

FOR LEASE
SHOP SPACES AT DESERT SKY PLAZA

15617-15683 ROY ROGERS DRIVE
VICTORVILLE, CA



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

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RETAIL FOR LEASE DESERT SKY PLAZA

15617-15683 Roy Rogers Drive, Victorville, CA 92394



BE A PART OF SOME OF THE LARGEST NAMES IN RETAIL!

AVAILABLE SF: 1,080 - 3,480 SF
PROPERTY TYPE : Retail Power Center

Come join some of the most popular national names in the business! 1,080 - 3,480 square feet available at Desert Sky Plaza; a power center off the I-15 freeway and Roy Rogers Drive in the City of Victorville. Major anchors include; Home Depot, America's Tire, Farmer Boys and Starbucks. A diverse mix of tenants occupy the inline spaces and include; Wing Stop, Waba Grill, Bank of America, Verizon and SuperCuts. Just to name a few. With average daily trips of over 31,000 on Roy Rogers Drive and over 80,000 at the freeway offramp; this location grants you the ease of access and visibility your business needs.

LEASE RATE: \$2.35 SF/month (NNN)

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ECONOMIC DATA

LEASE RATE: \$2.35 SF/month (NNN)
NNN: \$0.72/SF NNN

PROPERTY INFORMATION

COUNTY: San Bernardino
MARKET: Inland Empire

BUILDING DATA

ZONING: Commercial C-2

LISTING DATA

AVAILABLE SF: 1,080 - 3,480 SF

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY INFORMATION



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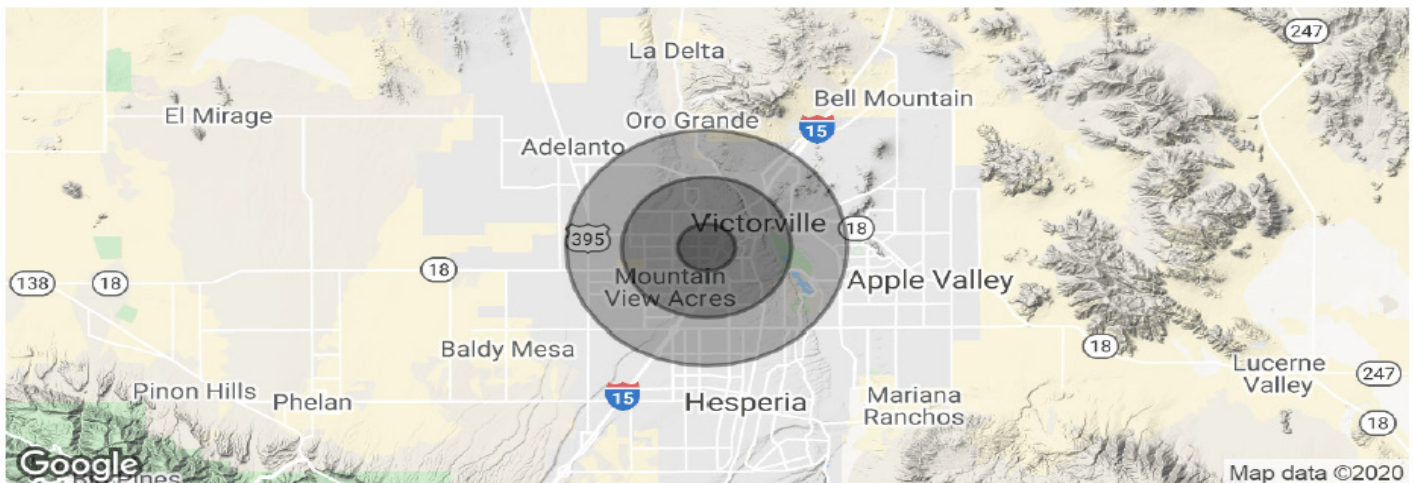
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SPACES AVAILABLE FOR LEASE

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
15667 - #106	1,200 SF	NNN	\$2.35 SF/month
15667 - #107	1,200 SF	NNN	\$2.35 SF/month
15667 - #108	1,080 SF	NNN	\$2.35 SF/month
15683 - #303	1,112 SF	NNN	\$2.35 SF/month
15617 - #103	1,200 SF	NNN	\$2.35 SF/month



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,640	64,368	130,999
Median age	26.2	27.7	29.2
Median age (Male)	24.3	26.3	28.4
Median age (Female)	28.5	29.2	30.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,686	19,217	38,787
# of persons per HH	3.2	3.3	3.4
Average HH income	\$42,726	\$53,275	\$59,752
Average house value	\$235,795	\$230,499	\$256,146

