

Shoppe Space Available From  $\pm 920$  -  $\pm 3,480$  SF  
**DESERT SKY PLAZA**

15617-15683 Roy Rogers Drive, Victorville, CA 92394

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**DESERT SKY  
PLAZA**



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### OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates - Inland Empire North (Victorville) nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/ or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this Memorandum.

The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

# EXECUTIVE SUMMARY

## LOCATION OVERVIEW

Experience the vibrant energy of Desert Sky Plaza, a premier power center conveniently located off the I-15 freeway and Roy Rogers Drive in the City of Victorville. Boasting a diverse lineup of national names and popular brands, this prime retail destination offers unparalleled visibility and accessibility for businesses seeking to thrive in a high-traffic environment.

SPACES	LEASE RATE	SPACE SIZE
15667 - #106	\$2.35 SF/month	1,200 - 3,480 SF
15667 - #107	\$2.35 SF/month	1,200 - 3,480 SF
15667 - #108	\$2.35 SF/month	1,080 - 3,480 SF
15617 - #102	\$2.35 SF/month	920 SF

For more information, please contact one of the following individuals:

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## PROPERTY HIGHLIGHTS



**First and Second Generation Space for Lease:** Second generation spaces allow for lower costs to open your business. First generation spaces allow for more flexibility to meet specific needs.



**Prime Location:** Located at Roy Rogers Drive, this Power Center is located near residential, freeway and business developments.



**Exceptional Freeway Access:** Located right off Interstate 15 with over 90,000 Annual Average Daily Traffic.



**Phase II Coming Soon:** The next phase of Desert Sky Plaza is in development with Target opening in 2027.



# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Desert Sky Plaza offers available spaces ranging from  $\pm 920$  to  $\pm 3,480$  square feet, providing flexible options to suit a variety of business needs and sizes. Major anchors, including Home Depot, Farmer Boys, and Starbucks, serve as powerful traffic drivers, ensuring a consistent flow of shoppers and visitors. The center is also home to a diverse mix of tenants, featuring popular brands such as In-N-Out, Wing Stop, Jamba Juice, Waba Grill, Krispy Kreme, Jersey Mike's, Bank of America, Panda Express, Verizon, and SuperCuts, among others.

With over 31,000 average daily trips on Roy Rogers Drive and more than 90,000 at the freeway offramp, Desert Sky Plaza offers unmatched visibility and accessibility for businesses. Strategically positioned within Victorville's thriving commercial district, the center provides prime exposure and access to a growing consumer market.

A 20-stall Tesla Supercharging station, which opened in 2024, is already bringing a steady flow of new customers to the plaza—further increasing visibility and foot traffic for businesses.

Whether you're looking to join top national brands or establish your presence among a dynamic mix of successful tenants, Desert Sky Plaza is the ideal destination for your business. Take advantage of this outstanding opportunity and secure your place in one of the region's most sought-after shopping centers.



