

RETAIL FOR LEASE MOJAVE CENTER

15770 Mojave Dr, Victorville, CA 92394



ECONOMIC DATA

PROPERTY INFORMATION

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

BUILDING DATA

TOTAL BUILDING SF: 14,410 SF
YEAR BUILT: 1980
ZONING: C-2T, Victorville

PROPERTY OVERVIEW

Retail center at the intersection of Mojave Dr. & Village Dr. Great location, just minutes from I-15! Excellent Visibility! High Growth Area.

PROPERTY HIGHLIGHTS

- Easy access from freeway
- Excellent visibility from street
- Retail center with established businesses

Elizabeth Brown-Simone
eabrown@lee-associates.com
D 760.684.4247

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.
No liability of any kind is to be imposed on the broker herein.

RETAIL FOR LEASE MOJAVE CENTER

15770 Mojave Dr, Victorville, CA 92394

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

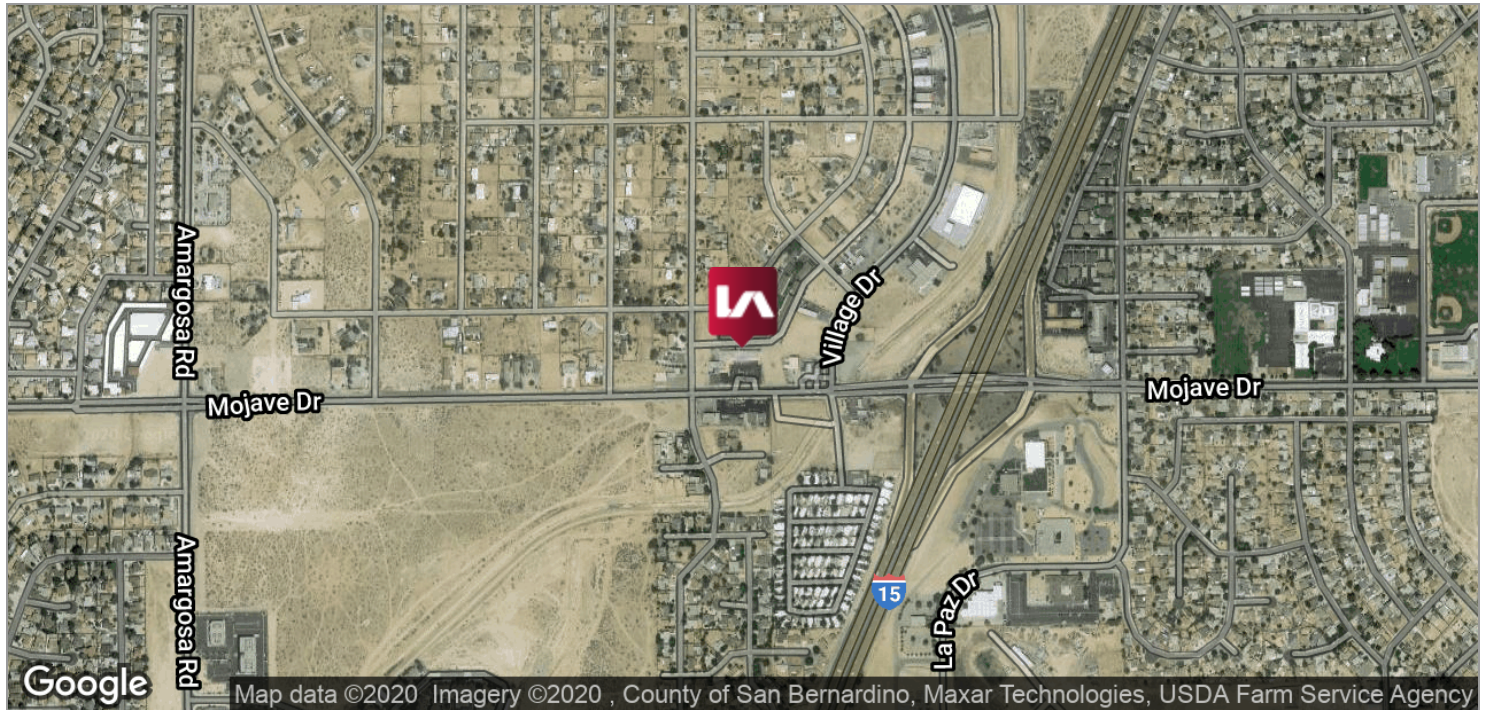


Elizabeth Brown-Simone
eabrown@lee-associates.com
D 760.684.4247

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.
No liability of any kind is to be imposed on the broker herein.

