

# 17400 N D St

17400 N D St, Victorville CA 92394



OFFERING MEMORANDUM

# 17400 N D St

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*Inquire today:*

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01 **Executive Summary**  
Investment Summary

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## OFFERING SUMMARY

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ADDRESS	17400 N D St Victorville CA 92394
BUILDING SF	1,500 SF
LAND ACRES	2.62
LAND SF	114,127 SF
YEAR BUILT	1954
APN	0472-121-04-0000

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## FINANCIAL SUMMARY

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OFFERING PRICE	\$950,000
PRICE PSF	\$633.33

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## Investment Summary

- Premier location for Gas Station/Strip Mall/Storage Units! 2.62 acres zoned commercial on a busy corner lot with constant traffic flow from nearby logistics airport, distribution center, and Riverside Cement Company. Corner lot is only 1.5 miles from I-15 Freeway located at intersection of D Street (AKA National Trails Hwy/US Route 66) and Air Expressway. This lot would be an ideal location to service the Heavy semi-trucks that stop at this busy traffic light 24 hours a day, 7 days a week. A HUGE potential commercial money maker for the astute business owner and investment minded individual. A MUST SEE!





02

## Property Description

Property Features

Property Images

# 17400 ND ST

## PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	1,500
LAND SF	114,127
LAND ACRES	2.62
YEAR BUILT	1954
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	2.62 AC
PARKING RATIO	8.4/1,000 SF















17400 ND St | Demographics

03

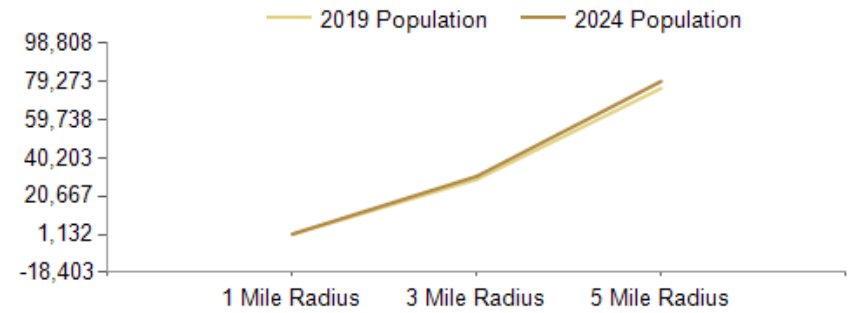
Demographics

General Demographics

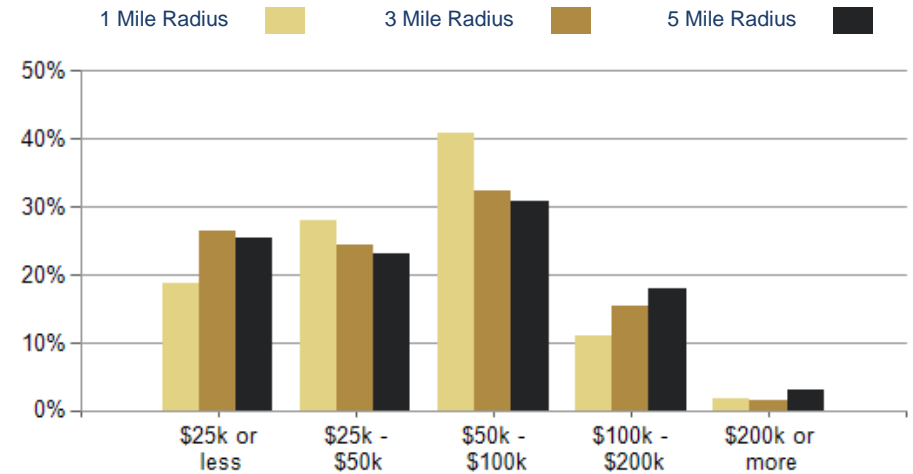
17400 ND ST

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	327	15,990	40,629
2010 Population	888	26,636	68,272
2019 Population	1,132	29,240	75,727
2024 Population	1,307	30,790	79,273
2019 African American	159	4,158	11,676
2019 American Indian	10	504	1,039
2019 Asian	52	921	2,876
2019 Hispanic	697	17,571	40,927
2019 Other Race	296	7,969	18,568
2019 White	532	13,527	35,880
2019 Multiracial	78	2,051	5,338
2019-2024: Population: Growth Rate	14.60%	5.20%	4.60%

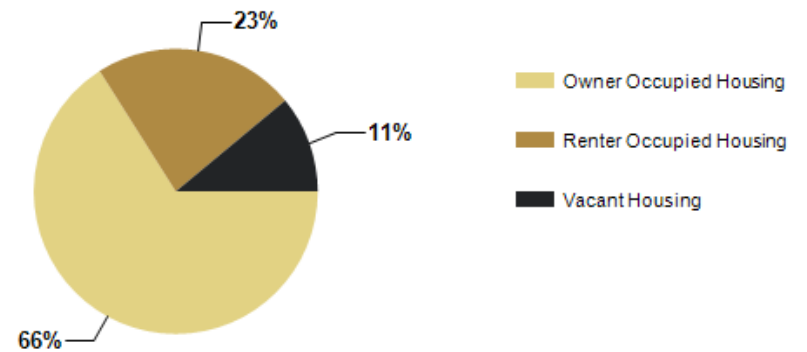
2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	29	931	2,890
\$15,000-\$24,999	27	975	2,560
\$25,000-\$34,999	54	974	2,253
\$35,000-\$49,999	30	774	2,663
\$50,000-\$74,999	87	1,489	4,226
\$75,000-\$99,999	35	848	2,393
\$100,000-\$149,999	29	820	2,828
\$150,000-\$199,999	4	296	991
\$200,000 or greater	5	112	632
Median HH Income	\$51,695	\$48,887	\$51,381
Average HH Income	\$59,881	\$61,202	\$67,412