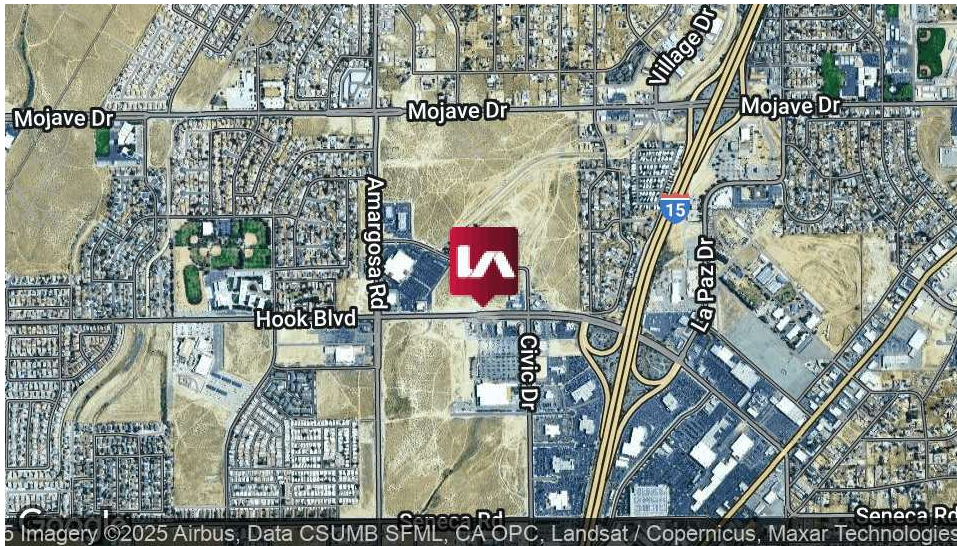
# SITE OVERVIEW

# SITE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$2.35 SF/month (NNN)
Number Of Units:	4
Available SF:	920 - 3,480 SF
Lot Size:	±8.095 Acres
Building Size:	±49,513 SF



# LEASE SPACES

## LEASE INFORMATION

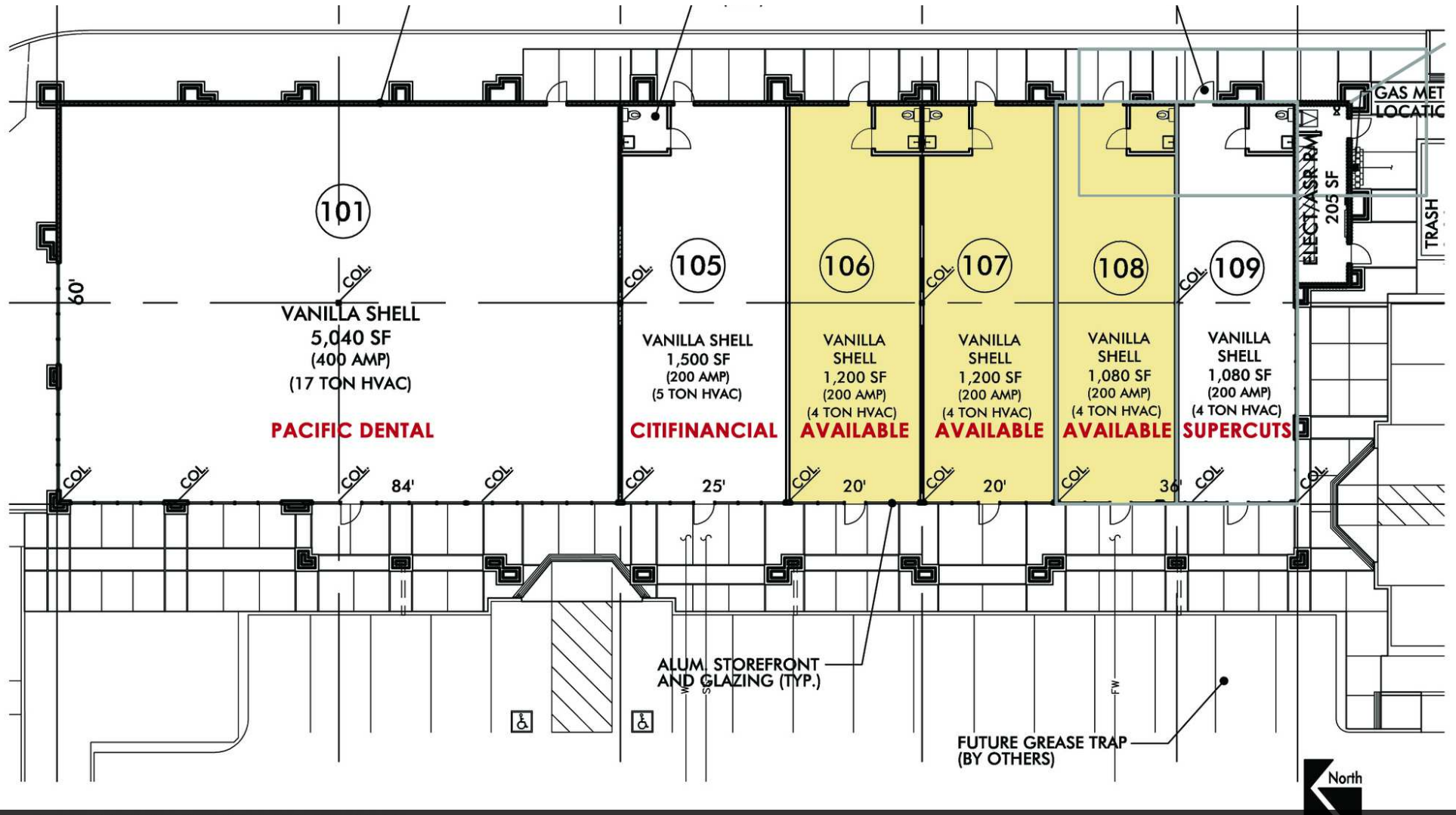
LEASE TYPE:	NNN	LEASE TERM:	60 to 84 months
TOTAL SPACE:	920 - 3,480 SF	LEASE RATE:	\$2.35 SF/month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
15617 - #102	Available	920 SF	NNN	\$2.35 SF/month	Former bakery with hood and front counter area remaining.
15667 - #108	Available	1,080 - 3,480 SF	NNN	\$2.35 SF/month	First Generation shell space with restroom. Can be combined with suites 106 & 107 for a total of 3,480 square feet.
15667 - #107	Available	1,200 - 3,480 SF	NNN	\$2.35 SF/month	First Generation shell space with restroom. Can be combined with suites 106 & 108 for a total of 3,480 square feet.
15667 - #106	Available	1,200 - 3,480 SF	NNN	\$2.35 SF/month	First Generation shell space with restroom. Can be combined with suites 107 & 108 for a total of 3,480 square feet.



