

VICTORVILLE PROPERTY

RETAIL SPACES FOR LEASE

14827 7TH ST.

VICTORVILLE, CA 93706



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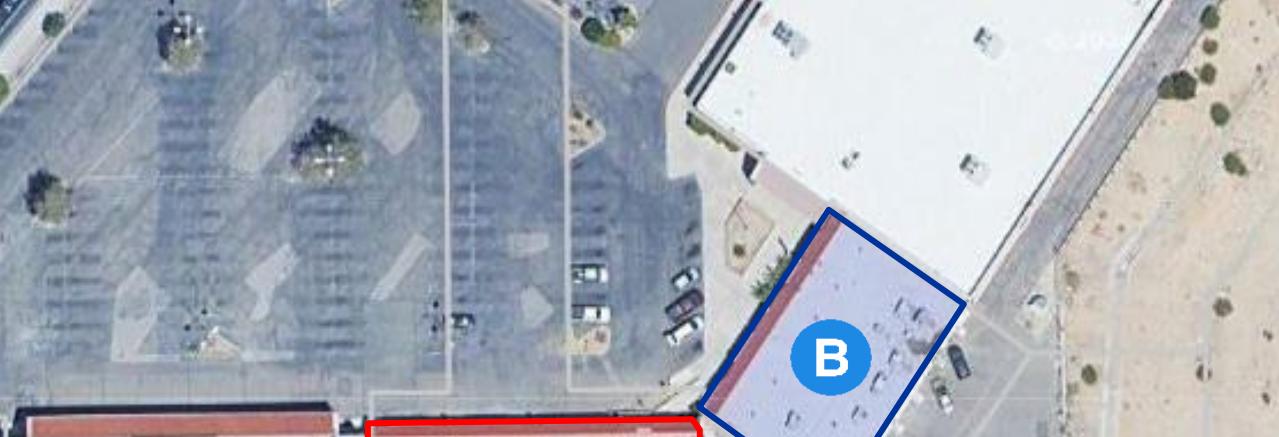
