

OLD TOWN RETAIL/OFFICE FOR LEASE 15572 - 15576 7TH STREET

Victorville, CA 92395



ECONOMIC DATA

LEASE RATE: \$1 SF/month (MG)

PROPERTY INFORMATION

COUNTY: San Bernardino
MARKET: Inland Empire North
SUBMARKET: High Desert

BUILDING DATA

TOTAL BUILDING SF: ±4,050 SF
YEAR BUILT: 1940
ZONING: Specific Plan

LISTING DATA

AVAILABLE SF: ±2,025 - ±4,050 SF

PROPERTY OVERVIEW

Positioned in the heart of Old Town Victorville near the city's historic Route 66 corridor, this flexible leasing opportunity offers two ±2,025 SF units, 15572 and 15776 7th Street, available individually or combined for up to ±4,050 SF of contiguous occupancy. The location delivers excellent exposure along 7th Street, complete with a well-lit boardwalk, interior metal roll-up doors along the storefront, and wrought iron entries for added security.

Each space greets you with open high ceilings, full-length storefront glass, and clean sightlines from the moment you walk in, making it easy to envision retail, showroom, gallery, or service-based use. An arched interior doorway leads back to a functional hallway connecting additional rooms, a restroom, and rear access via both a roll-up door and a separate exit, ideal for receiving deliveries or giving customers and staff a second point of entry.

The spaces are currently in shell condition with painted walls, lighting in place, and a finished restroom, offering a flexible, blank-canvas layout ready for a tenant's vision. Nine parking spaces are available behind the building in a fenced, secured lot with alleyway access.

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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15572 7th



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15572 7th



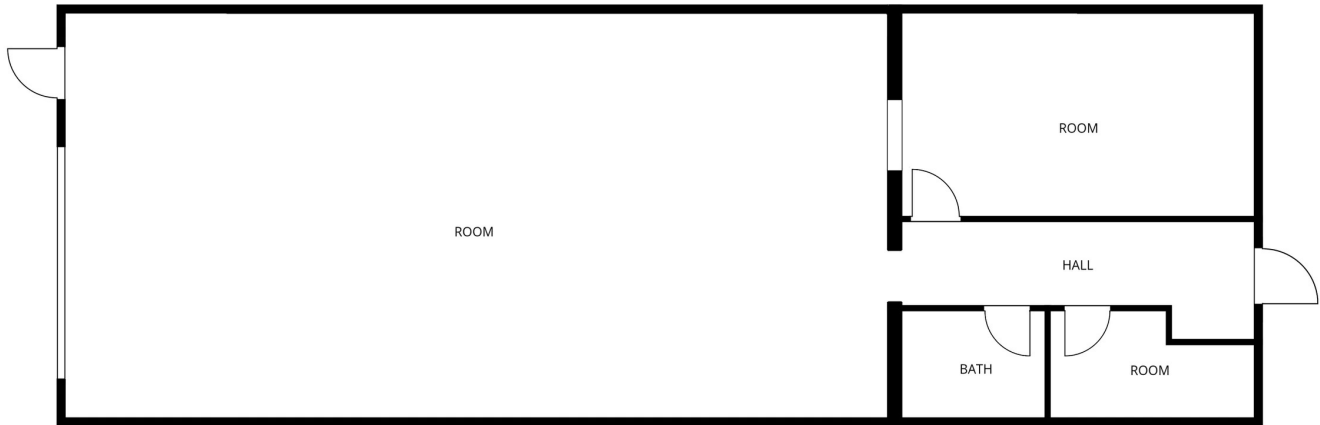
15572 7th

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FLOOR PLAN MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

