

16901 Stoddard Wells Rd

16901 Stoddard Wells Rd, Victorville CA 92394



OFFERING MEMORANDUM

**CENTURY 21
COMMERCIAL**

Allstars/Cornerstone Group

16901 Stoddard Wells Rd

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**CENTURY 21
COMMERCIAL.**

Allstars/Cornerstone Group

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01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	16901 Stoddard Wells Rd Victorville CA 92394
COUNTY	San Bernardino
MARKET	Inland Empire
SUBMARKET	Mojave River Valley
TOTAL ROOMS	63
LAND SF	66,211 SF
YEAR BUILT	1986
YEAR RENOVATED	1997
APN	0472-181-27,0473-162-18

FINANCIAL SUMMARY

OFFERING PRICE	\$3,950,000
PRICE PER KEY	\$62,698

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2019 Population	1,089	28,095	93,961
2019 Median HH Income	\$30,992	\$50,367	\$51,883
2019 Average HH Income	\$58,699	\$67,346	\$68,916



02

Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Amenities

Property Images

PROPERTY FEATURES

TOTAL ROOMS	63
LAND SF	66,211
LAND ACRES	1.52
YEAR BUILT	1986
YEAR RENOVATED	1997
BUILDING CLASS	C2
NUMBER OF STORIES	2
LOT DIMENSION	1.52
NUMBER OF PARKING SPACES	60





03

Demographics

Demographic Details

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	903	19,436	55,951
2010 Population	989	25,571	86,685
2019 Population	1,089	28,095	93,961
2024 Population	1,141	29,607	98,401
2019 African American	218	3,488	13,504
2019 American Indian	16	427	1,209
2019 Asian	32	938	3,598
2019 Hispanic	405	14,468	45,404
2019 Other Race	158	6,380	20,492
2019 White	585	14,755	48,160
2019 Multiracial	77	1,952	6,587
2019-2024: Population: Growth Rate	4.70 %	5.25 %	4.65 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	62	1,120	3,555
\$15,000-\$24,999	70	1,058	3,309
\$25,000-\$34,999	102	1,133	2,816
\$35,000-\$49,999	42	960	3,822
\$50,000-\$74,999	30	1,745	5,781
\$75,000-\$99,999	26	897	3,103
\$100,000-\$149,999	43	1,092	3,723
\$150,000-\$199,999	16	310	1,242
\$200,000 or greater	14	307	960
Median HH Income	\$30,992	\$50,367	\$51,883
Average HH Income	\$58,699	\$67,346	\$68,916

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	418	7,345	21,368
2010 Total Households	370	7,978	26,222
2019 Total Households	406	8,622	28,321
2024 Total Households	424	9,032	29,516
2019 Average Household Size	2.63	3.21	3.18
2000 Owner Occupied Housing	184	3,949	11,786
2000 Renter Occupied Housing	165	2,702	7,720
2019 Owner Occupied Housing	205	4,849	15,427
2019 Renter Occupied Housing	201	3,773	12,894
2019 Vacant Housing	41	788	2,575
2019 Total Housing	447	9,410	30,896
2024 Owner Occupied Housing	216	5,246	16,459
2024 Renter Occupied Housing	208	3,786	13,057
2024 Vacant Housing	43	807	2,613
2024 Total Housing	467	9,839	32,129
2019-2024: Households: Growth Rate	4.35 %	4.65 %	4.15 %

