

FOR LEASE

# VICTOR PLAZA

FORMER TIRE SHOP ON OUTPARCEL  
AND SHOP SPACE AVAILABLE |  
ADJACENT TO COSTCO & HOMETOWN BUFFET

NWC La Paz Drive & 7<sup>th</sup> Street | Victorville, CA



## JOIN THESE RETAILERS:

- + Dollar General
- + Goodwill
- + O'Reilly Auto Parts
- + dd's Discounts



Demographics	1 Mile	3 Miles	5 Miles
Population	10,035	81,993	163,204
Avg HH Income	\$44,315	\$51,214	\$57,907

## Traffic Counts (2009)

7 <sup>th</sup> Street at La Paz	22,928 CPD
La Paz at 7 <sup>th</sup> Street	10,029 CPD



## CONTACT US

### BRANDON BEAUCHEMIN

Vice President  
Lic. 01338753  
+1 909 418 2213  
[brandon.beauchemin@cbre.com](mailto:brandon.beauchemin@cbre.com)

### MICHAEL KAHL

Associate  
Lic. 01964764  
+1 909 418 2019  
[michael.kahl@cbre.com](mailto:michael.kahl@cbre.com)

[www.cbre.com/ontario](http://www.cbre.com/ontario)

**CBRE**

# FOR LEASE VICTOR PLAZA

**NWC**  
**LA PAZ DRIVE & 7<sup>TH</sup> STREET**  
Victorville, CA



Suite	Tenant	SF
14514	Available	3,200
14516	Smoke Shop	1,500
14518	Fast Auto Loans	4,000
14520	Desert Nail & Spa	1,200
14522	More Money Tax Returns	780
14524	Accessories	1,100
14526	Pad – Victor Auto Service	1,674
14532A	Dollar General	12,372
14532B	Available	7,802
14540-44	Molina Health Care	6,500
14546	Pad – Yum Yum Donuts	1,250
14548A	Coin Laundry	2,500
14552	Available	2,000
14554	Westech College	7,059
14556	T's Barber Shop	2,000
14558	Cricket	1,600
14562	Available-Former Restaurant	3,430
14564	Lim's Family Fashion	3,500
14566	Available	5,240
14580A	Beauty Supply	8,200
14580B	Goodwill	13,320
14580C	Available	8,570
14586	Available	3,160
14590	National Cash Advance	2,715
14594	Westech College Annex	5,000
14596	Available-Former Goodyear	7,400
Pad 3	Available	TBD
Pad 4	Available – Future Phase	TBD

© 2015 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.  
Team-Marketing/FLYERS/Victorville/NWC LaPaz & 7th\_Victor Plaza/NWC LaPaz&7th\_FLR\_v15DTL.ppt

[www.cbre.com/ontario](http://www.cbre.com/ontario)

**CBRE**