

# OFFICE/RETAIL SPACE FOR LEASE

VERSATILE COMMERCIAL SPACE ALONG VILLAGE DRIVE | ±1,234 SF

15411 Village Dr Suite A, Victorville, CA 92394



COMMERCIAL REAL ESTATE SERVICES



## ECONOMIC DATA

**LEASE RATE:** \$1.25 SF/month NNN

## PROPERTY INFORMATION

**COUNTY:** San Bernardino

**MARKET:** Inland Empire North

**SUBMARKET:** High Desert

## BUILDING DATA

**TOTAL BUILDING SF:** ±8,440 SF

**YEAR BUILT:** 1981

**ZONING:** C-1

## PROPERTY OVERVIEW

Now available for lease, this ±1,234 square foot unit offers a flexible floor plan ideal for a variety of business types. The suite includes unique features such as a partial kitchen with hood, designated sink areas, and storage space—making it well-suited for light food preparation, office, studio, or specialty service uses.

Strategically located along Village Drive just one block from the Mojave Drive exit off Interstate 15, this property offers excellent regional connectivity and visibility. Situated in the heart of Victorville's active commercial corridor, it benefits from consistent traffic flow, close proximity to residential neighborhoods, and immediate access to nearby shopping centers, schools, and public amenities.

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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.

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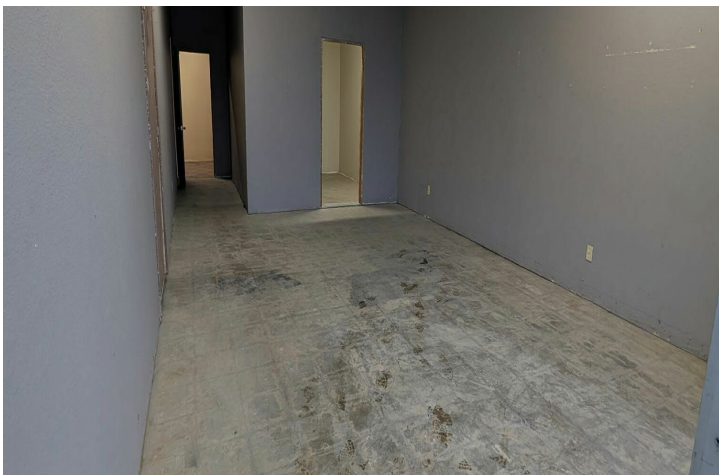
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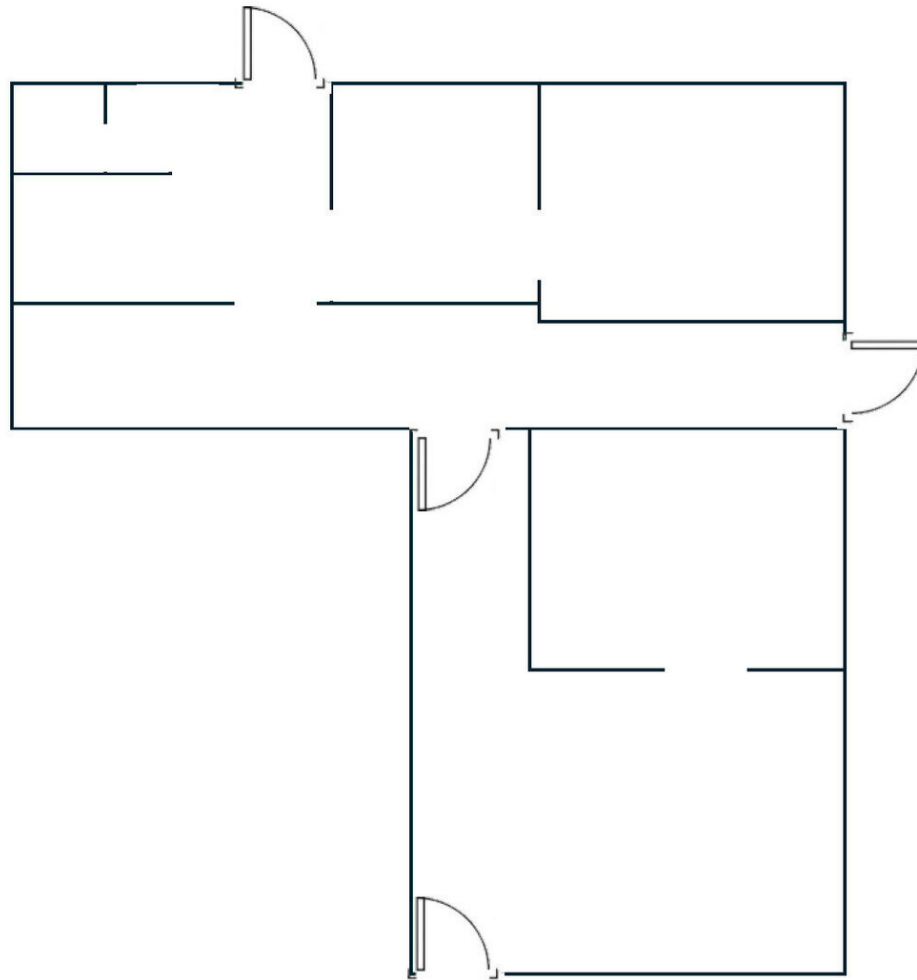
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## Floorplan - 15411 Village Drive, Suite A Victorville ±1,234 SF



