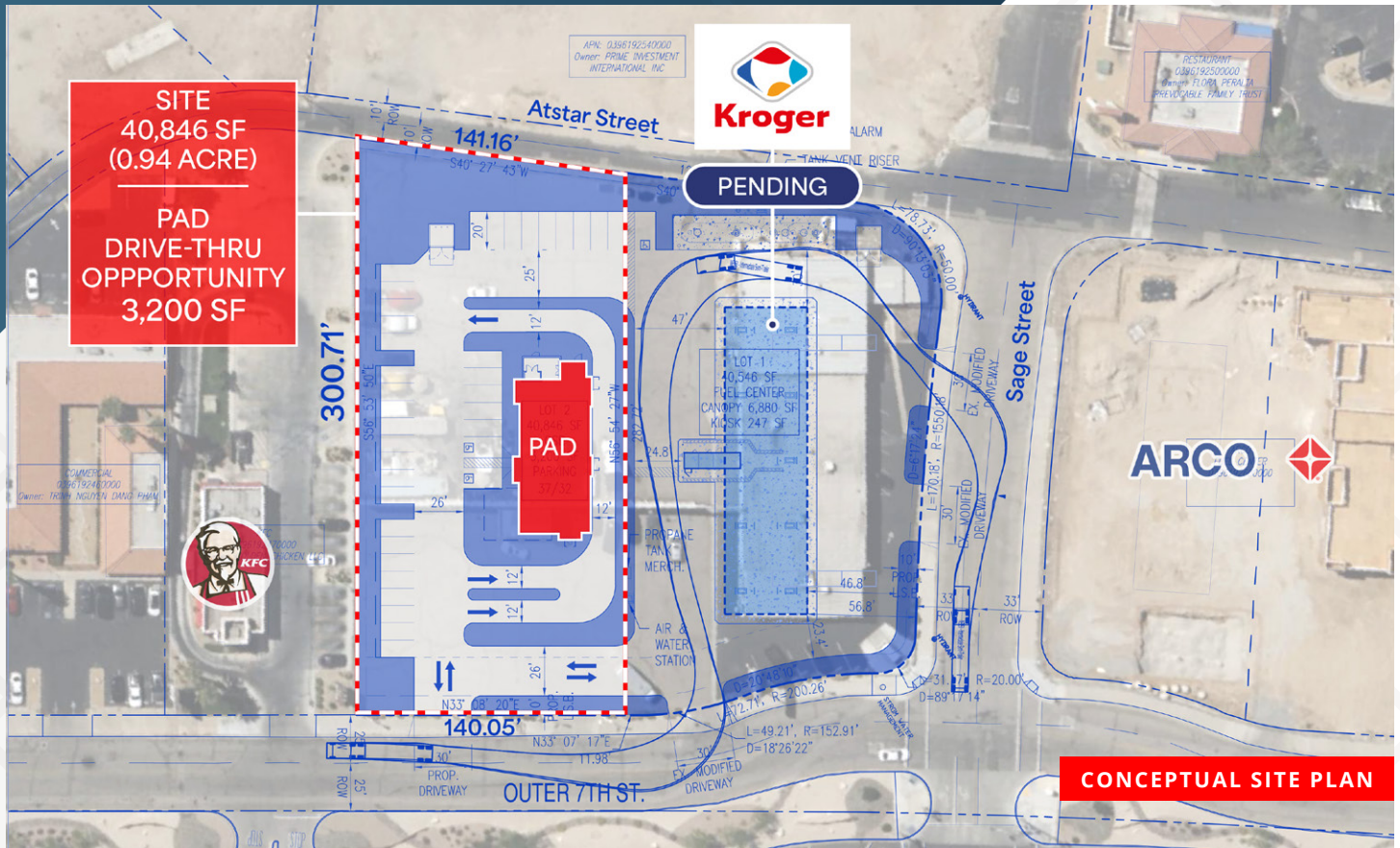


# ±40K SF on ±0.94 AC of Land Drive-Thru Opportunity

SWC Outer 7th & Sage | Victorville, CA 92395



## DRIVE-THRU PAD OPPORTUNITY

±3,200 SF  
Pad Drive-Thru

±40,846 SF Lot (0.94 Acre)  
APN: 396192590000

## DESCRIPTION

- Strategically positioned drive thru opportunity immediately off CA15 at 7th St
- High visibility signage potential at signalized intersection with convenient access
- Flexibility in building design and layout with 0.94 Acre parcel adjacent to proposed Kroger Fuel Station (Pending)
- Join national retailers in the immediate trade area such as Costco, Home Depot, Stater Bros, Food 4 Less, WinCo, Harbor Freight, and more