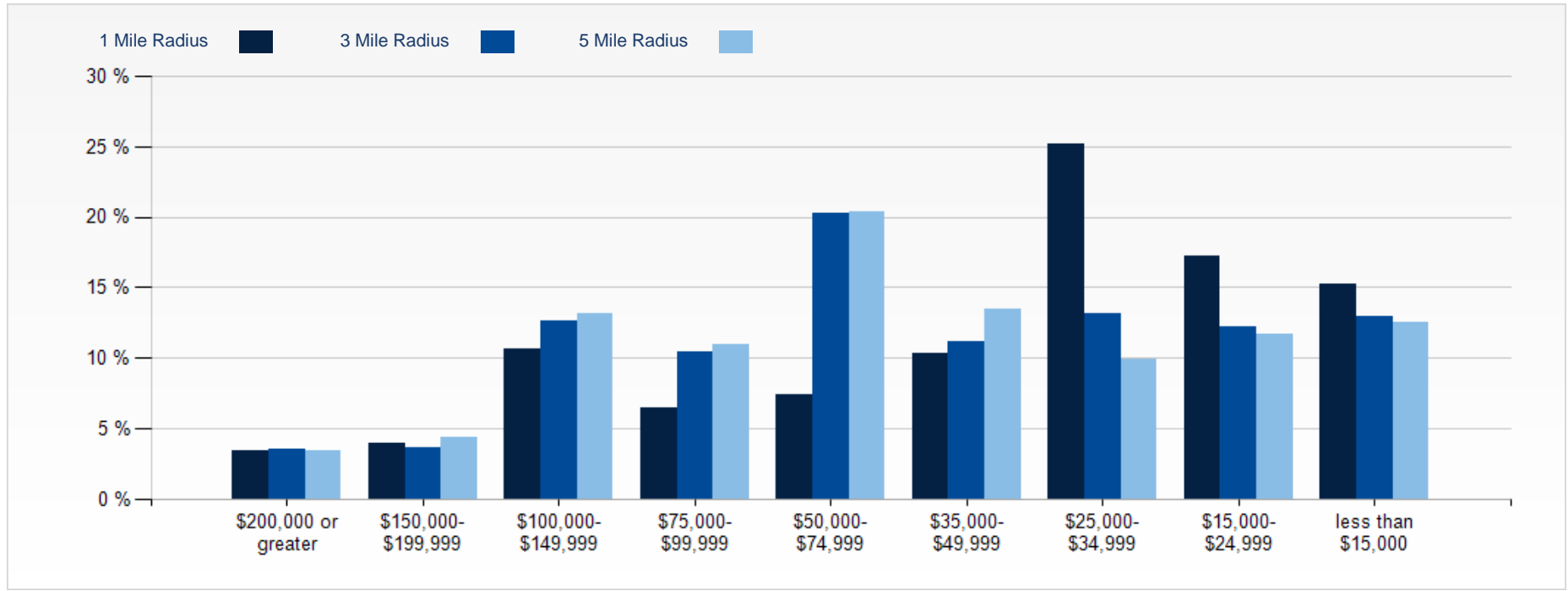
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	62	1,949	7,227
2019 Population Age 35-39	51	1,694	6,206
2019 Population Age 40-44	42	1,486	5,269
2019 Population Age 45-49	48	1,507	5,150
2019 Population Age 50-54	58	1,522	5,028
2019 Population Age 55-59	71	1,633	5,235
2019 Population Age 60-64	70	1,478	4,628
2019 Population Age 65-69	67	1,184	3,774
2019 Population Age 70-74	61	954	2,942
2019 Population Age 75-79	58	716	2,112
2019 Population Age 80-84	36	440	1,368
2019 Population Age 85+	37	429	1,334
2019 Population Age 18+	831	20,157	68,042
2019 Median Age	41	32	32

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$35,675	\$51,382	\$52,911
Average Household Income 25-34	\$63,259	\$64,565	\$65,312
Median Household Income 35-44	\$39,023	\$53,487	\$56,227
Average Household Income 35-44	\$73,291	\$72,762	\$75,832
Median Household Income 45-54	\$40,317	\$56,127	\$59,101
Average Household Income 45-54	\$76,361	\$75,654	\$78,711
Median Household Income 55-64	\$34,584	\$55,419	\$57,272
Average Household Income 55-64	\$68,778	\$73,883	\$74,691
Median Household Income 65-74	\$29,411	\$47,688	\$50,707
Average Household Income 65-74	\$53,859	\$65,173	\$68,815
Average Household Income 75+	\$37,093	\$49,373	\$48,196

