

FOR SALE

SEQ Nisqualli Rd and Mariposa Rd
Victorville, CA



PROPERTY HIGHLIGHTS

The subject property is located on the East side of the 15 freeway at the Nisqualli Road on and off-ramp and is positioned on the southeast quadrant of Mariposa Road and Nisqualli Road. A future development of the ±1.04 acres of general commercial (C-2) land will benefit from the traffic generated by the fuel station, convenience store, and car wash to the East and the future fast food and retail center to the West.

BUILDING SF	N/A	SIGNAGE TYPE	N/A
LAND SF	45,305	1-MILE (POP.)	9,145
YEAR BUILT	N/A	3-MILE (POP.)	82,411
PARKING	N/A	MED. INCOME	\$58,918
TRAFFIC COUNTS	15,000 VPD	SPACE USE	Raw Land



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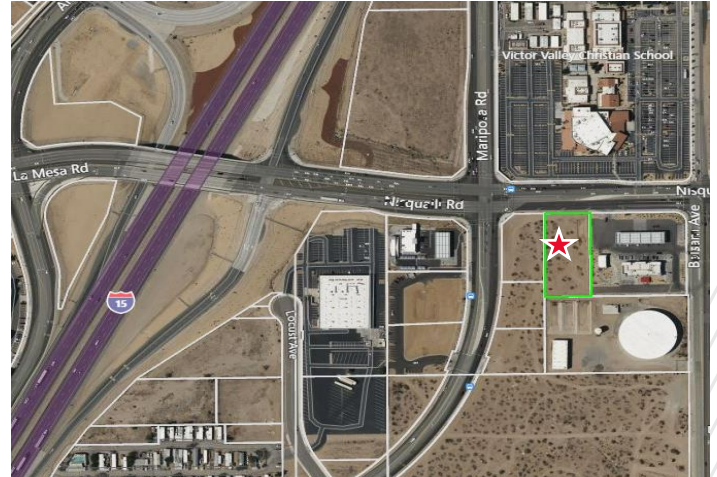
OFFERING DESCRIPTION

The subject property is located in a growing area of Victorville. The population within a five-mile radius is nearly 200,000 with average incomes of more than \$80,000.

The surrounding trade area is robust and supportive of new quick service restaurant and coffee concepts such as Dutch Bros.

Victor Valley benefits from being the high point between Los Angeles and Las Vegas with more than 100,000 vehicles per day traveling on the I-15 freeway.

Potential target tenants who are void in the immediate trade area include Marco's Pizza, Mountain Mike's Pizza, Portillo's, Rally's, Pita Pit, Wings N Things, Shake Shack, Earl of Sandwich, The Lost Cajun, Black Bear Diner, Teriyaki Madness, CVS Minute Clinic



LEGAL INFORMATION

TAX PARCEL ID	3093-151-10-0000
2022 RE TAXES	\$12,462.67
ZONING	General Commercial (C-2)

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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