



**BANK  
FORECLOSURE  
SALE**

**For Sale**

Store Front Retail/Office

15586 Seventh Street  
Victorville, California

Confidential offering memorandum

**AVISON  
YOUNG**





## Exclusively Listed by

**Chris Maling**

Principal

Lic. 01025809

+1 213 618 3824

[chris.maling@avisonyoung.com](mailto:chris.maling@avisonyoung.com)

**David Maling**

Principal

Lic. 01139115

+1 213 618 3825

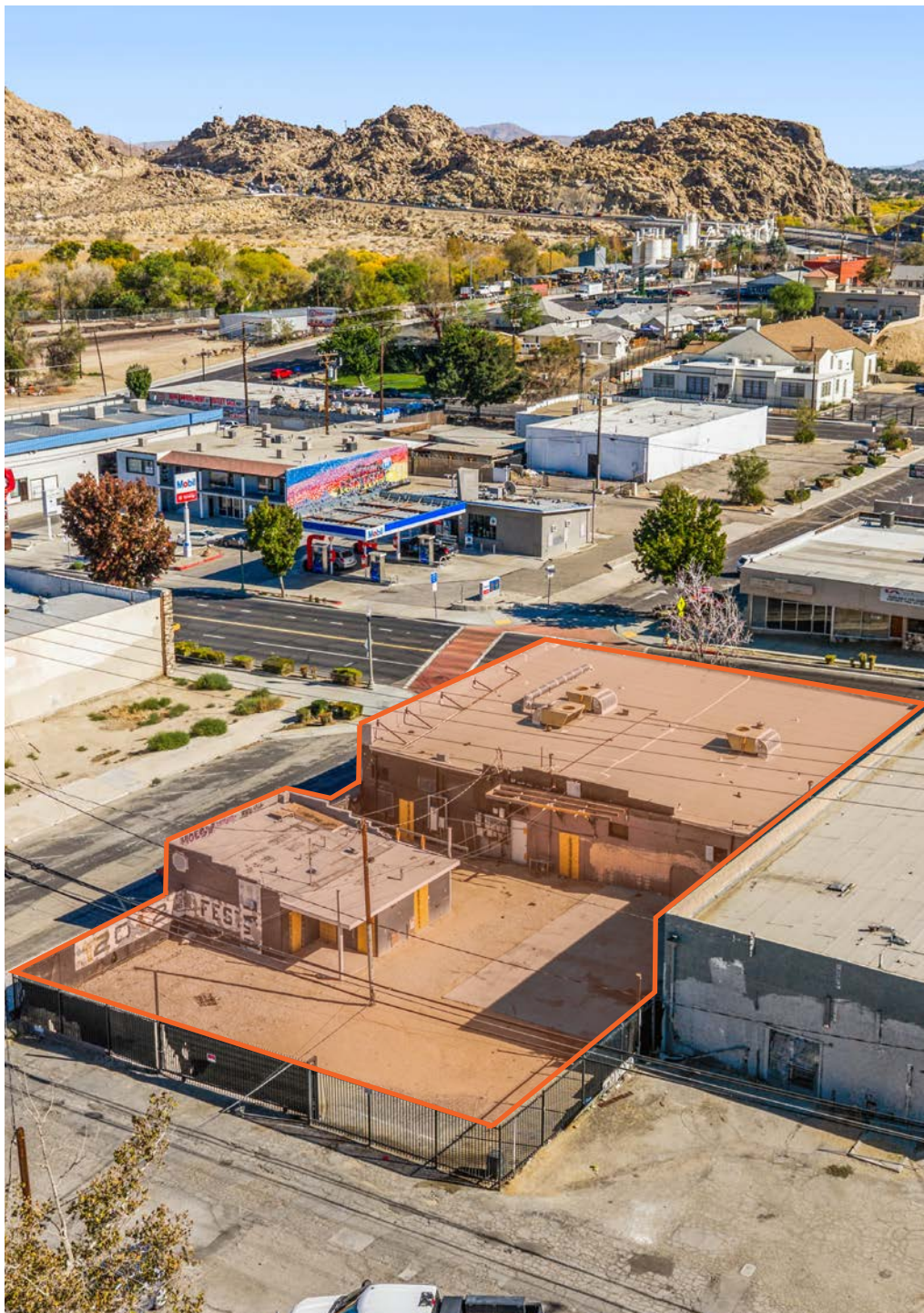
[david.maling@avisonyoung.com](mailto:david.maling@avisonyoung.com)

---

**AVISON  
YOUNG**

---





## Offering summary

# \$360,000

Offering price



*Building Price/SF:*  
\$76



*Land Price/SF:*  
\$34



*Address:*  
15586 Seventh Street



*City:*  
Victorville, CA



*Building Area:*  
±4,725 SF



*Land Area:*  
±0.24 Acres



*Property Type:*  
Storefront Retail



*Year Built/Renovated:*  
1989



*APN:*  
0478-224-01



*Zoning:*  
C





# Investment summary

Avison Young is pleased to present the opportunity to acquire a vacant, retail storefront in Victorville, California. This retail building has 3 vacant spaces that can be utilized for various uses. There is an additional 4th space on C Street that can be used as a 4th retail space or can be turned into an apartment unit. This  $\pm 4,725$  SF building sits on a  $\pm 0.24$  AC lot. This building has ample parking and is only 1 mile from the 15 Freeway.