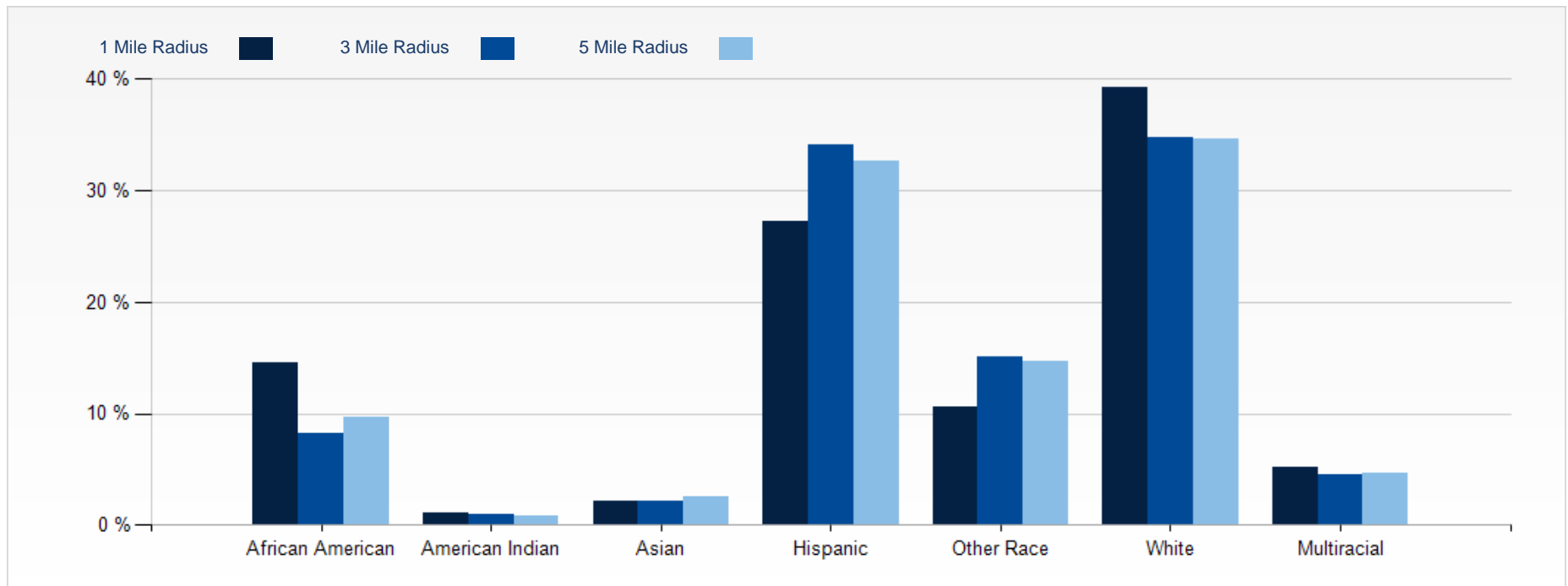
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	67	2,322	8,619
2024 Population Age 35-39	63	2,047	7,409
2024 Population Age 40-44	54	1,756	6,165
2024 Population Age 45-49	45	1,511	5,087
2024 Population Age 50-54	51	1,483	4,837
2024 Population Age 55-59	63	1,498	4,710
2024 Population Age 60-64	77	1,573	4,873
2024 Population Age 65-69	75	1,385	4,223
2024 Population Age 70-74	70	1,054	3,266
2024 Population Age 75-79	58	840	2,480
2024 Population Age 80-84	48	534	1,539
2024 Population Age 85+	39	451	1,359
2024 Population Age 18+	880	21,138	70,858
2024 Median Age	41	34	33

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$36,630	\$58,130	\$59,520
Average Household Income 25-34	\$68,816	\$76,265	\$76,259
Median Household Income 35-44	\$43,598	\$63,854	\$67,925
Average Household Income 35-44	\$87,682	\$86,195	\$88,542
Median Household Income 45-54	\$45,368	\$63,674	\$68,216
Average Household Income 45-54	\$87,474	\$87,991	\$91,120
Median Household Income 55-64	\$35,000	\$62,573	\$64,847
Average Household Income 55-64	\$77,612	\$86,127	\$86,559
Median Household Income 65-74	\$31,119	\$53,861	\$56,055
Average Household Income 65-74	\$62,567	\$76,436	\$81,109
Average Household Income 75+	\$41,423	\$59,629	\$59,212

