

FOR SALE



COSTCO
WHOLESALE

AutoZone

**OWNER USER
OPPORTUNITY**

7TH ST

Free-Standing Building at
Victor Plaza

**Owner User Opportunity for
Medical, Retail & Other Uses**
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 property for 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 Region / North Victorville
BUILDING SIZE	4,000 SF
YEAR BUILT	1984
PARCEL #	3106-262-26
LEASE TYPE	Owner User

DEMOGRAPHICS (BY DRIVE TIME)

	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



4,000 SF
FREE-STANDING
BUILDING

LORENE DR

7TH ST



SITE PLAN

VALLEY CENTER DR



LORENE DR

LA PAZ DR



ATSTAR ST

Free-Standing Pad Building at Victor Plaza



E SAND ST

7TH OUTERHIGHWAY

7TH ST



Free-Standing Pad Building at Victor Plaza

Owner User Opportunity
14518 7th Street, Victorville, CA

For More information,
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