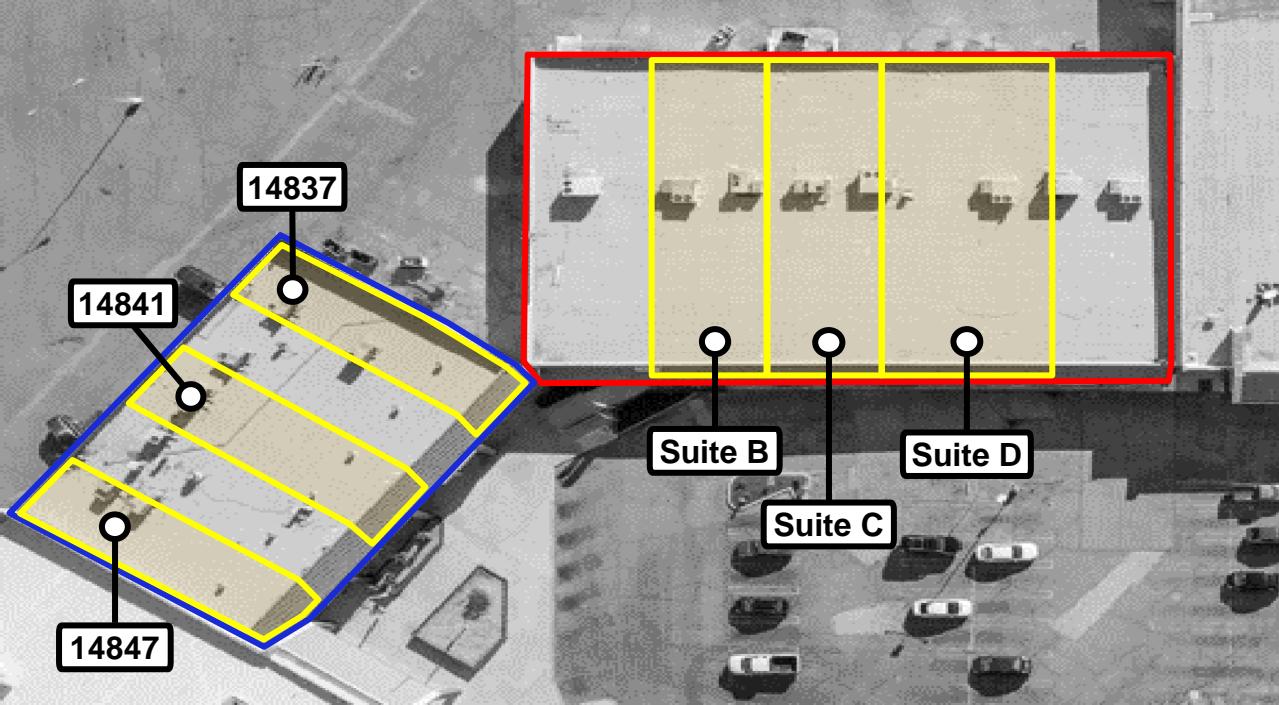
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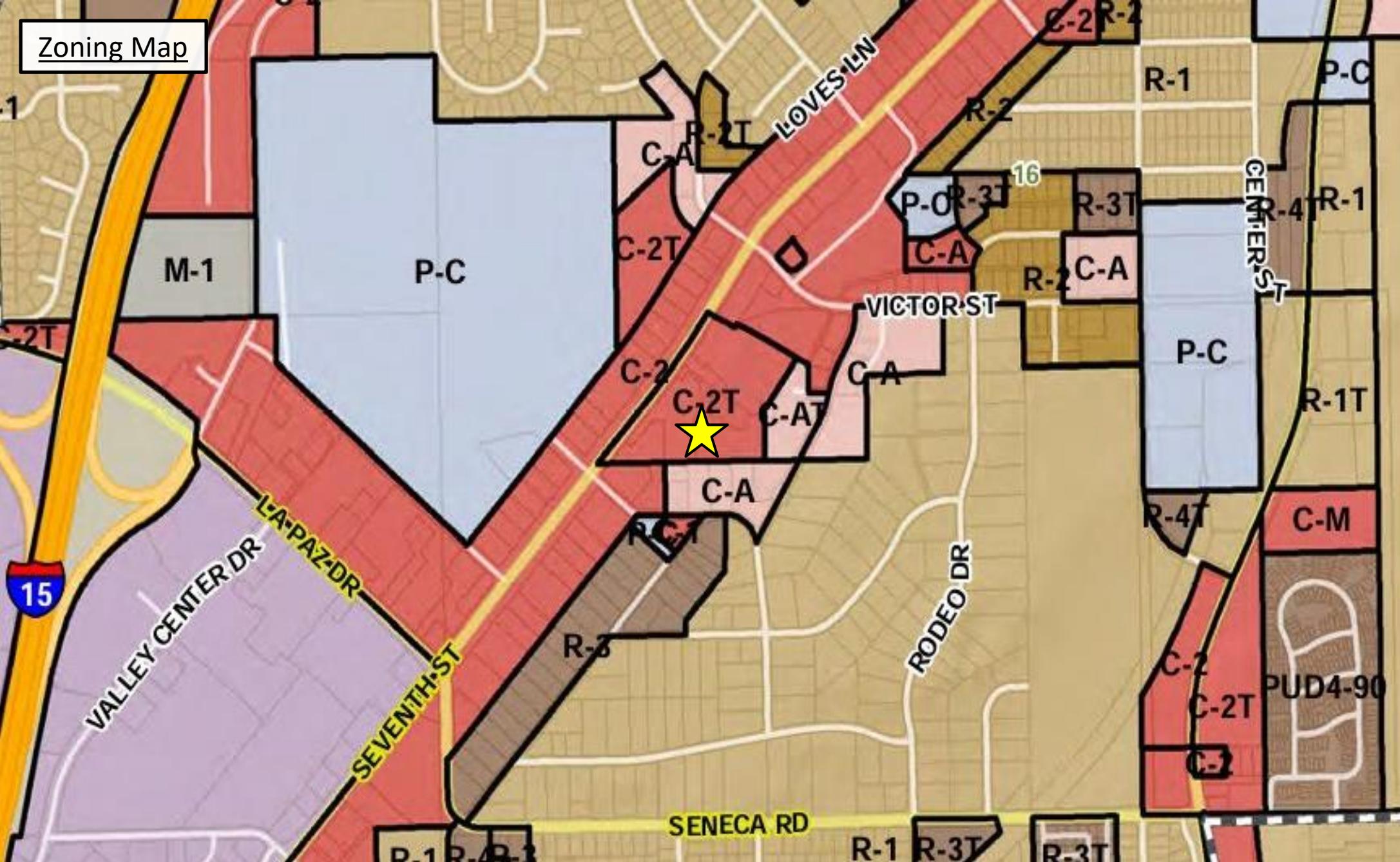
EXECUTIVE SUMMARY



