



**BANK  
FORECLOSURE  
SALE**

**For Sale**

Store Front Retail/Office

15586 Seventh Street  
Victorville, California

Confidential offering memorandum

**AVISON  
YOUNG**



**Exclusively Listed by**

**David Maling**

Principal

Lic. 01139115

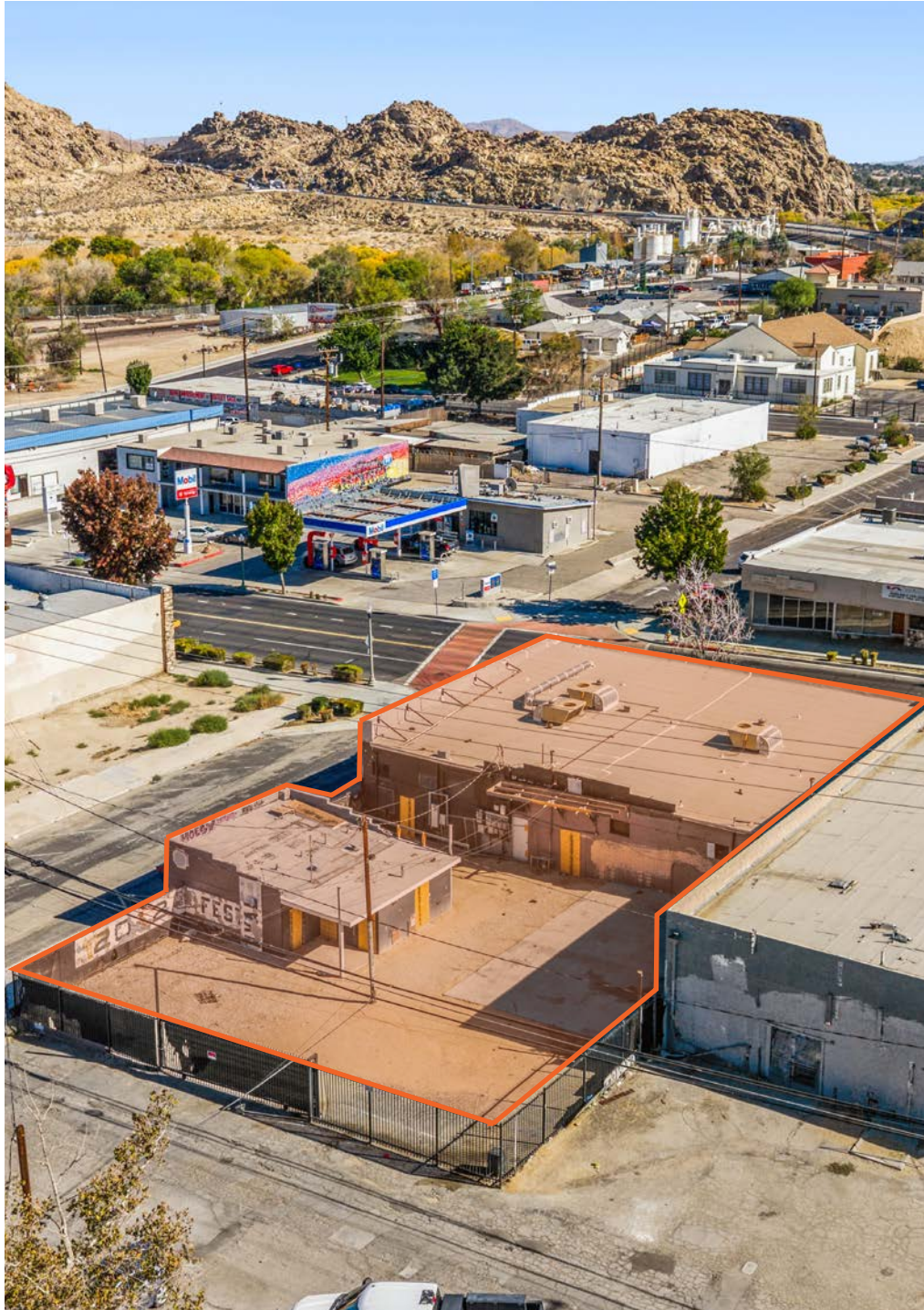
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david.maling@avisonyoung.com

