

VICTORVILLE PROPERTY

RETAIL SPACES FOR LEASE

14827 7TH ST.

VICTORVILLE, CA 93706

Building B:
3 Available Units

Building A:
3 Available Units



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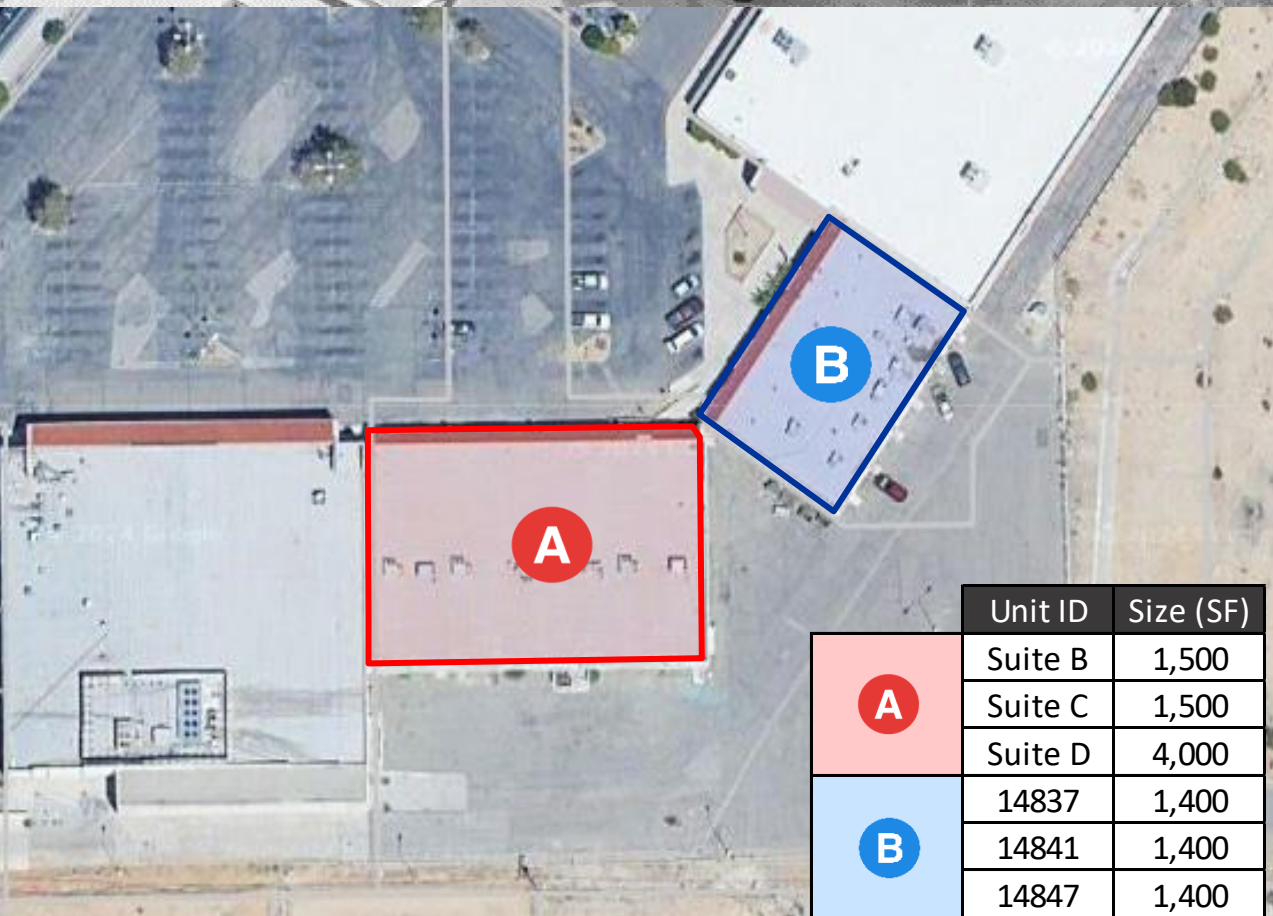
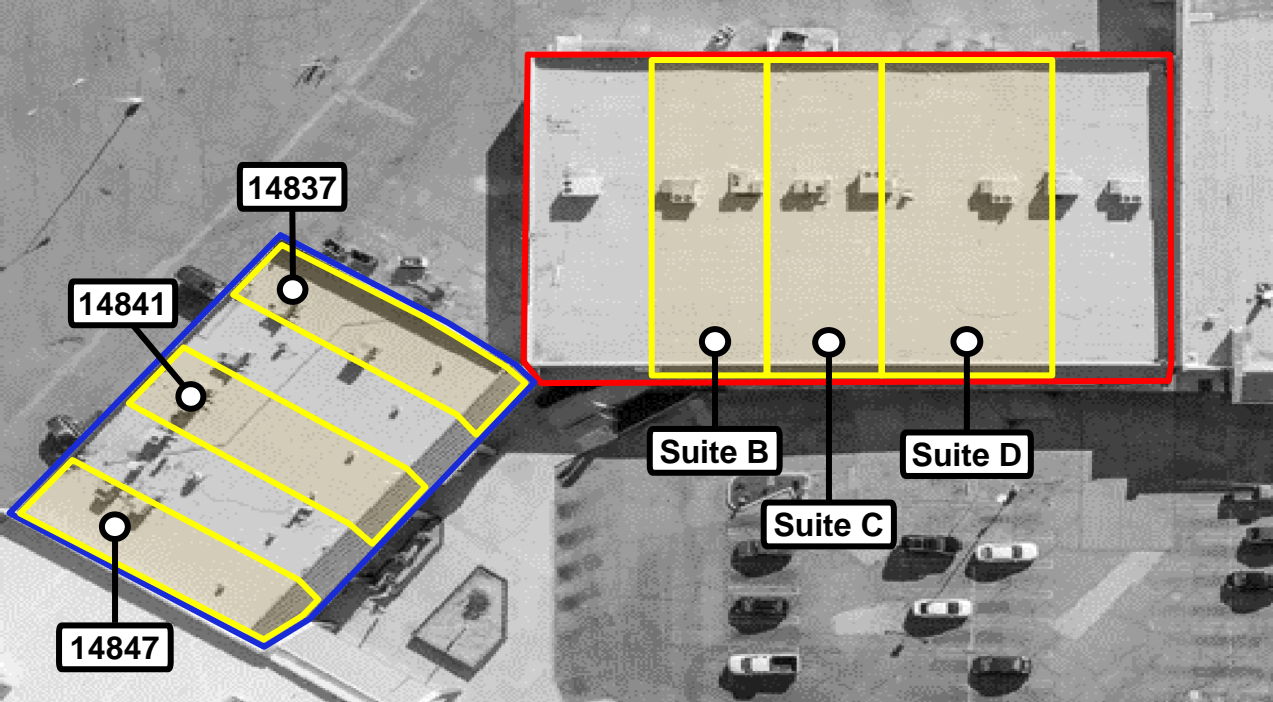