## 2023 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,534	93,322	179,417
Avg Household Income	\$61,411	\$80,226	\$92,839
Daytime Population	11,335	31,678	57,075

Source: Esri

## TRAFFIC COUNTS

I-15 approx. 104,700 cpd  
7th Street approx. 20,400 cpd  
Source: Costar

## CONTACT

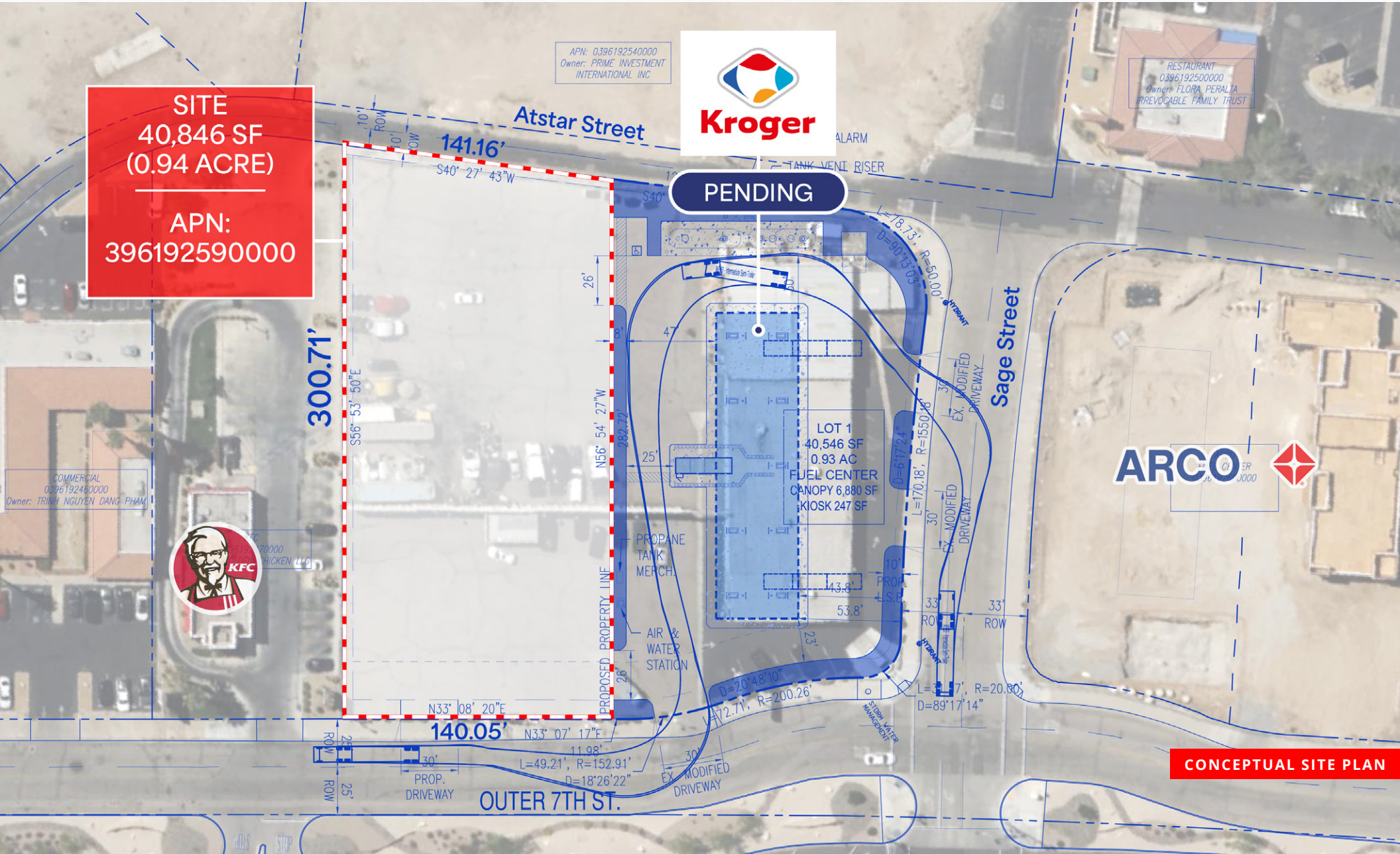
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# ±40K SF on ±0.94 AC of Land Drive-Thru Opportunity

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**SITE**  
40,846 SF  
(0.94 ACRE)  
  