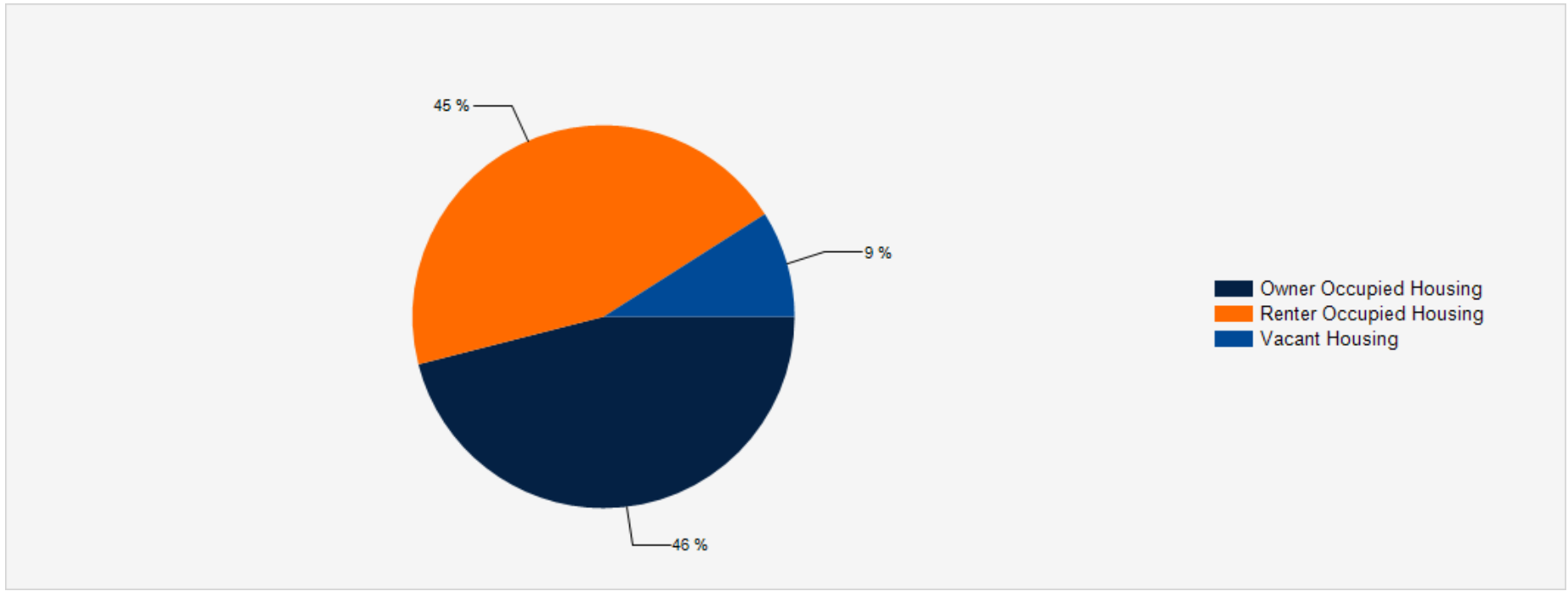
2019 Household Income



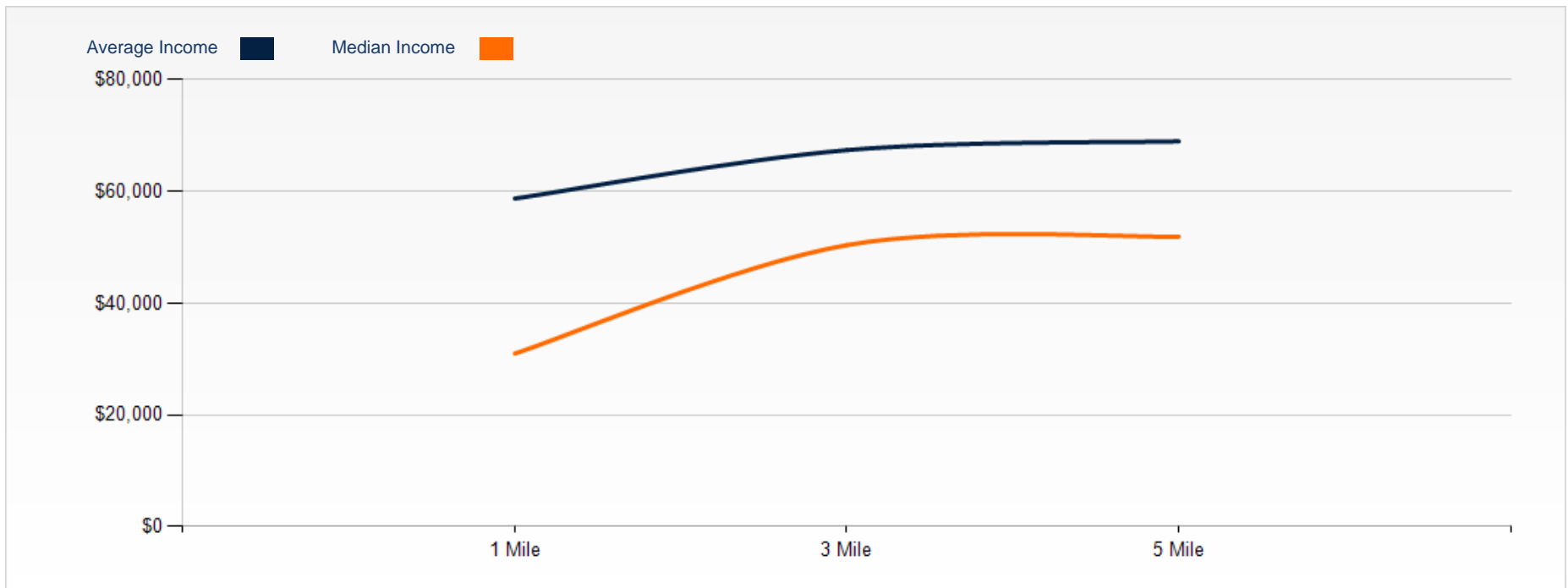
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median



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