

FOR SALE/LEASE
17,272 Sq. Ft.

SINGLE TENANT RETAIL FORMER RITE AID

14515 Mojave Dr. , Ste B, Victorville, CA





SUBJECT PROPERTY

14515 MOJAVE DR STE B
VICTORVILLE, CA 92394



El Evado Rd (+7,376 VPD)

Mojave Dr (+17,129 VPD)

Property Overview

| | |
|-----------------------|--|
| Address | 14515 Mojave Dr. Ste B, Victorville, CA 92394 |
| Offering Price | \$4,499,000 |
| Lease Rate | \$1.50 per Sq. Ft. + NNN |
| APN | 3106-01105-0000 |
| Building Size | 17,272 Sq. Ft. |
| Land Size | 66,646 Sq. Ft. (1.53 Ac) |
| Built | 2006 |
| Parking | 20 Spaces |

Investment Highlights

- Prime location near the I-15 freeway, which sees an average of 77,218 vehicles per day. Positioned approximately one hour from both Orange County and Downtown Los Angeles, offering excellent regional connectivity in Southern California.
- Strategically located in a densely populated area with over 170,946 residents and 48,000+ households within five miles.
- This location was consistently ranked among the top 20 Rite Aid locations nationwide and top 10 in California on Placer.ai, this high-performing store benefits from exceptionally strong foot traffic and a prime, high-visibility location.
- Excellent retail synergy with a strong-performing Jack in the Box adjacent to the property, a busy retail strip center on-site, and numerous national retailers in the surrounding area



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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Area Overview



Victorville, California, nestled in the heart of the scenic High Desert along the I-15 corridor, offers a dynamic blend of small-town charm and big-city accessibility. With a growing population of over 130,000 and a median household income rising steadily, Victorville attracts families, young professionals, and travelers alike. Its prime location—just 85 miles from Los Angeles and 190 miles from Las Vegas—makes it a bustling crossroads for commerce, dining, and entertainment. The city’s well-maintained infrastructure, including the Victor Valley Transportation Center and recently expanded retail corridors along Roy Rogers Drive, ensures easy access and strong foot traffic for any retail venture.

In addition to its logistical advantages, Victorville boasts a rich community spirit and an array of lifestyle amenities. The Mall of Victor Valley anchors a thriving shopping district, while locally owned boutiques, cafes, and artisan markets add distinctive flair. Nearby attractions—such as the Mojave Narrows Regional Park and the historic Route 66 sites—draw year-round visitors, creating a diverse customer base. With supportive city leadership, competitive leasing rates, and an enthusiastic local customer community, Victorville presents an exceptional opportunity for retailers looking to establish or expand their presence in Southern California’s high-growth market.

Demographics

| | 1 MILE | 3 MILES | 5 MILES |
|--|----------|----------|----------|
|  Population | | | |
| 2024 Estimated Population | 17,048 | 77,218 | 170,916 |
| 2029 Projected Population | 17,320 | 78,762 | 170,916 |
| 2020 Census Population | 17,031 | 75,503 | 165,714 |
|  Households | | | |
| 2024 Estimated Households | 4,461 | 21,917 | 48,093 |
| 2029 Projected Households | 4,532 | 22,356 | 48,093 |
| 2020 Census Households | 4,455 | 21,429 | 46,652 |
|  Income | | | |
| 2024 Estimated Average Household Income | \$95,879 | \$75,093 | \$80,344 |
| 2024 Median Household Income | \$81,106 | \$61,142 | #64,931 |



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