### Suite A Floor Plan

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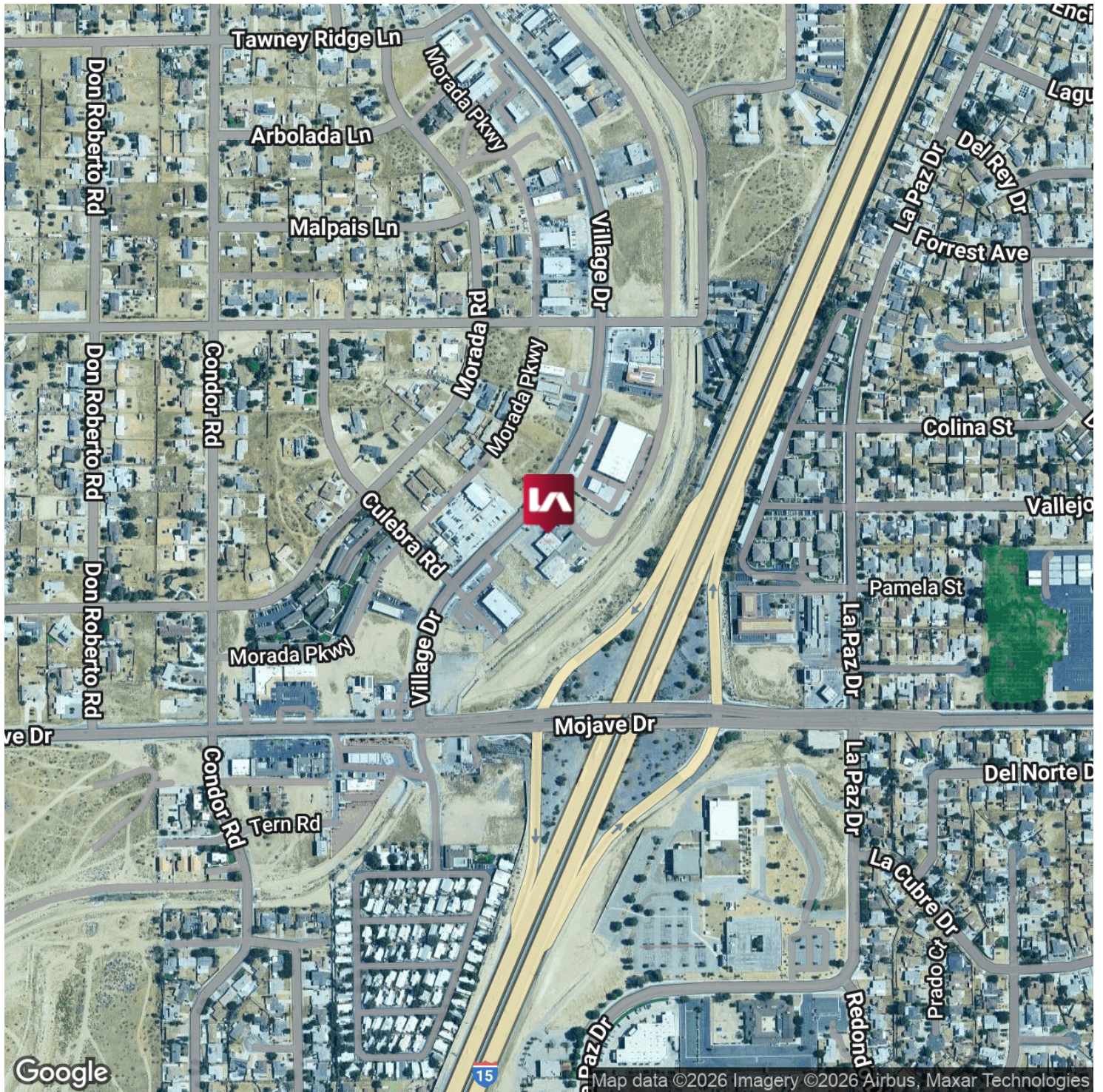
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**LEE & ASSOCIATES**