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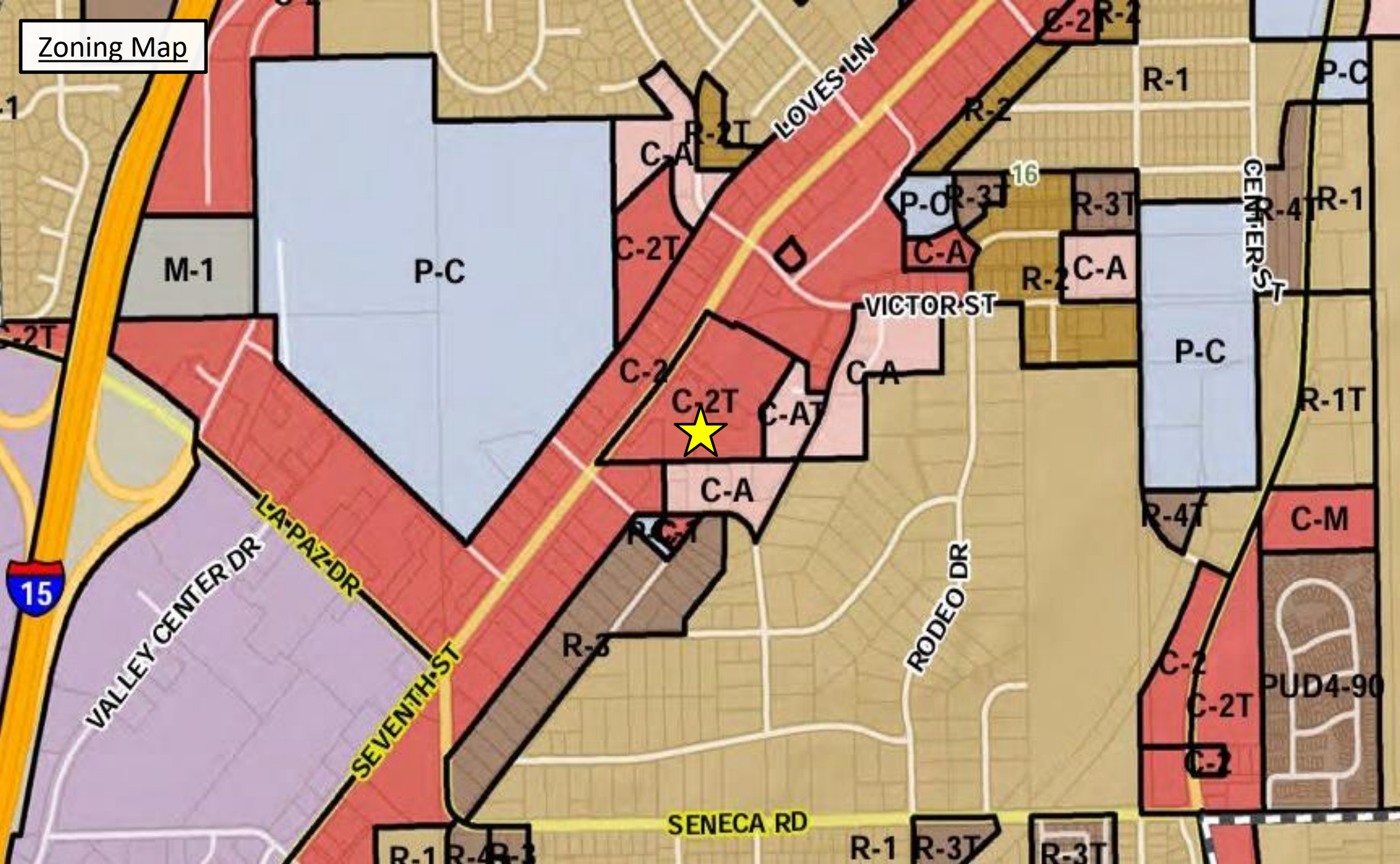
EXECUTIVE SUMMARY