RETAIL FOR LEASE MOJAVE CENTER

15770 Mojave Dr, Victorville, CA 92394

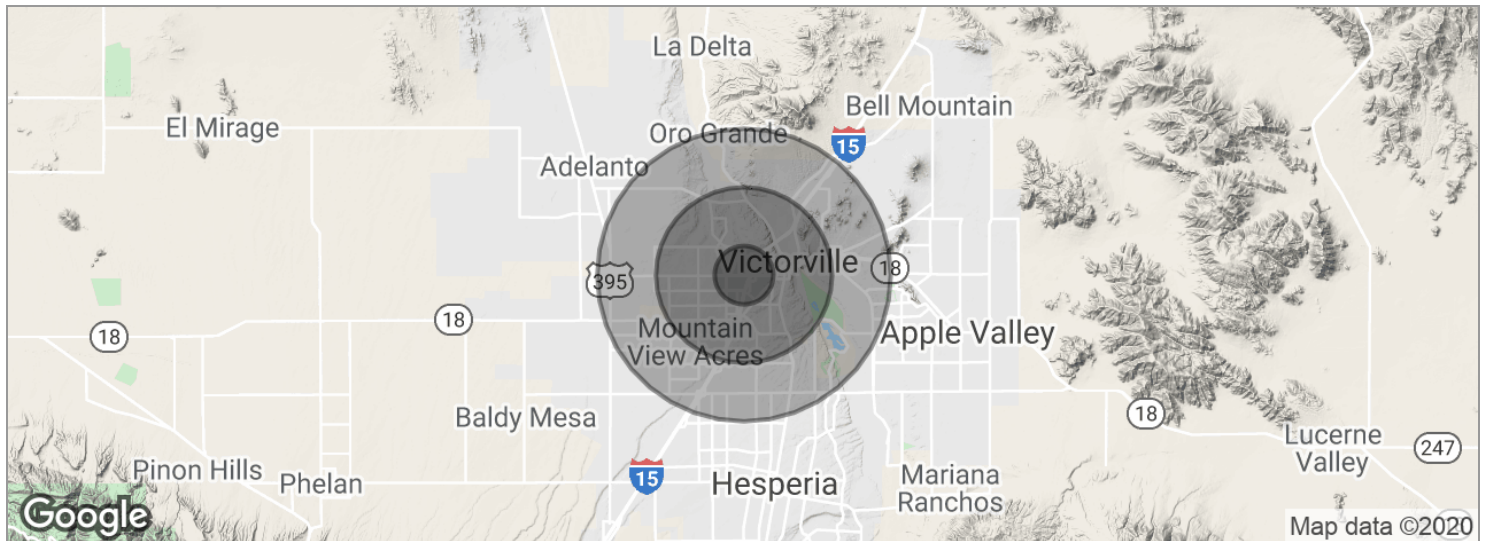


Elizabeth Brown-Simone
eabrown@lee-associates.com
D 760.684.4247

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.
No liability of any kind is to be imposed on the broker herein.

RETAIL FOR LEASE MOJAVE CENTER

15770 Mojave Dr, Victorville, CA 92394



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,113	55,422	121,647
Median age	25.5	27.5	29.4
Median age (Male)	24.6	26.1	28.5
Median age (Female)	27.0	29.0	30.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,055	16,625	36,235
# of persons per HH	3.5	3.3	3.4
Average HH income	\$46,438	\$51,969	\$59,461
Average house value	\$224,241	\$237,052	\$254,836

* Demographic data derived from 2010 US Census

Elizabeth Brown-Simone
eabrown@lee-associates.com
D 760.684.4247

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.
No liability of any kind is to be imposed on the broker herein.

RETAIL FOR LEASE MOJAVE CENTER

15770 Mojave Dr, Victorville, CA 92394



LEASE RATE:	\$0.85 SF/MONTH	TOTAL SPACE:	1,000 - 3,700 SF
LEASE TYPE:	(\$0.55 PSF NNN Charge); NNN	LEASE TERM:	36 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
C - D	Strip Center	\$0.85 SF/month	(\$0.55 PSF NNN Charge)	3,700 SF	Negotiable	Available December 2019. Former Metro PCS store with prominent location in the center with Little Caesars and John's Market as adjacent tenants.
J	Strip Center	\$0.85 SF/month	(\$0.55 PSF NNN Charge)	1,000 SF	Negotiable	Unit is a former beauty supply store located between Teriyaki Grill/Fresh Donuts & Deli and MHS Services.
K&L		\$0.85 SF/month	NNN	1,950 SF	36 months	

Elizabeth Brown-Simone
eabrown@lee-associates.com
D 760.684.4247

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.
No liability of any kind is to be imposed on the broker herein.