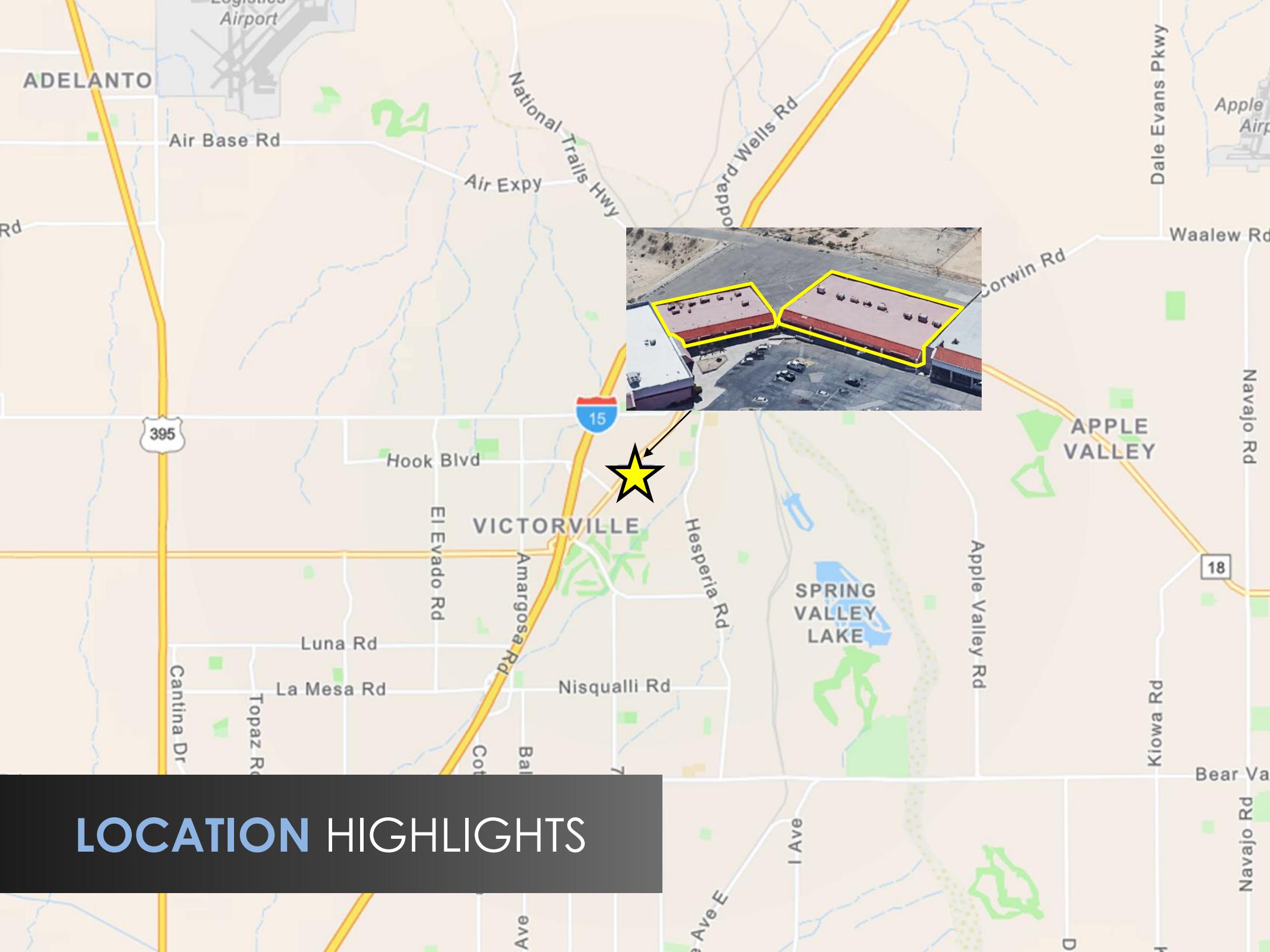
Property Details

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



LOCATION HIGHLIGHTS

