

FOR SUBLEASE

Former America's Tire - Victorville

15669 Roy Rogers Drive | Victorville, CA



STATE OF THE ART AUTOMOTIVE FACILITY



Overview

BUILDING SIZE	6,947 SF Building
LOT SIZE	36,447 SF Land
LEASE RATE	Contact Broker
YEAR BUILT	2008
ZONING	SP

Description

- 6,947 SF freestanding automotive repair facility with 3 bays.
- Available for immediate occupancy, term available through 8/31/27.
- Outparcel to Desert Sky Plaza, a 145K SF regional power center anchored by The Home Depot.
- Surrounded by other national retailers: Winco, Stater Bros, Walgreens, Starbucks, In-N-Out.
- Conveniently located right off Interstate 15.



Demographics

	3 MILE	5 MILE	10 MILE
Population	76,782	163,542	353,667
# of Households	22,351	47,317	103,930
Average Household Income	\$59,191	\$68,705	\$68,428
Daytime Population	16,977	40,619	70,758

Year: 2015 | Source: Esri

Contact

TOWNSAND CROPSEY

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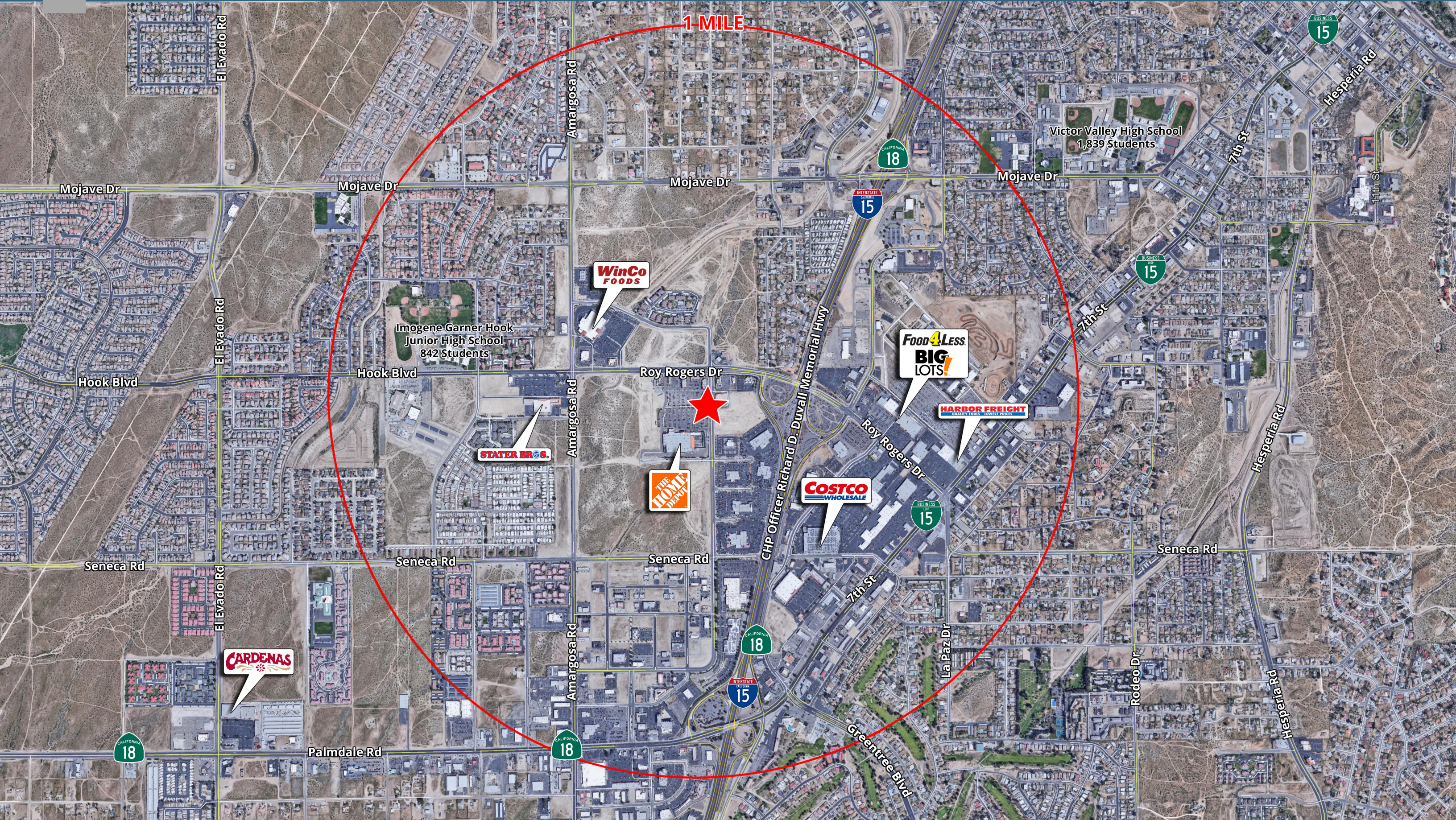
MCCALL HUSKE