15572 7th Floor Plan

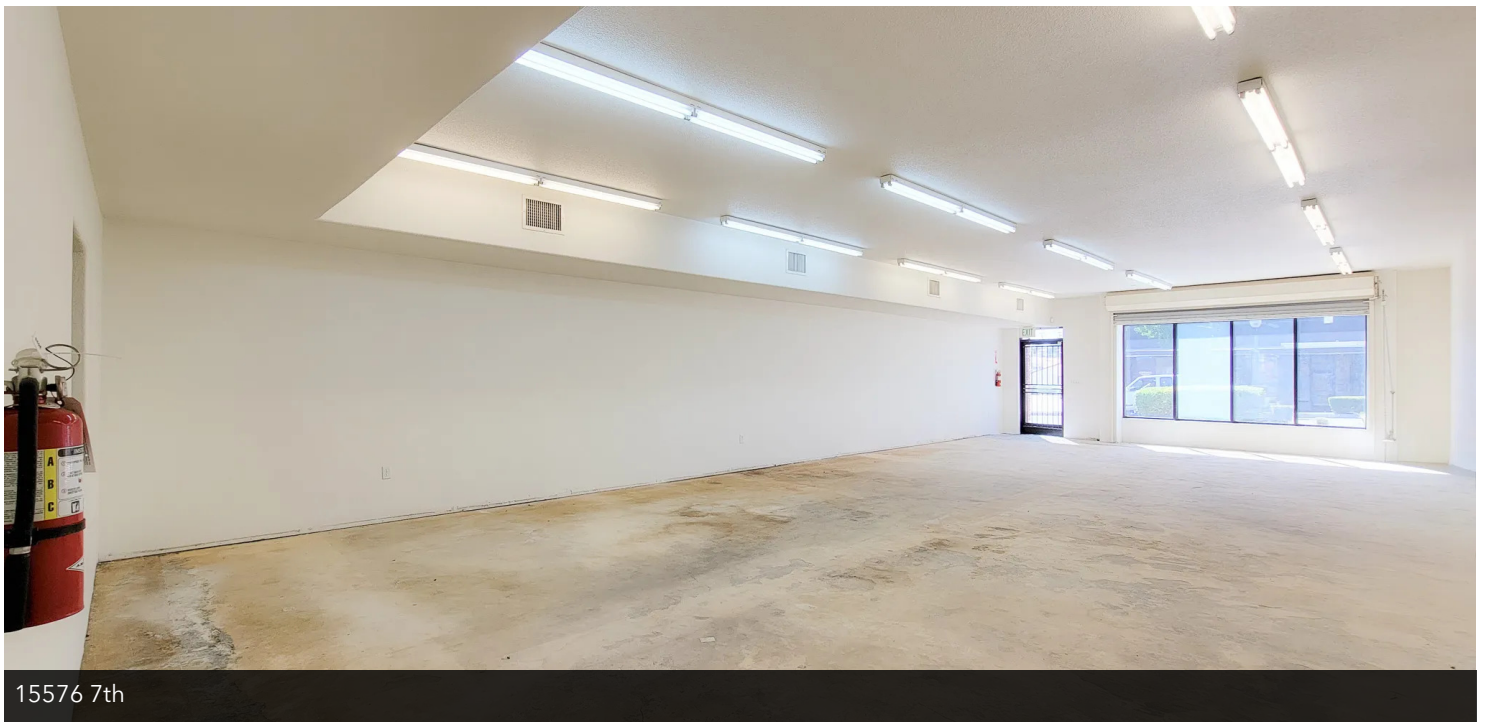
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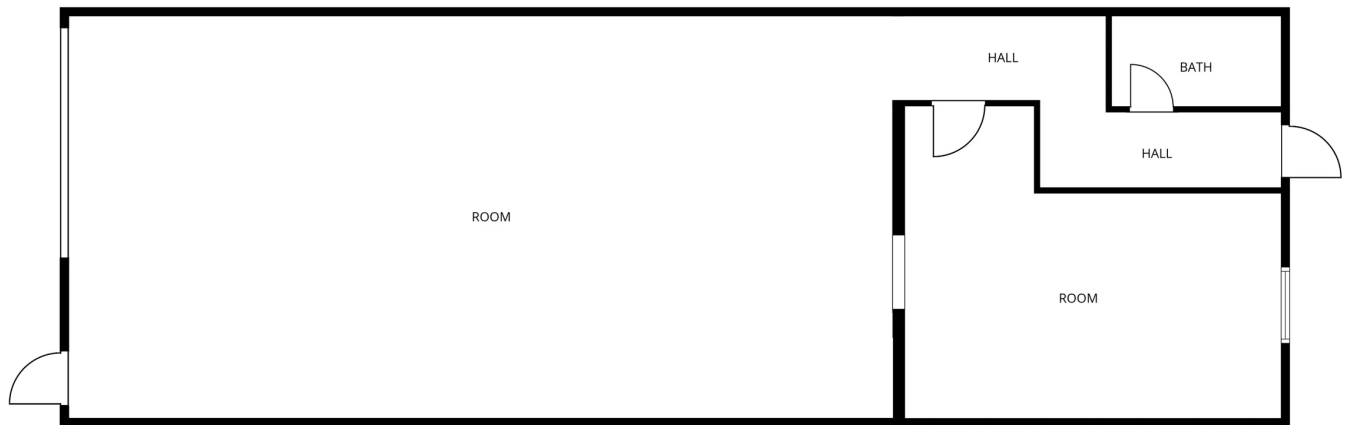