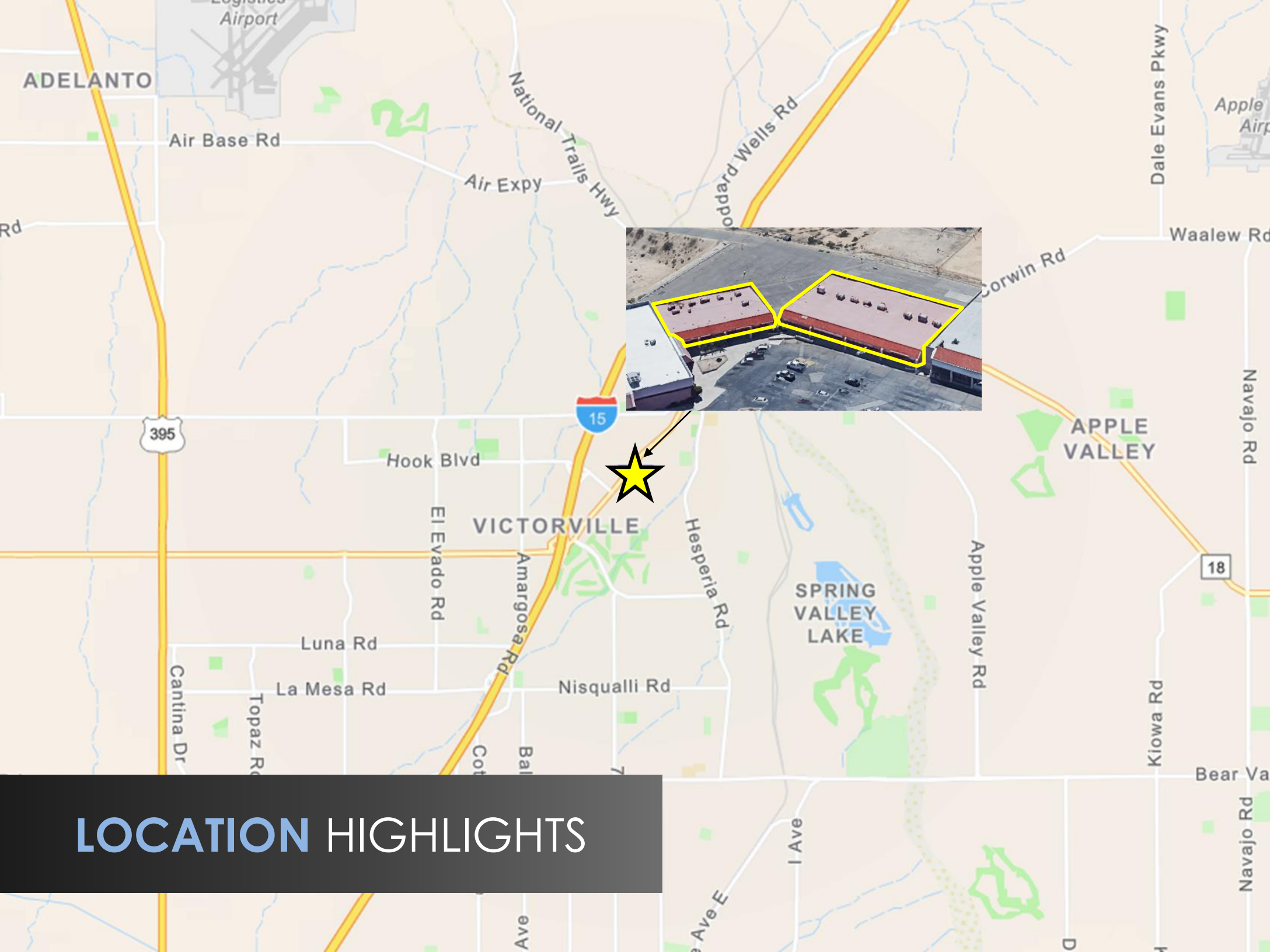
Property Details

- Address: 1435 Fresno St, Fresno, CA 93706
- APN: 0477-122-13-0000, 0477-122-14-0000
- # of Buildings: 2
- # of Available Spaces: 6
- Total Building Size: 23,700 SF
- Zoning: C-4 (Commercial)

Zoning Map



- | | | | | |
|---------------------------------|--|--|------------------|----------------------|
| Victorville City Boundary | Very Low Density Residential (2 du/ac) | High Density Residential (15-20 du/ac) | Commercial | Public Institutional |
| Victorville Sphere of Influence | Low Density Residential (5 du/ac) | Mixed Density Residential | Light Industrial | Open Space |
| Township (PLSS) | Medium Density Residential (8 du/ac) | Office Professional | Heavy Industrial | Specific Plan |
| Initiative Area | | | Mixed Use | |