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Traffic Counts

Roy Rogers Dr	29,726 CPD
Civic Dr	5,765 CPD

Year: 2019 | Source: CoStar



1-MILE

WinCo
FOODS

Imogene Garner Hook
Junior High School
842 Students

STATER BROS.

THE HOME
DEPOT

COSTCO
WHOLESALE

Food 4 Less
BIG LOTS!

HARBOR FREIGHT
QUALITY TOOLS. LOWEST PRICES.

Victor Valley High School
1,839 Students

CARDENAS

Population			
2019 Population	76,782	163,542	353,667
2000 Population	43,124	93,257	214,230
2010 Population	68,615	151,342	326,338
2024 Population	80,906	170,555	367,829
2000-2010 Annual Rate	4.75%	4.96%	4.30%
2010-2019 Population: Annual Growth Rate	1.22%	0.84%	0.87%
2019-2024 Population: Annual Growth Rate	1.05%	0.84%	0.79%
2019 Median Age	29.6	31.3	31.8
Households			
2000 Households	14,421	30,860	69,446
2010 Households	20,526	44,232	96,861
2019 Total Households	22,351	47,317	103,930
2024 Total Households	23,389	49,098	107,692
2000-2010 Annual Rate	3.59%	3.67%	3.38%
2010-2019 Households: Annual Growth Rate	0.93%	0.73%	0.76%
2019-2024 Households: Annual Growth Rate	0.91%	0.74%	0.71%
2019 Average Household Size	3.41	3.37	3.35
Housing Units			
2019 Total Housing Units	24,276	50,992	112,315
2019 Owner Occupied Housing Units	11,929	28,360	64,292
2019 Renter Occupied Housing Units	10,423	18,958	39,639
2019 Vacant Housing Units	1,925	3,675	8,385
Race and Ethnicity			
2019 White Alone	44.7%	49.3%	53.4%
2019 Black Alone	16.1%	13.7%	11.2%
2019 American Indian/Alaska Native Alone	1.3%	1.2%	1.2%
2019 Asian Alone	4.1%	4.2%	3.5%
2019 Pacific Islander Alone	0.4%	0.4%	0.4%
2019 Hispanic Origin (Any Race)	55.3%	52.4%	51.3%
Income			
2019 Median Household Income	\$48,364	\$53,996	\$52,965
2019 Average Household Income	\$59,191	\$68,705	\$68,428
Per Capita Income	\$17,333	\$19,974	\$20,195
2019 Population 25+ by Educational Attainment			
Total	45,053	100,520	218,513
High School Graduate	26.1%	25.1%	26.8%
GED/Alternative Credential	4.1%	4.8%	4.3%
Some College, No Degree	27.2%	27.6%	27.2%
Associate Degree	9.0%	9.3%	9.2%
Bachelor's Degree	8.1%	8.8%	8.3%
Graduate/Professional Degree	4.0%	5.3%	4.9%
Data for all businesses in area			
Total Businesses:	1,935	4,432	7,846
Total Employees:	16,977	40,619	70,758
Total Residential Population:	76,782	163,542	353,667
Employee/Residential Population Ratio:	0.22:1	0.25:1	0.2:1
2019 Total Daytime Population	70,679	152,691	311,964
Workers	20,306	50,777	88,945
Residents	50,373	101,914	223,019