APN:  
396192590000

APN: 0396192540000  
Owner: PRIME INVESTMENT INTERNATIONAL INC



**PENDING**

RESTAURANT  
0396192500000  
Owner: FLORA PERALTA  
REVOCABLE FAMILY TRUST

COMMERCIAL  
0396192480000  
Owner: TRIMY NGUYEN DANG PHAM



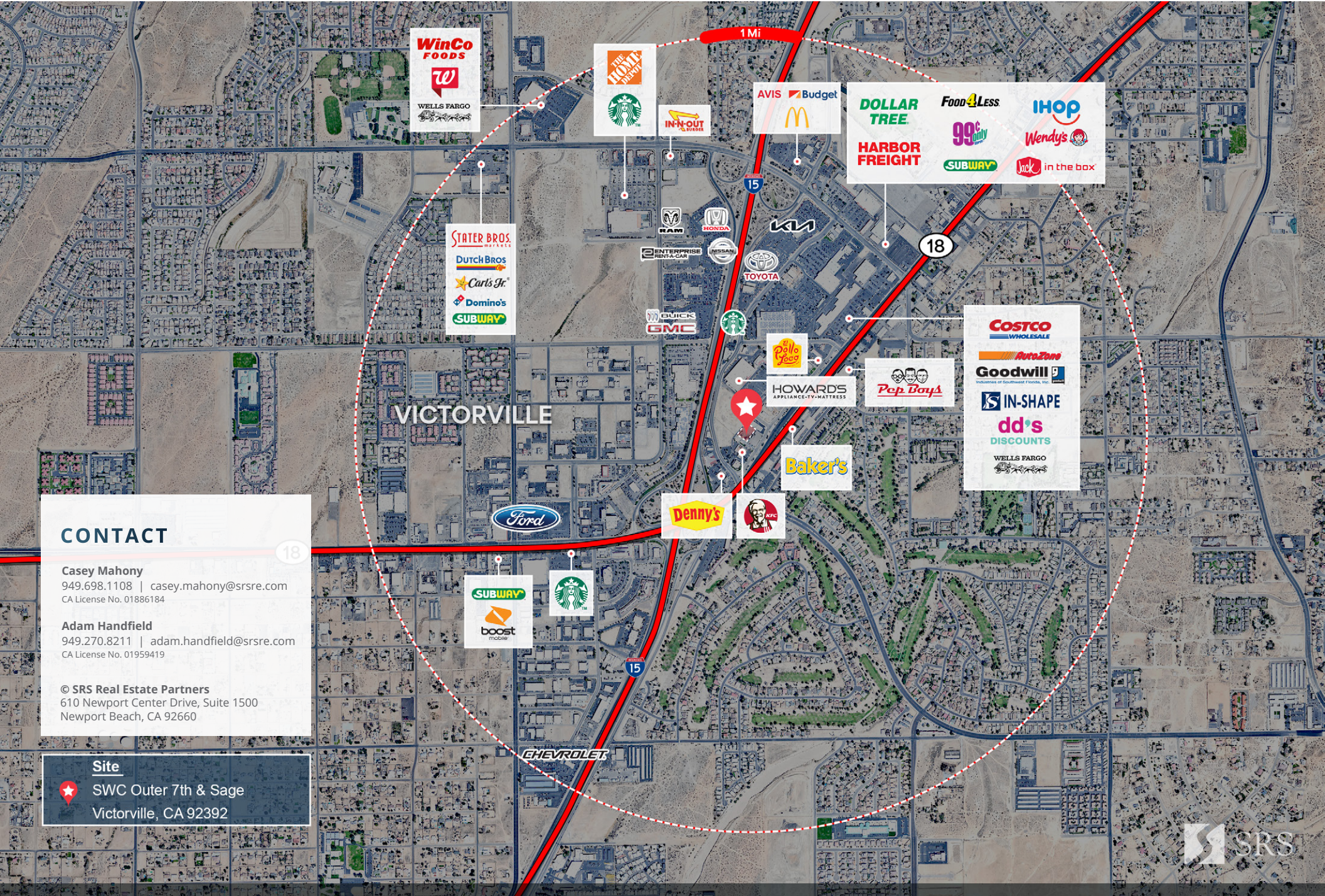
LOT 1  
40,846 SF  
0.93 AC  
FUEL CENTER  
CANOPY 6,880 SF  
KIOSK 247 SF

**CONCEPTUAL SITE PLAN**



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VICTORVILLE

## CONTACT

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### Site

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