* Demographic data derived from 2010 US Census

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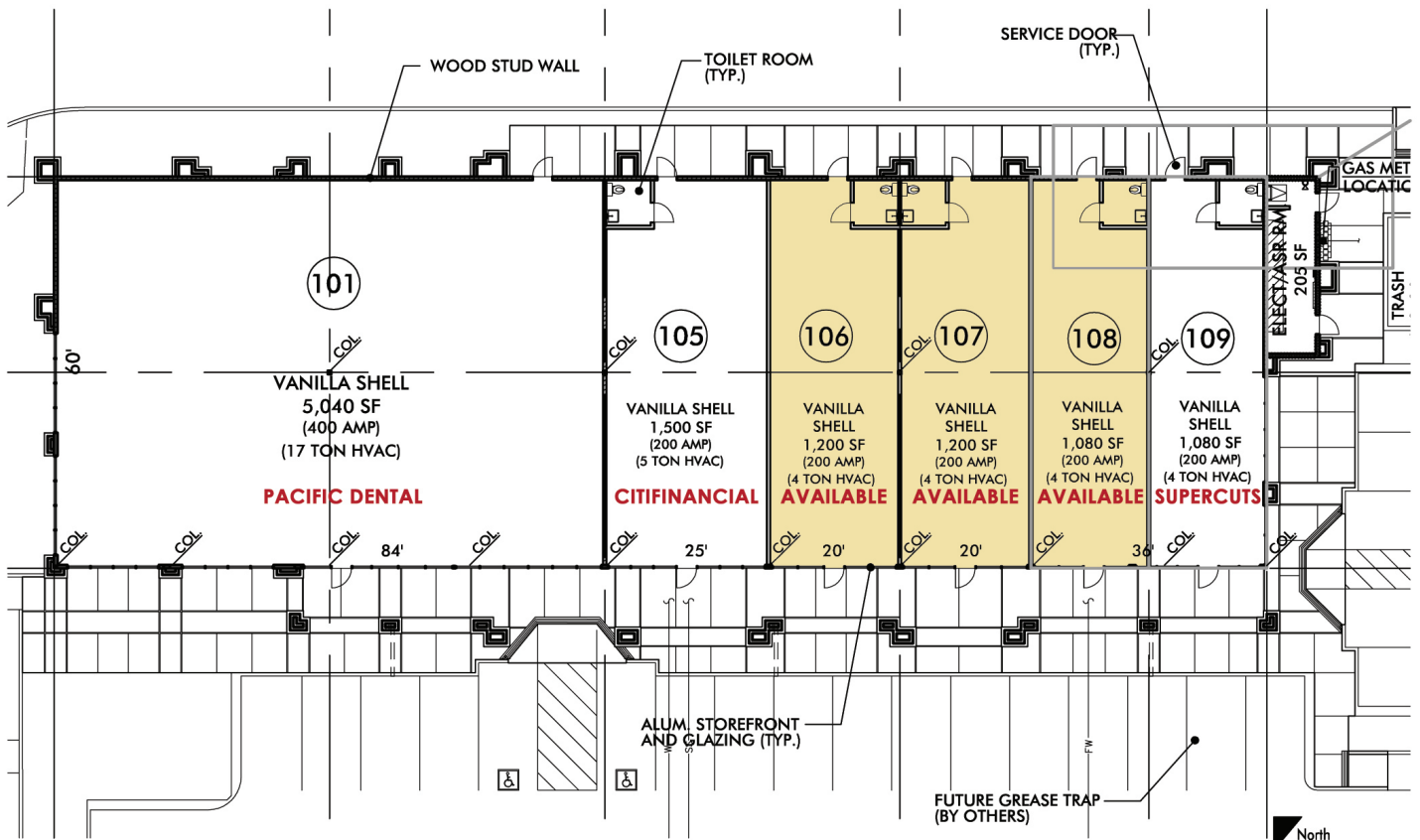
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LEASING PLAN



NOTE: HVAC IS BASED ON 1 TON PER 300 SF.

LEASING PLAN - SHOP D (11,100 S.F.)

SWC CIVIC DRIVE & ROY ROGERS DRIVE
VICTORVILLE, CALIFORNIA

DATE: REVISD 04-14-05
NADEL JOB#: 04223.00

3080 BRISTOL ST., SUITE 500
COSTA MESA, CA 92626
T: 714.540.5000 F: 714.755.3013
WWW.NADELARC.COM



North
SCALE: 1"=20'-0"

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CURRENT CENTER TENANTS

Starbucks
Farmer Boys
M Cupcakes N Pastries
Desert Sky Dental
One Main Financial
Supercuts
The Corner Cafe
Papa John's Pizza
ProfessioNail
Golden Chopstix
Americas Tire
Wingstop
Bank of America
Verizon Wireless
Waba Grill
Dickey's Barbecue Pit
Sushiaru



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