

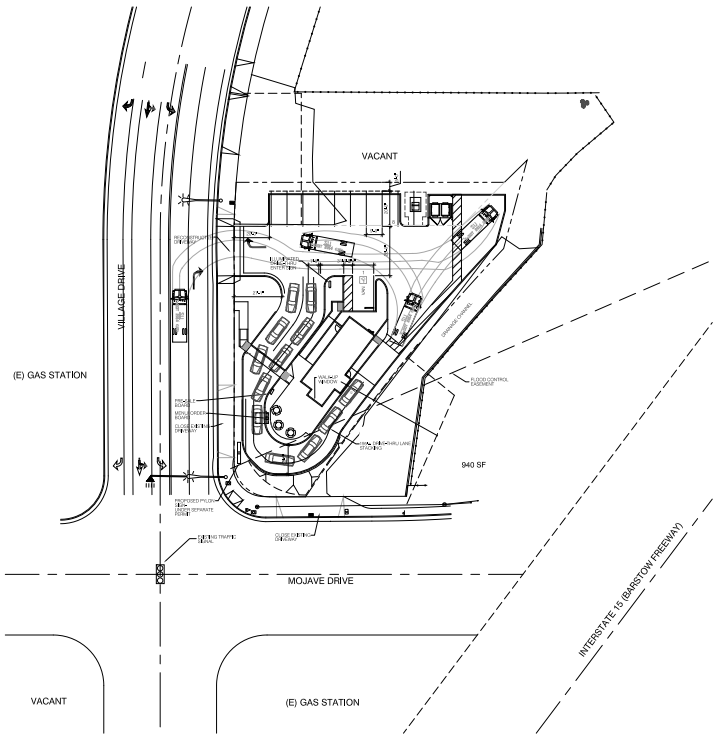
Land for Sale, BTS or Ground Lease

15321 Village Drive, Victorville CA 92392



Property Highlights

- + Sales Price: \$550,000.00
- + Ground Lease Rate: \$120,000 per year (NNN)
- + ±0.425 Acres - APN #0395-122-05-0000
- + Prime Location just West of I-15
- + Located at the NEC of Mojave & Village Drives
- + A Signalized, High Traffic Corner
- + Easy Ingress/Egress
- + Exceptional Investment Opportunity



FIRE TRUCK TURNING TEMPLATE

VICINITY

ZONING

GENERAL PLANE	COMMERCIAL
ZONING	C-2 GENERAL COMMERCIAL
BUILDING SETBACKS	10'
INTERMITTENT & REPAIR	NONE
MINIMUM BUILDING HEIGHT	4'0"
MINIMUM BUILDING COVERAGE	40%
MINIMUM DRIVEWAY/LANE WIDTH	14'

PROJECT SUMMARY

LAND AREA	0.36 ACROSS (0.17 AC)
BUILDING AREA	940 SF
BUILDING COVERAGE (FAULC)	50.0%

PARKING

REQUIRED PARKING	10 CARS
ON-SITE PARKING (TOTAL)	10 CARS
OFF-SITE PARKING (TOTAL)	11 CARS
TOTAL PARKING (TOTAL)	21 CARS

PRELIMINARY SITE PLAN
SCHEME Dv1

DEMOGRAPHICS	1 Mile	2 Miles	3 Miles
Population:	10,705	42,152	71,747
Average HH Income:	\$69,252	\$71,900	\$79,552
Daytime Population:	4,066	13,084	17,897
TRAFFIC			
Traffic Counts:	41,783 ADT		

Contact Us

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