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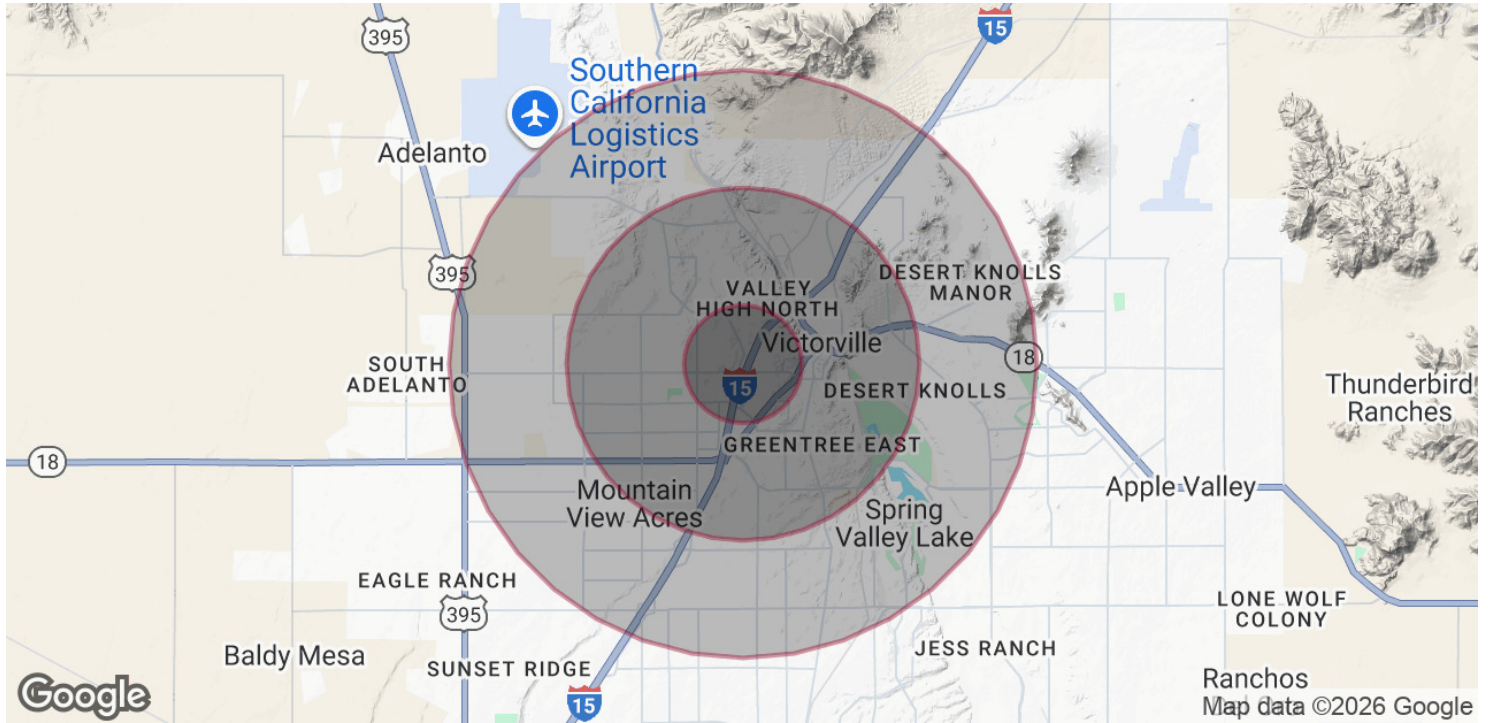
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,737	73,524	156,424
Average Age	34	35	36
Average Age (Male)	33	34	35
Average Age (Female)	35	36	37

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,360	21,360	45,143
# of Persons per HH	3.5	3.4	3.5
Average HH Income	\$66,846	\$83,627	\$97,175
Average House Value	\$273,749	\$304,132	\$381,413

Demographics data derived from AlphaMap

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