# FLOOR PLANS



Suites 106, 107 & 108 Floor Plans

SCALE: 1"=20'-0"

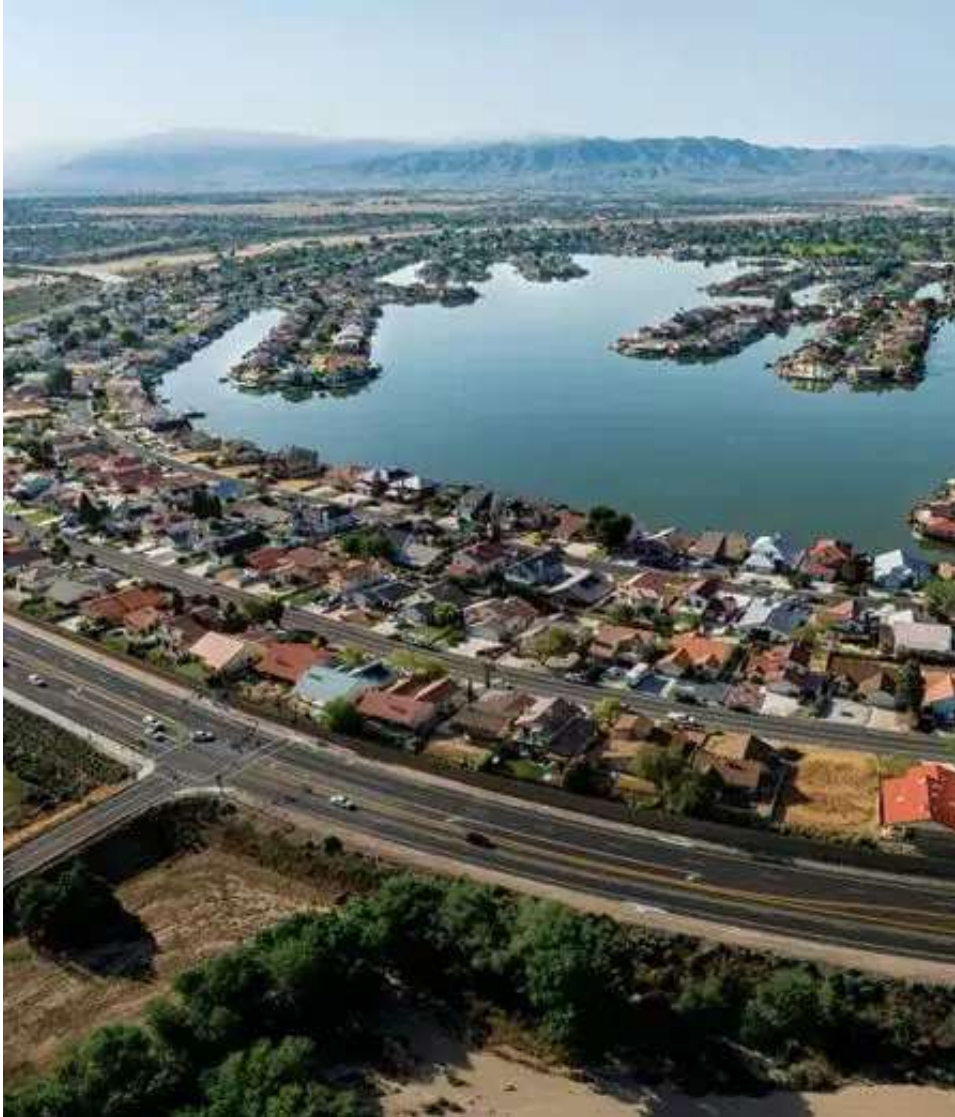


# AERIAL MAP





# ABOUT VICTORVILLE, CA



Victorville, California, is a thriving and rapidly growing city in San Bernardino County, making it a prime destination for entrepreneurs and businesses looking for affordability, expansion opportunities, and a strategic location. Positioned along Interstate 15, Victorville serves as a vital connector between Southern California and Las Vegas, exposing businesses to high volumes of travelers and commuters. Whether you're considering opening a retail store, restaurant, logistics hub, or service-based business, Victorville presents a unique combination of opportunity, cost-effectiveness, and market growth that is hard to find elsewhere.

One of Victorville's greatest strengths is its growing and diverse population. With over 140,000 residents and part of the larger High Desert area, which has a population exceeding 450,000, the city offers an expanding consumer base with increasing demand for goods and services. The community is young, with a median age of just 32, creating a strong labor force while also ensuring sustained spending across various industries. The city is also home to a rich mix of cultures, with 55% of the population identifying as Hispanic or Latino, 19% as African American, and 18% as White. This diversity presents a wealth of opportunities for businesses catering to multicultural markets, whether in retail, dining, entertainment, or specialized services.

Victorville's location offers businesses access to a high-traffic environment that goes beyond its residential base. Situated along one of the busiest travel corridors in the country, the city sees millions of travelers annually as they move between Los Angeles and Las Vegas. This constant flow of people provides an ideal setting for businesses in hospitality, dining, and retail that seek to capture consumer spending from both locals and visitors. Additionally, Victorville boasts several tourist attractions, including the California Route 66 Museum, Mojave Narrows Regional Park, and Old Town Victorville, all of which contribute to foot traffic and economic activity in the region.

For those considering starting or expanding a business, Victorville's supportive business environment further enhances its appeal. The city has streamlined permitting and licensing processes to ensure businesses can establish themselves quickly and efficiently. A skilled and affordable workforce is readily available, offering businesses a reliable labor pool across various industries. This combination of accessibility, affordability, and opportunity makes Victorville an ideal location for a range of businesses, including retailers, restaurants, hospitality ventures, logistics and warehousing operations, healthcare providers, and professional services.



# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,657	72,552	151,755
MEDIAN AGE	29.5	30.0	31.9
MEDIAN AGE (MALE)	30.5	27.6	30.0
MEDIAN AGE (FEMALE)	28.2	31.2	33.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,356	22,033	46,260
# OF PERSONS PER HH	2.9	3.3	3.3
AVERAGE HH INCOME	\$90,846	\$68,584	\$70,463
AVERAGE HOUSE VALUE	\$148,191	\$195,377	\$230,000



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