2019 Household Income



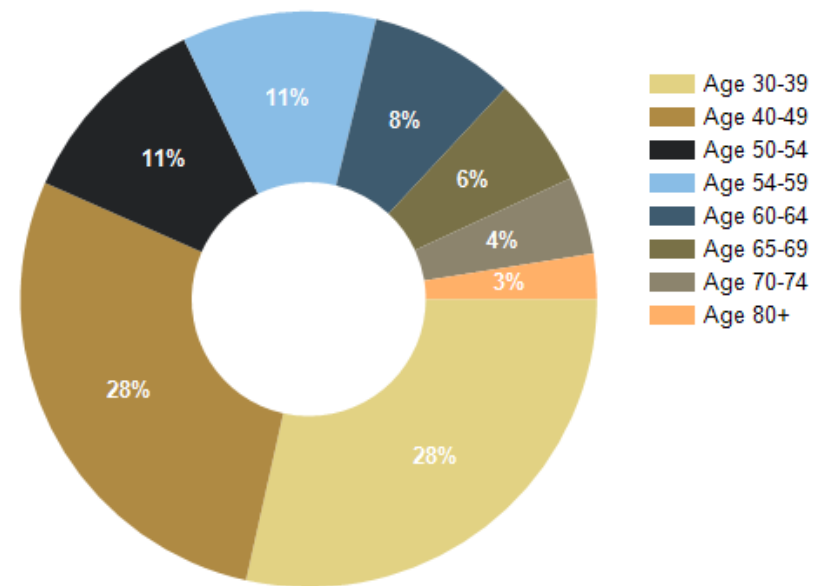
2019 Own vs. Rent - 1 Mile Radius



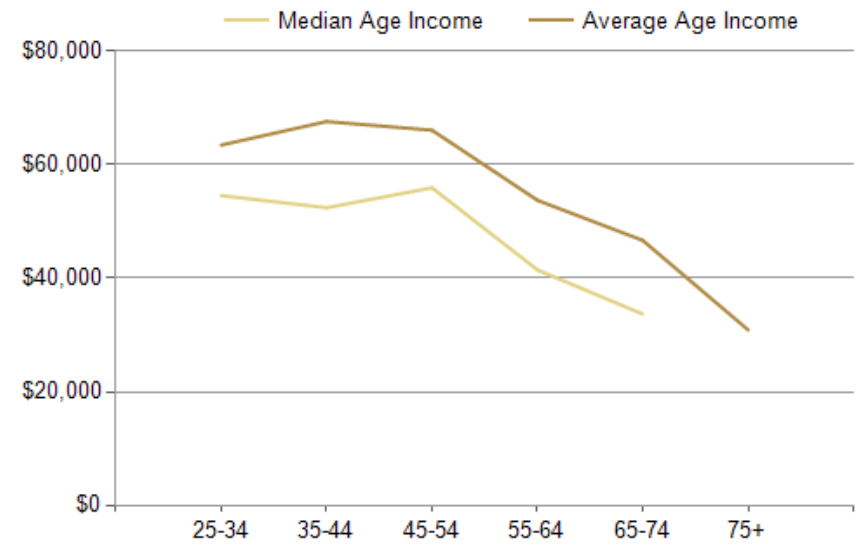
Source: esri

2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	83	2,764	6,221
2019 Population Age 35-39	74	2,312	5,228
2019 Population Age 40-44	80	1,965	4,492
2019 Population Age 45-49	75	1,758	4,249
2019 Population Age 50-54	62	1,518	3,932
2019 Population Age 55-59	60	1,443	3,887
2019 Population Age 60-64	45	1,202	3,396
2019 Population Age 65-69	34	909	2,668
2019 Population Age 70-74	24	659	2,056
2019 Population Age 75-79	14	463	1,489
2019 Population Age 80-84	12	291	918
2019 Population Age 85+	7	253	880
2019 Population Age 18+	798	21,443	54,304
2019 Median Age	30	32	31
2024 Median Age	32	32	32

Population By Age



2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,558	\$54,493	\$54,877
Average Household Income 25-34	\$63,456	\$64,319	\$67,056
Median Household Income 35-44	\$52,409	\$52,555	\$55,541
Average Household Income 35-44	\$67,602	\$68,438	\$74,701
Median Household Income 45-54	\$55,919	\$55,163	\$59,160
Average Household Income 45-54	\$66,071	\$68,932	\$76,542
Median Household Income 55-64	\$41,453	\$51,123	\$53,793
Average Household Income 55-64	\$53,733	\$60,682	\$69,792
Median Household Income 65-74	\$33,673	\$38,819	\$45,138
Average Household Income 65-74	\$46,648	\$51,712	\$63,384
Average Household Income 75+	\$30,888	\$41,256	\$47,048



17400 N D St

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*Inquire today:*

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