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**AVISON  
YOUNG**

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# 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**

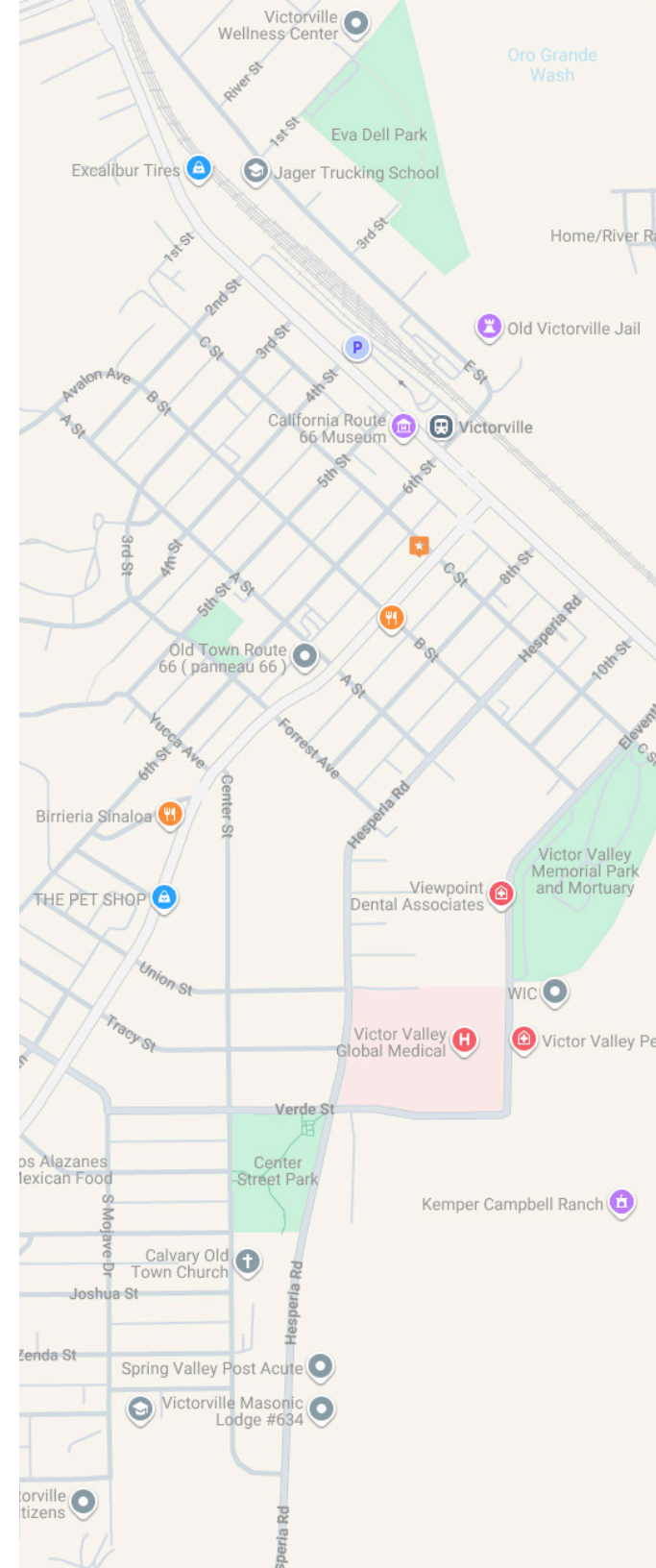
Daytime businesses

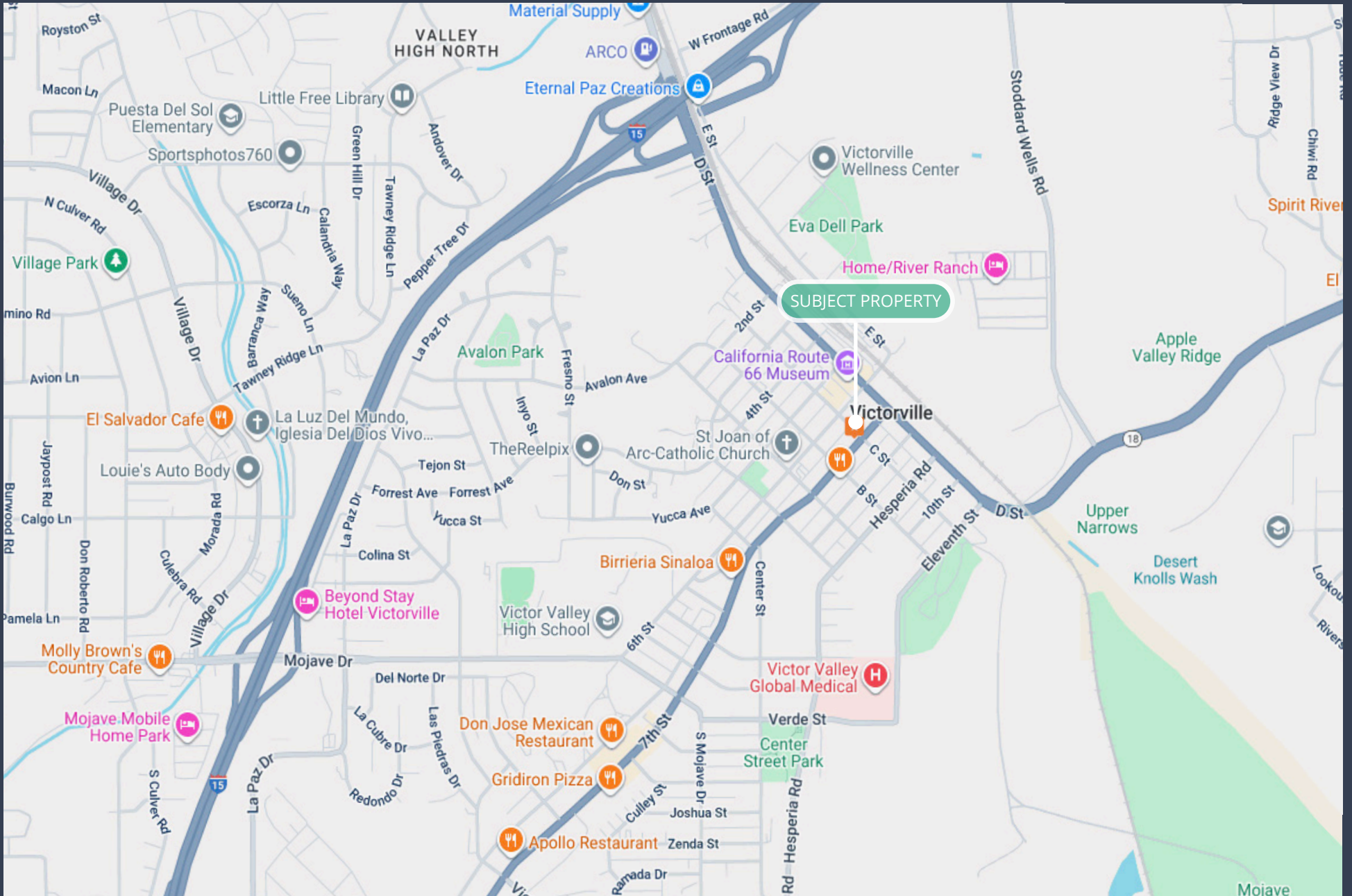
