

# For Sale - ± 13,435 sf Retail Building - La Paz Dr. & 7th St.

14629 7th St., Victorville, CA 92395 (Former Rite Aid)

**MGR**  
Real Estate



## Property Details:

**Total Building SF:** ± 13,435 sf

**Land SF:** ± 1.75 Acres

**Zoning:** MU-2

**Asking Price:** \$2,800,000

We are pleased to offer for sale a freestanding ±13,435 SF retail building (former Rite Aid) located at the signalized intersection of 7th Street and La Paz Drive in Victorville. The property sits on a high-traffic corner with excellent visibility and convenient access points, offering an excellent opportunity for both national and regional retailers. It is located less than ½ mile from the I-15 Freeway, providing outstanding accessibility and regional connectivity. The surrounding area features strong retail synergy, including Superior Grocers, Harbor Freight, DD's Discounts, Costco Wholesale, AutoZone, O'Reilly Auto Parts, and numerous other national and regional retailers, allowing an operator to efficiently serve the Victorville, Apple Valley, and Hesperia markets.

**Buyer to verify all data and permitted uses with the City of Victorville**

**For More Information Contact:**

**Randy Sanchez**  
Sr. Commercial Associate  
**(760) 684-2139**

**rsanchez@mgrrealestate.com**

Agent DRE Lic# 01180997  
Brkr DRE Lic# 01841921

15428 Civic Drive Suite 100 Victorville, CA 92392 Office: 760.955.7888 Fax : 760.955.7796

*No warranty or representation is made as to the accuracy of the foregoing information. Terms of lease, sale and availability are subject to change or withdraw without notice.*

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## Property Highlights:

- Freestanding ±13,435 SF Retail Building – High traffic corner
- Excellent opportunity for national and regional retailers
- Less than ½ mile from the I-15 Freeway
- Great retail synergy – surrounded by national tenants
- Monument signage
- Abundant Parking - 54 parking spaces
- Traffic Count at Intersection: Over 33,000 CPD
- Year Built: 2005
- Land SF: ± 1.75 Acres
- Building SF: ± 13,435 sf
- APN#: 0477-201-46-0000



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