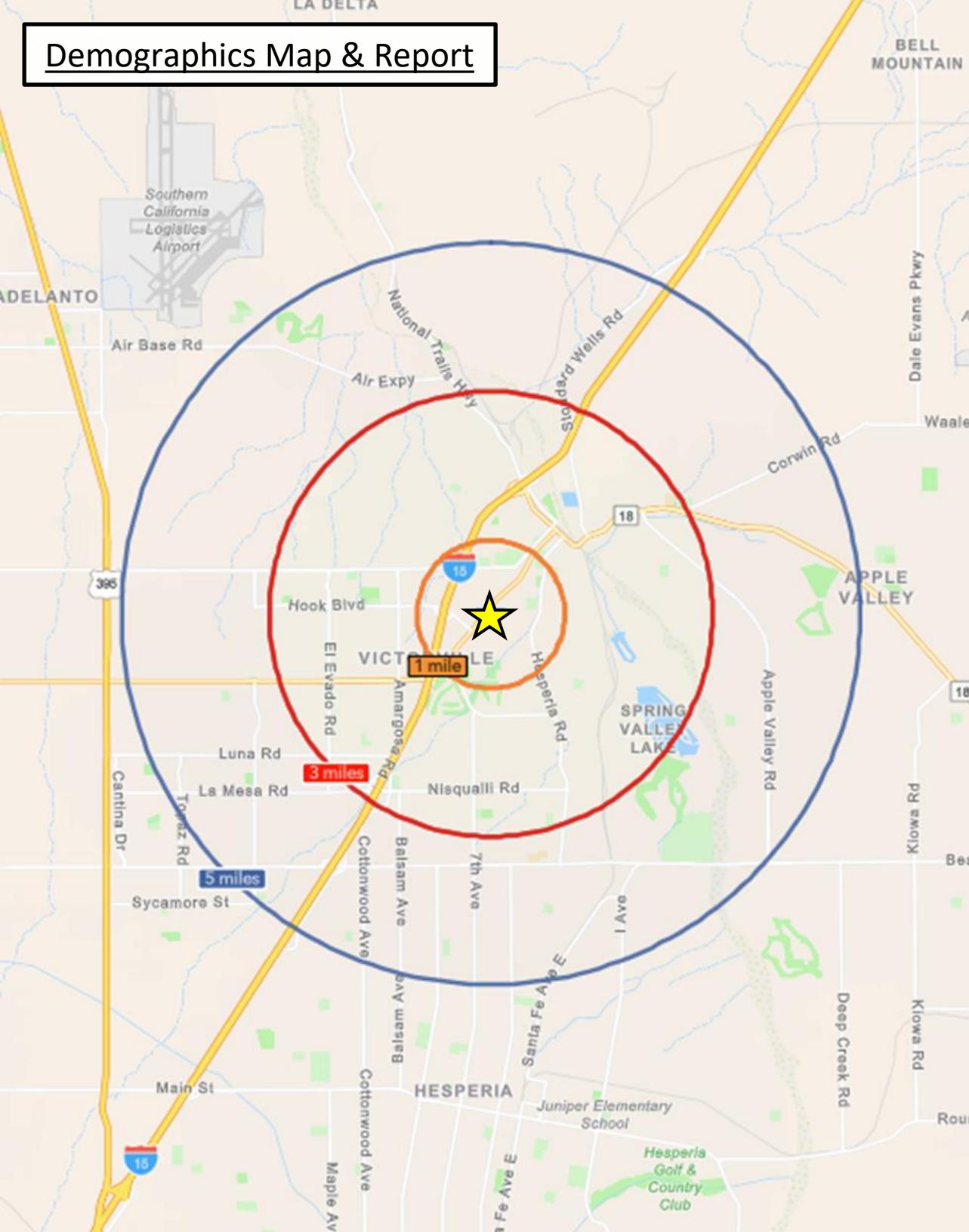
Traffic Count



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



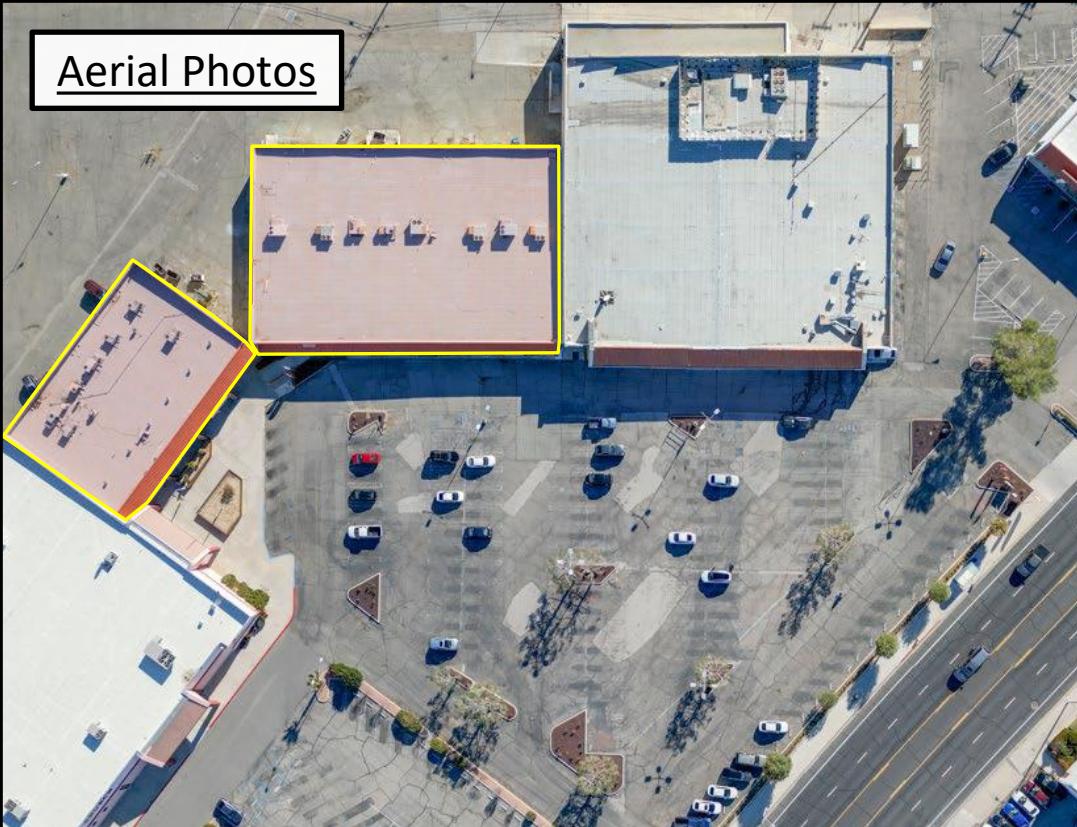
Legend

- ★ Retail Location
- bus Transit Station
- 56



PROPERTY PHOTOS

Aerial Photos



Suite B

BOCHE
FURNITURE

MATTRESSES
6PC BEDROOM

MATTRESS
SALE!