This space is a great fit for a buyer looking to serve the Victorville area, or owner-users seeking a vacant retail storefront close to major highways.

This is a lender foreclosure whereby the lender/seller took back the real estate via foreclosure. Lender/seller has very limited information and the buyer will be acquiring in "as-is" condition.

## Highlights

- Foreclosure sale
- Four retail spaces
- Gated/secure ample parking
- Property can have various uses

# Location overview

Demographics (5 mile radius)

**140,659**

Population

**43,206**

Households

**37,725**

Daytime employees

**\$86,866**

Average household income

**42%**

Renter occupied

**5,507**

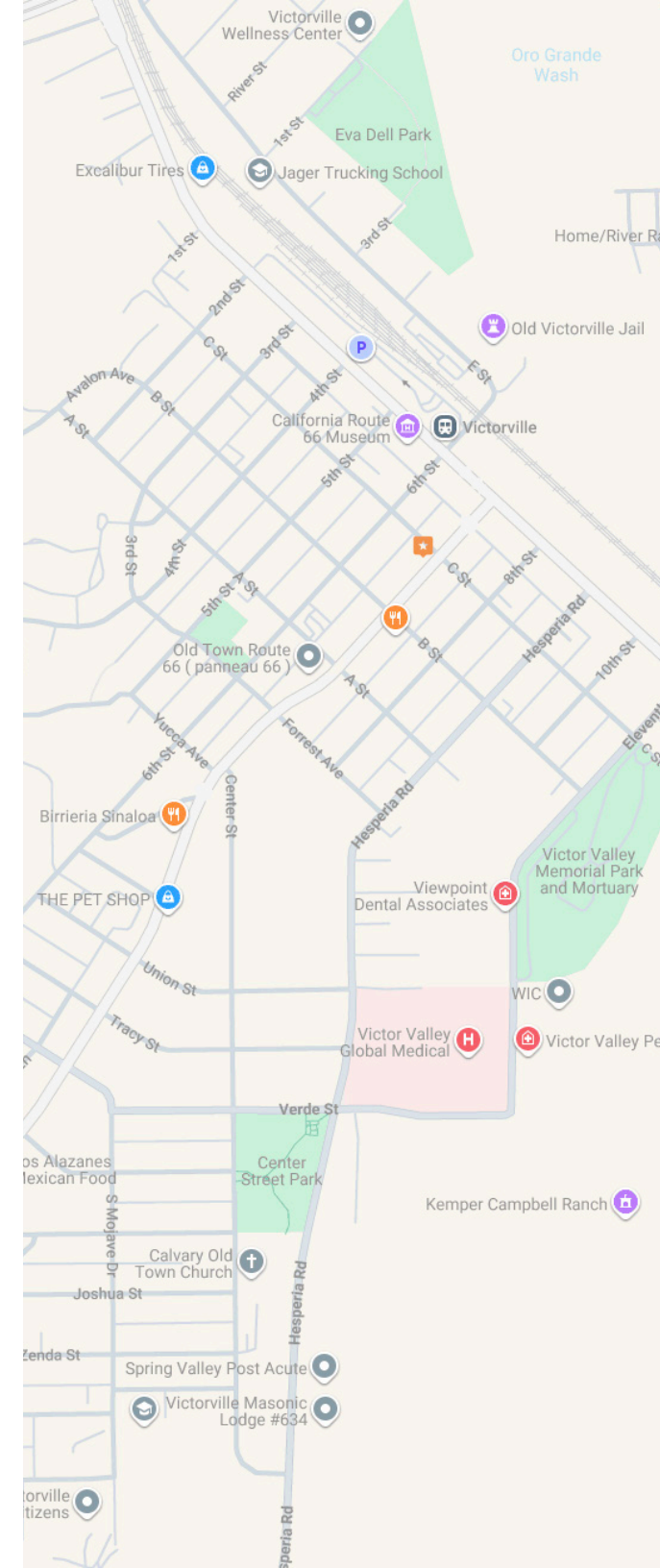
Daytime businesses

## About Victorville, CA

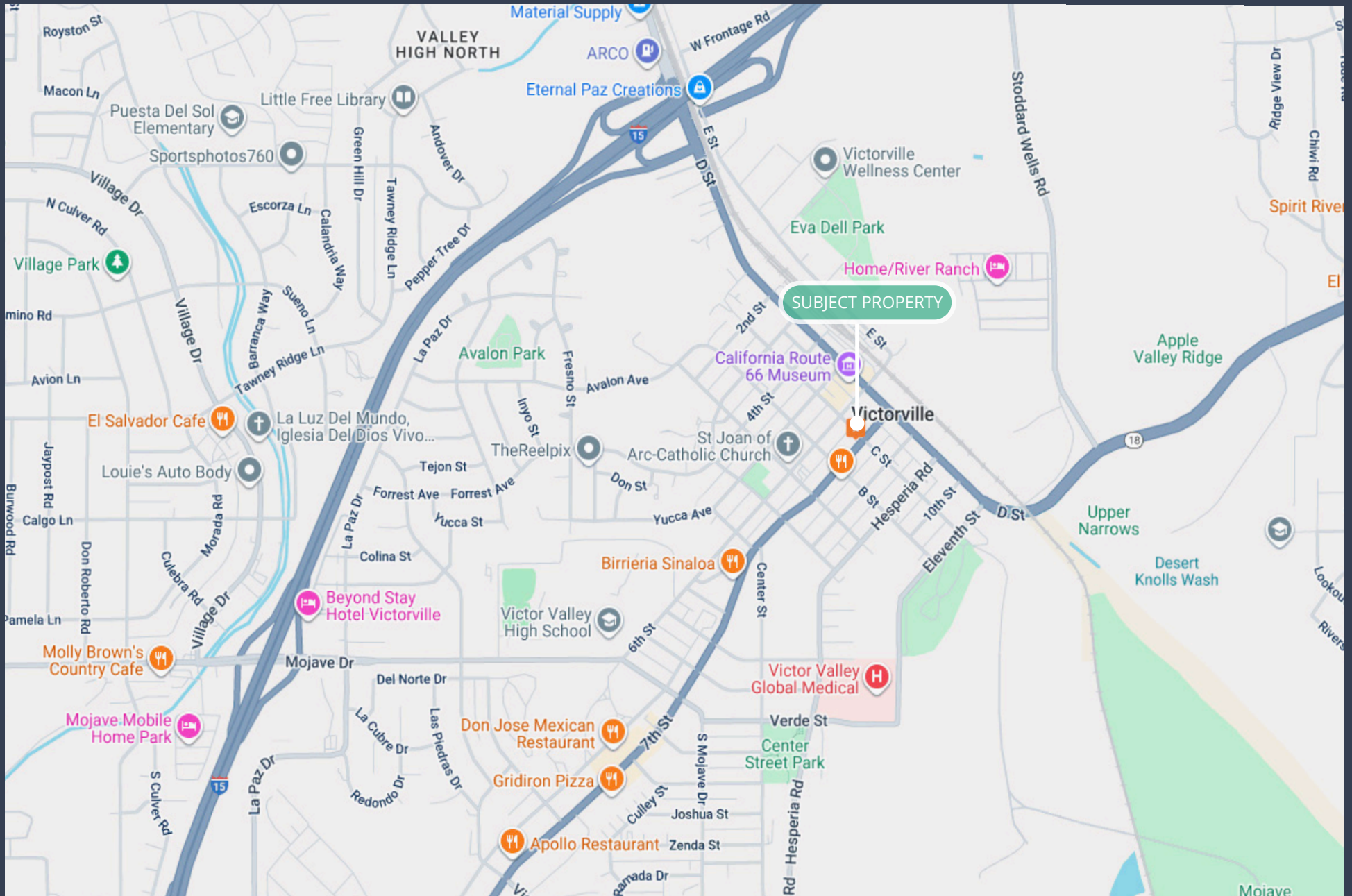
Located in Southern California at the high-point between Los Angeles and Las Vegas, Victorville is the leading city for both industry and retail in the High Desert region. Victorville is a growing, vibrant community that is home to approximately 137,000 residents and some of the area's largest employers.

Clean air, abundant mountain vistas, family-friendly recreational activities, spectacular sunsets and breathtaking night skies entice locals and visitors alike. Located within a few hours of SoCal beaches, National Parks, mountain retreats, and other major attractions; and Ontario International Airport is less than an hour away.

<https://www.victorvilleca.gov/our-city/about-victorville>

















---

# AVISON YOUNG

---

Chris Maling  
Principal  
Lic. 01025809  
+1 213 618 3824  
[chris.maling@avisonyoung.com](mailto:chris.maling@avisonyoung.com)

David Maling  
Principal  
Lic. 01139115  
+1 213 618 3825  
[david.maling@avisonyoung.com](mailto:david.maling@avisonyoung.com)

Visit us online  
[avisonyoung.com](http://avisonyoung.com)

---

©2025 Avison Young Commercial Real Estate Services, LP,  
Commercial Real Estate Agency. All rights reserved.

E. & O.E.: The information contained herein was obtained  
from sources which we deem reliable and, while thought to be  
correct, is not guaranteed by Avison Young.





# Confidential information and disclaimer

## Contacts and confidentiality

Avison Young ("Agent") has been engaged by Ownership ("Seller") as the exclusive agent for the sale of (the Property").

The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Avison Young as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence, for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability

whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

By taking possession of an reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in a strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied

or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Avison Young. Seller will be responsible for any commission due to Agent in Connection with the sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent's authority to act on its behalf.

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

---

Avison Young Commercial Real Estate Services,  
LP Commercial Real Estate Agency

601 South Figueroa Street, Suite 4450  
Los Angeles, California  
[www.avisonyoung.com](http://www.avisonyoung.com)