square foot in 2025.

INVESTMENT: Home to the metro's lowest retail vacancy, Ontario is set to attract greater investment as a recently sizable drop in multifamily vacancy and a roster of new nonstop flights aid local retail spending.

Rent Trends

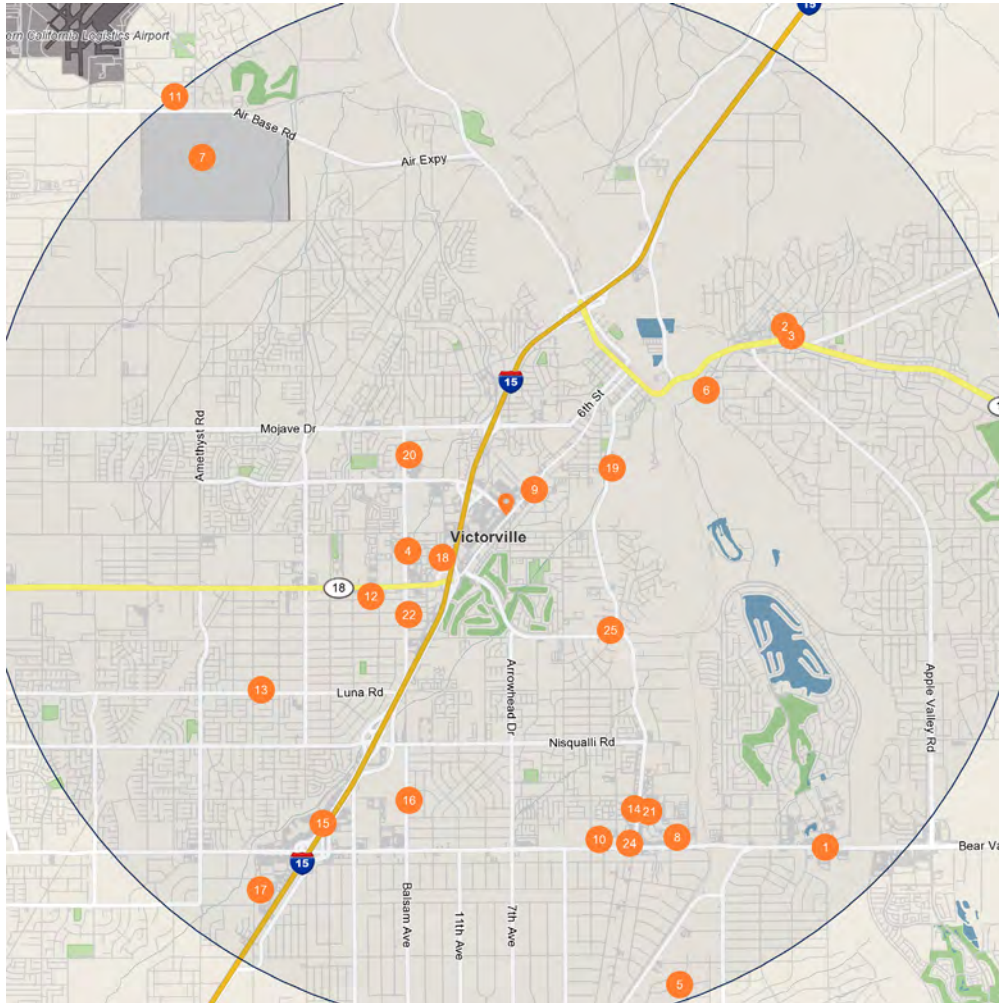


Sales Trends



* Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics



Major Employers

Employees

1	Victor Vly Cmnty College Dst-CHANCELLORS OFFICE	850
2	St Mary Medical Center LLC-Materials MGT At St Mary Med Ct	808
3	St Mary Medical Center LLC	542
4	Premier Food Services Inc	450
5	Arizona Pipeline Company	400
6	High Dsert Prtnr In Acdmic Exc-Lewis Center For Eductl RES	350
7	Fci Victorville Medium I	345
8	Think Together	344
9	Baja Fresh Supermarket-Monrovia Ranch Market	330
10	Desert Valley Med Group Inc-Desert Valley Medical Group	300
11	Graco Childrens Products Inc	293
12	Daikin Comfort Tech Mfg LP	292
13	Frontier California Inc-Verizon	261
14	Heritage Medical Group	261
15	Gmri Inc-Olive Garden	229
16	American Prtctive Svcs Invstgt	225
17	Walmart Inc-Walmart	223
18	City of Victorville	204
19	Spring Valley Post Acute LLC	200
20	Victor Cmnty Support Svcs Inc	197
21	Southern California Edison Co-High Desert	190
22	Peoples Care Inc	183
23	Desert Valley Hospital Inc	181
24	NAVY UNITED STATES DEPARTMENT	175
25	Knolls West Enterprise-Knolls West Residential Care	161