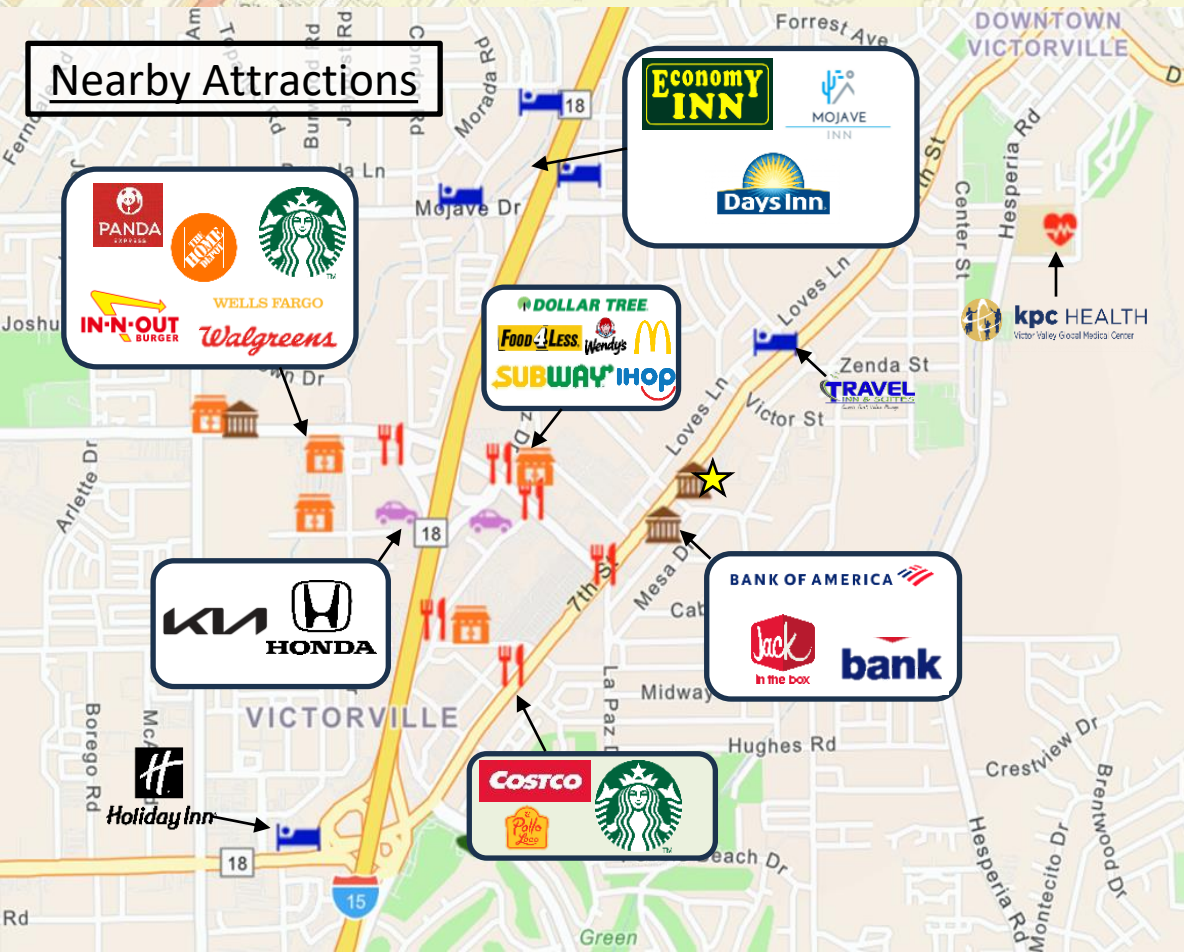


LOCATION HIGHLIGHTS

Traffic Count



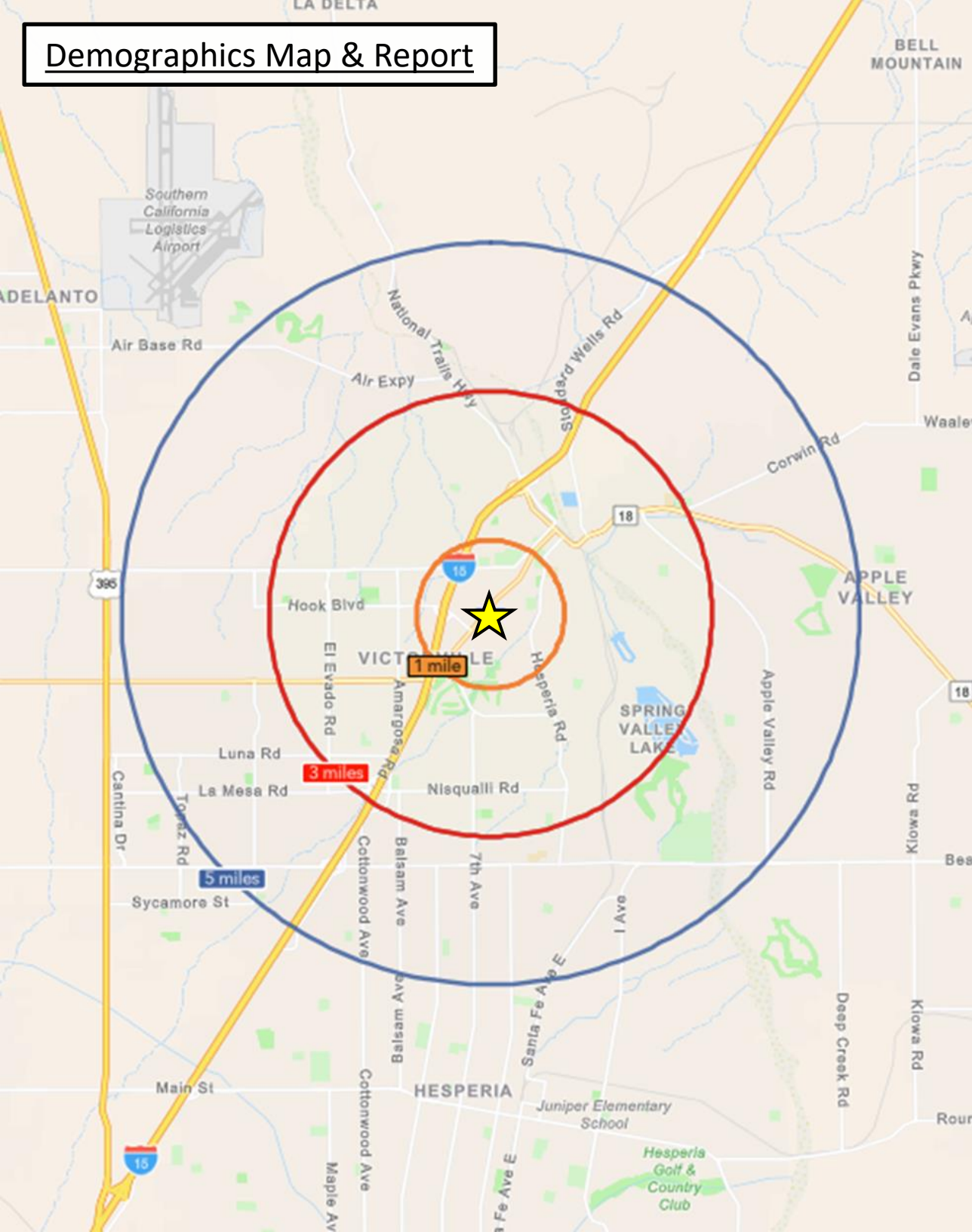
Nearby Attractions



Location Summary

The area surrounding 14827 7th St in Victorville, CA, is highly appealing for businesses due to its strategic location and robust infrastructure. Situated along a major thoroughfare, this location benefits from high visibility and easy access to key transportation routes, including the I-15 freeway, which is just a short drive away. This connectivity facilitates smooth logistics and accessibility for both clients and suppliers. The neighborhood is part of a growing commercial district, with a mix of retail, dining, and service-oriented businesses that create a vibrant economic environment. Additionally, the presence of established businesses and the ongoing development in the area signal strong economic growth and opportunities for collaboration. The local government's investment in infrastructure and community development further enhances the area's attractiveness, making 14827 7th St a prime location for businesses looking to capitalize on Victorville's dynamic and evolving landscape.