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FLOOR PLAN MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

15776 7th Floor Plan

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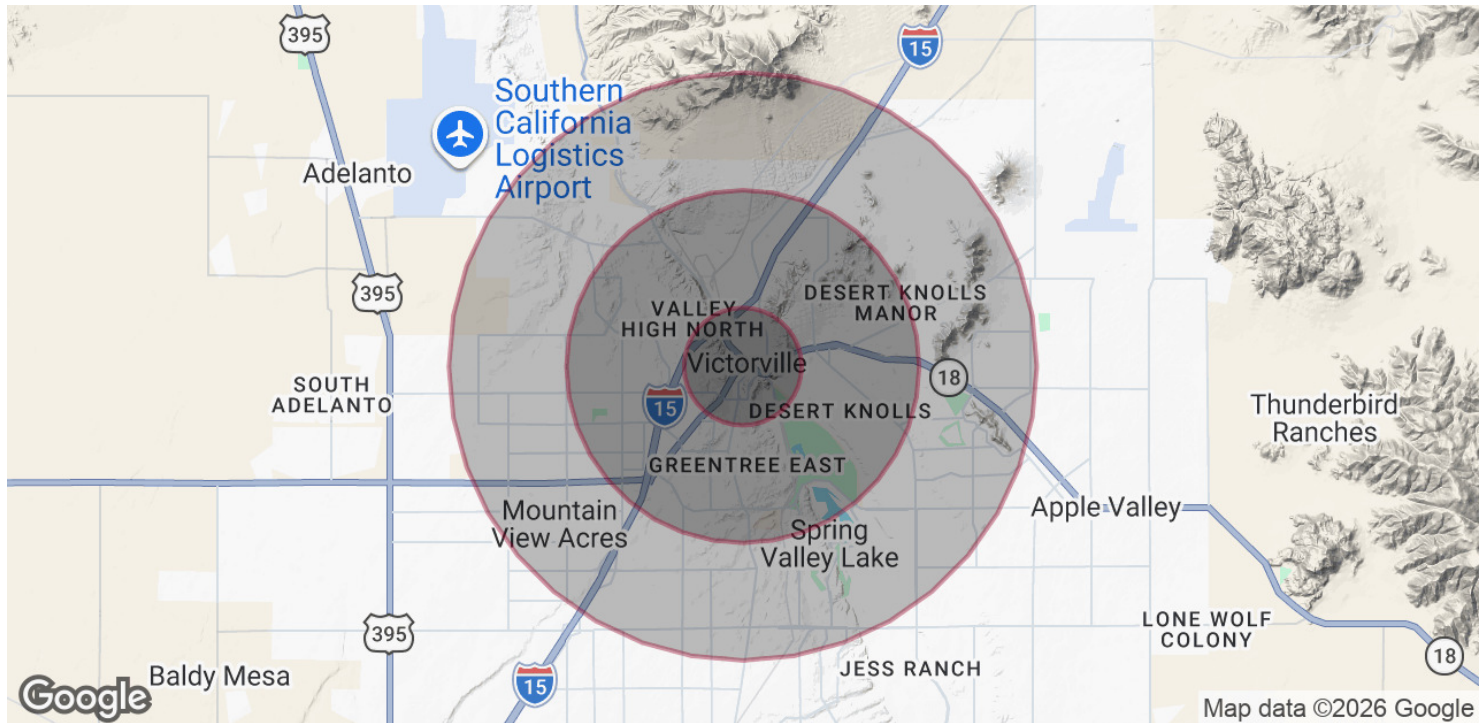


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,052	49,296	135,724
Average Age	30.7	32.2	33.1
Average Age (Male)	30.8	30.3	30.8
Average Age (Female)	31.3	33.1	34.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,017	15,444	40,758
# of Persons per HH	3.0	3.2	3.3
Average HH Income	\$56,360	\$87,754	\$93,113
Average House Value	\$230,933	\$324,544	\$364,440

2023 American Community Survey (ACS)

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