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	9,498	83,331	169,581
2024 Estimate			
Total Population	9,456	82,158	167,082
2020 Census			
Total Population	9,647	82,084	166,422
2010 Census			
Total Population	8,264	69,799	145,490
Daytime Population			
2024 Estimate	8,924	68,536	135,731
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	2,963	25,152	50,442
2024 Estimate			
Total Households	2,949	24,770	49,570
Average (Mean) Household Size	3.2	3.3	3.2
2010 Census			
Total Households	2,929	24,247	48,372
2010 Census			
Total Households	2,607	21,278	43,191
Occupied Units			
2029 Projection	3,108	26,581	53,305
2024 Estimate	3,094	26,183	52,393
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$150,000 or More	4.3%	11.1%	15.7%
\$100,000-\$149,999	13.1%	17.3%	18.6%
\$75,000-\$99,999	11.2%	13.1%	14.5%
\$50,000-\$74,999	17.8%	16.8%	16.0%
\$35,000-\$49,999	9.8%	11.5%	10.9%
Under \$35,000	43.9%	30.3%	24.3%
Average Household Income	\$58,431	\$80,037	\$91,324
Median Household Income	\$44,686	\$65,416	\$77,232
Per Capita Income	\$18,150	\$24,082	\$27,568

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$172,666	\$209,339	\$228,878
Consumer Expenditure Top 10 Categories			
Housing	\$23,973	\$28,485	\$30,909
Transportation	\$9,464	\$11,707	\$12,608
Food	\$8,889	\$10,288	\$11,031
Personal Insurance and Pensions	\$6,340	\$8,414	\$9,521
Entertainment	\$2,572	\$3,140	\$3,469
Apparel	\$1,670	\$1,993	\$2,162
Cash Contributions	\$1,586	\$2,026	\$2,429
Personal Care Products and Services	\$795	\$896	\$945
Education	\$792	\$1,087	\$1,294
Alcoholic Beverages	\$439	\$541	\$593
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	9,456	82,158	167,082
Under 20	34.9%	33.5%	31.2%
20 to 34 Years	22.2%	22.2%	21.7%
35 to 39 Years	6.4%	6.8%	7.0%
40 to 49 Years	10.6%	11.4%	12.1%
50 to 64 Years	14.2%	14.7%	15.8%
Age 65+	11.6%	11.3%	12.2%
Median Age	30.0	31.0	33.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	5,526	48,866	103,385
Elementary (0-8)	11.7%	8.9%	8.0%
Some High School (9-11)	16.2%	11.7%	11.9%
High School Graduate (12)	26.7%	30.8%	29.1%
Some College (13-15)	30.7%	27.1%	26.8%
Associate Degree Only	7.5%	8.5%	8.7%
Bachelor's Degree Only	4.5%	9.0%	9.9%
Graduate Degree	2.6%	4.0%	5.5%

DEMOGRAPHICS



POPULATION

In 2024, the population in your selected geography is 167,082. The population has changed by 14.84 percent since 2010. It is estimated that the population in your area will be 169,581 five years from now, which represents a change of 1.5 percent from the current year. The current population is 49.9 percent male and 50.1 percent female. The median age of the population in your area is 33.0, compared with the U.S. average, which is 39.0. The population density in your area is 2,127 people per square mile.



HOUSEHOLDS

There are currently 49,570 households in your selected geography. The number of households has changed by 14.77 percent since 2010. It is estimated that the number of households in your area will be 50,442 five years from now, which represents a change of 1.8 percent from the current year. The average household size in your area is 3.2 people.



INCOME

In 2024, the median household income for your selected geography is \$77,232, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 58.82 percent since 2010. It is estimated that the median household income in your area will be \$87,926 five years from now, which represents a change of 13.8 percent from the current year.

The current year per capita income in your area is \$27,568, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$91,324, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 63,288 people in your selected area were employed. The 2010 Census revealed that 53.4 percent of employees are in white-collar occupations in this geography, and 24.1 percent are in blue-collar occupations. In 2024, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 35.00 minutes.



HOUSING

The median housing value in your area was \$332,799 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 27,328.00 owner-occupied housing units and 15,862.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 15.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 8.7 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 17.5 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 4.8 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 38.4 percent in the selected area compared with the 19.7 percent in the U.S.

OFFERING
MEMORANDUM

SHOPS TO SUPERIOR GROCERS

14660 & 14672 7TH STREET | VICTORVILLE, CA 92395

PRESENTED BY

CANDACE BARE

First Vice President Investments

DIRECT 702.215.7125

MOBILE 702.250.3392

Candace.Bare@marcusmillichap.com

NV: S.0171556

TONY SOLOMON

Broker of Record

23975 Park Sorrento

Suite 400

Calabasas, CA 91302

LICENSE # 01238010

Marcus & Millichap