## About Victorville, CA

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>









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# AVISON YOUNG

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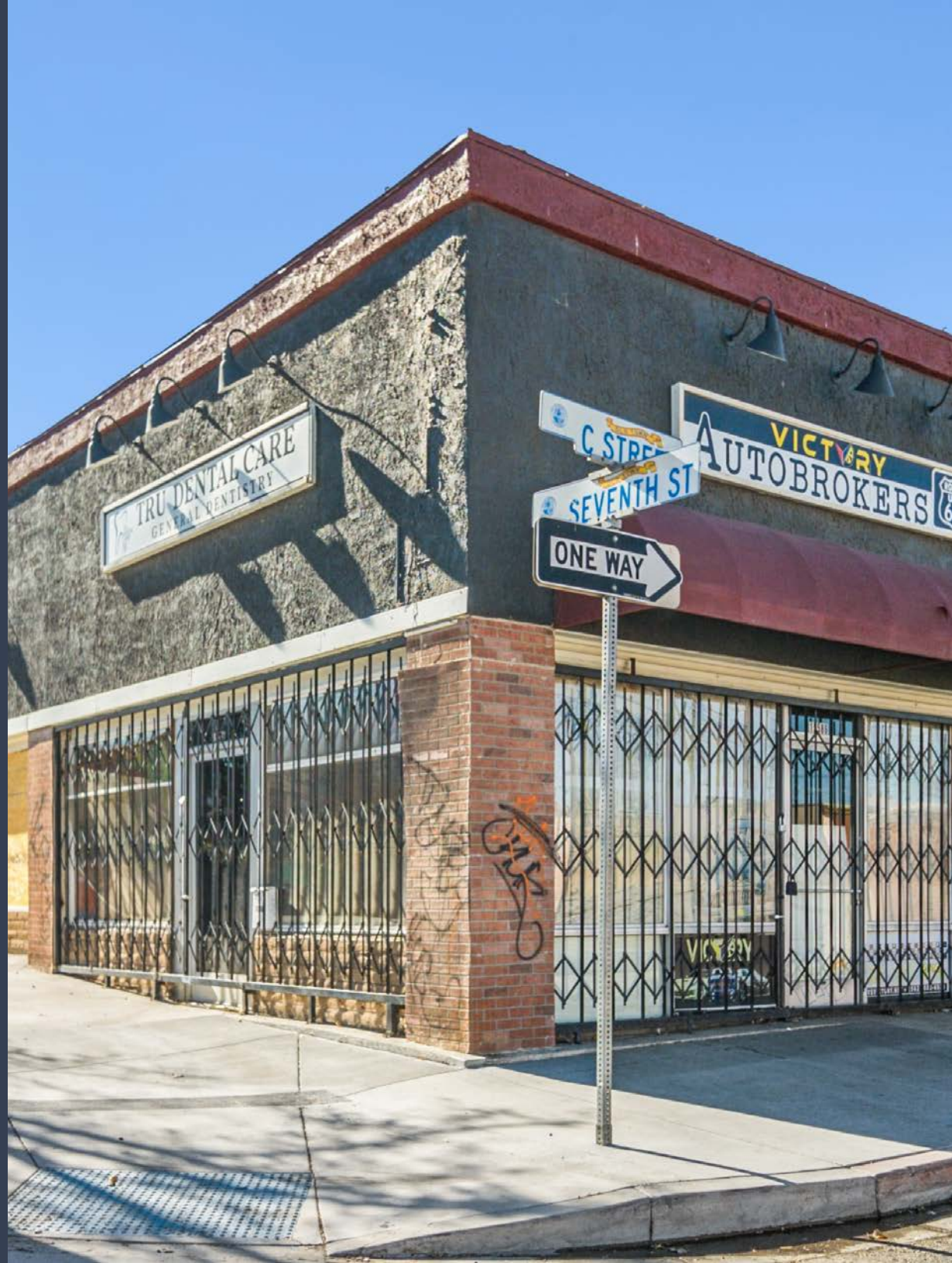
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E. & O.E.: The information contained herein was obtained  
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# Confidential information and disclaimer

## 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.

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LP Commercial Real Estate Agency

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