Shop now.
Pay later.
Interest-free financing
Learn more financing

shop



C

14829

MATTRESS



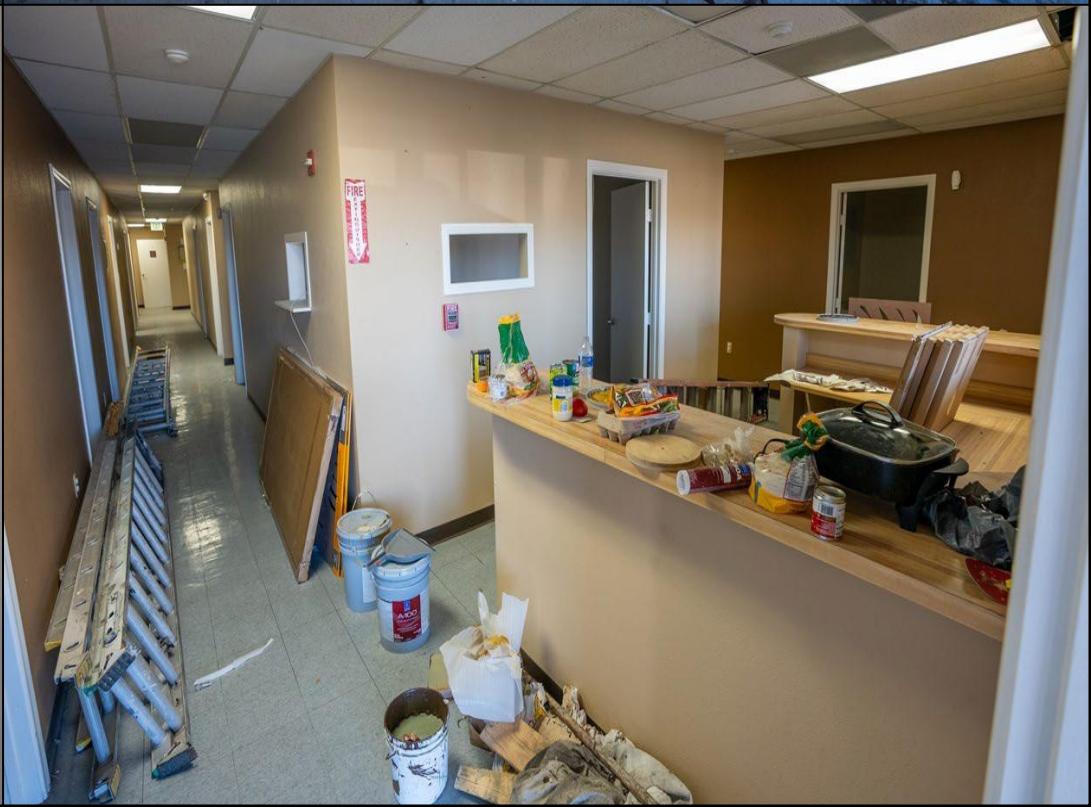
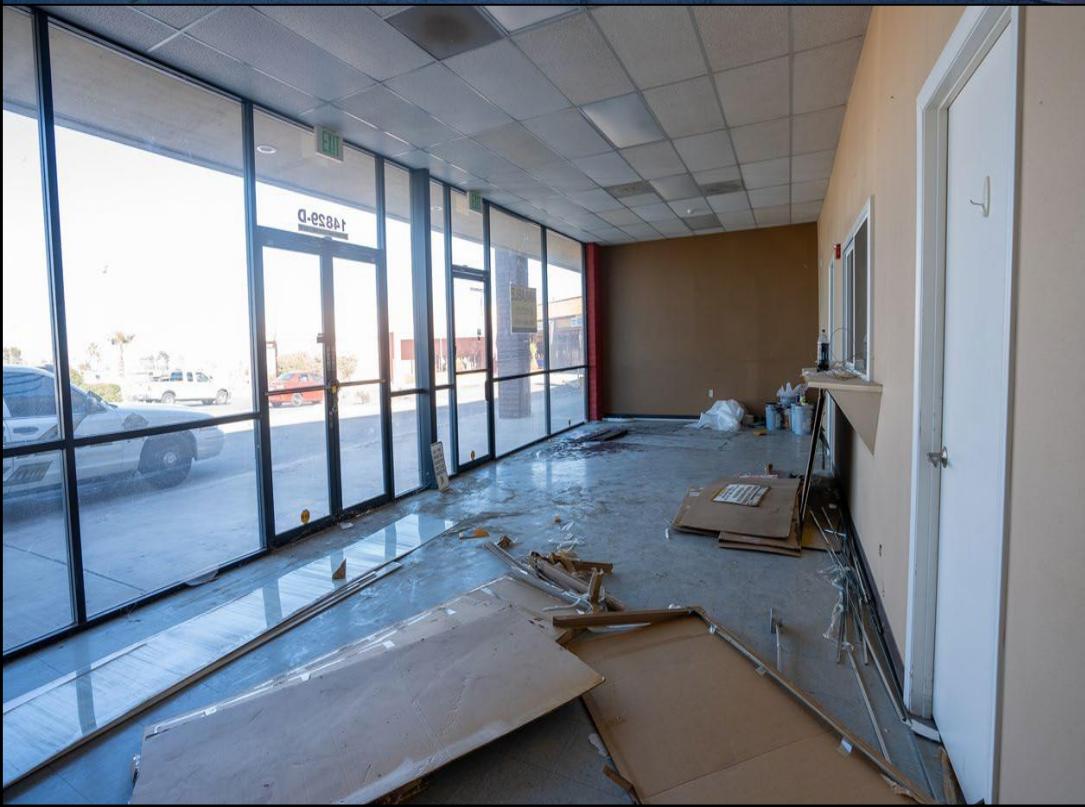
Suite C





Suite D









14837

COPY

14837





14841

DRINKING WATER

AGUA

TUMBLEWEED

14841

FAX

24 HR
VENDING

35
GALLON





14847

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