Demographics Map & Report



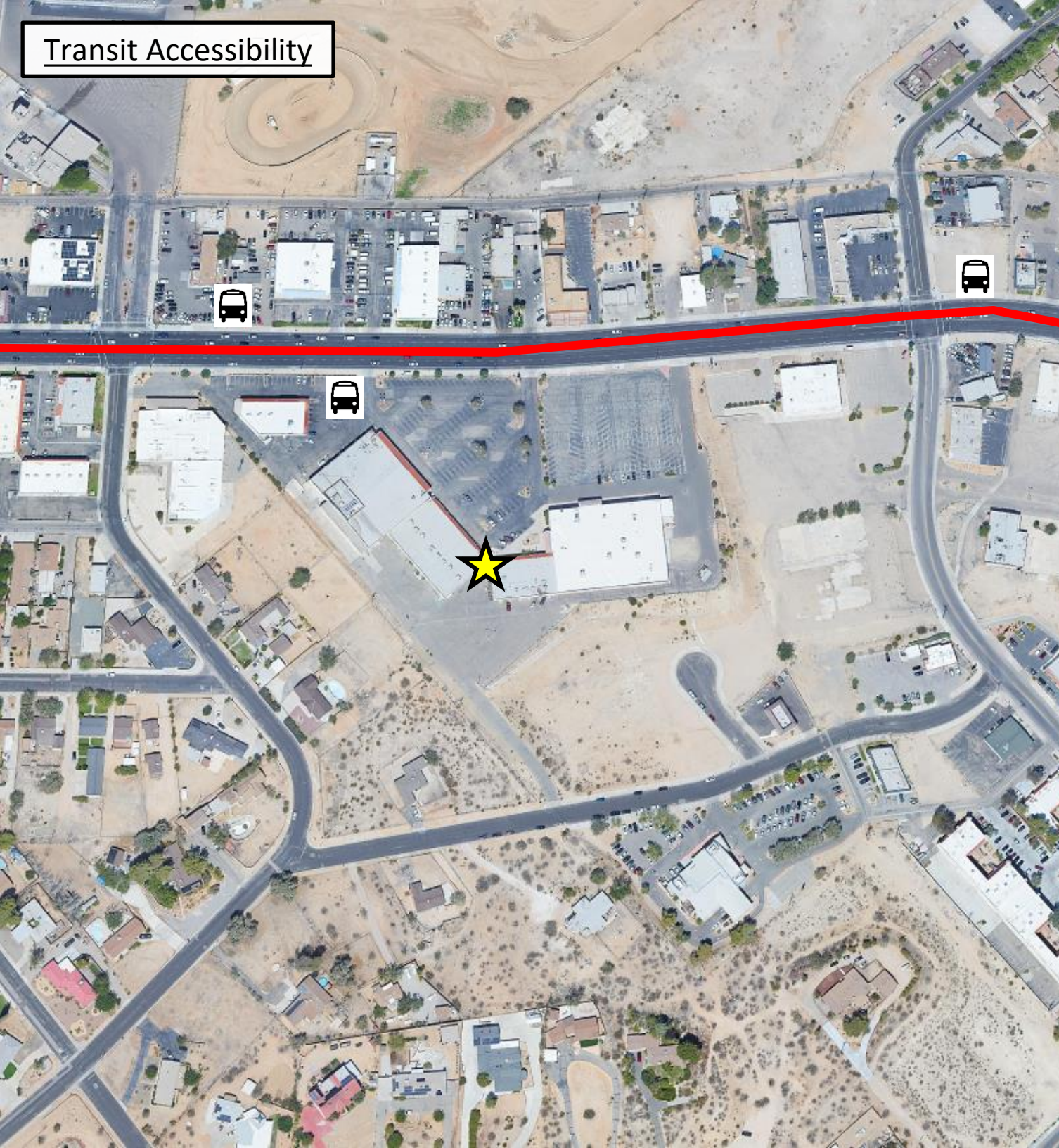
Legend

- ★ Pad Site Development
- Within 1 Mile Radius of Subject Property
- Within 3 Mile Radius of Subject Property
- Within 5 Mile Radius of Subject Property

2024 Demographic Report

	1-Mile	3-Mile	5-Mile
Total Population	10,616	78,904	166,522
Population: Compound Annual Growth Rate	0.01%	0.17%	0.14%
Total Daytime Population	13,728	76,334	157,282
Daytime Population Density (Pop per Square Mile)	4,373	2,700	2,003
Daytime Population: Workers	6,457	26,852	55,929
Unemployment Rate	14.4%	9.7%	8.8%
Median Household Income	\$38,351	\$59,455	\$71,924
Diversity Index	87	88	88
White Population	2,547	22,385	56,091
Hispanic Population	6,581	43,941	90,330
Black/African American Population	1,941	13,641	24,053
American Indian/Alaska Native Population	280	1,627	3,283
Asian Population	170	3,239	7,287
Pacific Islander Population	50	470	843
Other Race Population	3,813	24,294	47,269

Transit Accessibility



Legend



Retail Location



Transit Station



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PROPERTY PHOTOS

Aerial Photos



Suite B





Suite C





Suite D









14837







14841





14847

14847

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