

New Gas Station Anchored Development in Victorville

2,400 SF QSR
SPACE FOR LEASE

14402 MOJAVE DR, VICTORVILLE, CA

CBRE



CAR WASH



MOJAVE DR 17,325 VPD



ARCO

CAR WASH

ampm

MOJAVE DR 17,325 VPD

EL VADO RD

Property Highlights

2,732 SF QSR Restaurant Space for Lease Delivering November 2025

Growing Market:
Located in a Rapidly Expanding Area of Victorville With Increasing Demand.

Limited Competition:
Capture a Significant Share of the Underserved QSR Market.

Prime Exposure:
High-Visibility Location on Mojave Dr, Benefiting From Strong Traffic Counts.

Built-In Customer Base:
Anchored by Brand-New AMPM and ARCO, Guaranteeing Consistent Foot Traffic.

Site Plan



Victorville

at a Glance

Victorville is a rapidly growing city in California's Inland Empire, known for its appealing affordability that attracts many newcomers. As the region continues to expand, it has become a desirable destination for young families seeking a more affordable housing while still enjoying the amenities of suburban living. With its increasing population and job growth, Victorville reflects the dynamic growth of the Inland Empire, making it an ideal place for those looking to establish roots in a thriving environment.



74,514
Population
(3 Miles)

\$121,776
Average Household
Income
(1 Miles)

32.4
Median Age
(3 Miles)

174,230
Population
(5 Miles)

\$91,339
Average Household
Income
(3 Miles)

63,723
Daytime Population
(3 Miles)



**2,400 SF QSR
SPACE FOR LEASE**

El Evado Rd

Hook Blvd

Mojave Dr

1 Mile

Amargosa Rd

Roy Rogers Dr

Seneca Rd

VICTORVILLE

Victorville Galleria



18



MOLLY BROWN'S COUNTRY CAFE

WinCo FOODS

18



COSTCO WHOLESALE

HARBOR FREIGHT



AutoZone



ARCO



15

Green Tree Blvd



ARCO 

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