

CO-ANCHOR OPPORTUNITY



14670 7th St.
Victorville, CA



±29,680 SF
AVAILABLE



SUPERIOR GROCERS
ANCHORED CENTER

\$5,299,000 | **\$178.53/PSF**



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

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INVESTMENT SUMMARY

THE OPPORTUNITY

Own a $\pm 29,680$ SF co-anchor space within a **Superior Grocers-** anchored center, alongside established tenants including **Harbor Freight** and **Western Dental**. The property serves a dense trade area of approximately **239,000 residents within a 15-minute drive time, with an average household income near \$104,000**. Positioned at the **signalized intersection** of La Paz Avenue and 7th Street, the site benefits from strong visibility to **$\pm 54,604$ cars per day** and is located **less than one mile from the I-15 freeway** on- and off-ramps, providing convenient regional access.

OFFERING SUMMARY

Sale Price:	\$5,299,000
Building Size:	$\pm 29,680$ SF
Lot Size:	± 2.48 AC
Price / SF:	\$178.53/PSF
APN:	0477-421-05
Price / SF:	\$178.53





CO-ANCHOR OPPORTUNITY WITHIN GROCER ANCHORED CENTER

- **Strong Retail Synergy:** Adjacent to a newly opened Superior Grocers anchored center, driving approximately $\pm 54,604$ CPD at the signalized intersection of 7th Street and La Paz Avenue.
- **Dominant Value-Oriented Trade Area:** Join national retailers including Costco, Food 4 Less, Big Lots, dd's Discounts, and Harbor Freight Tools, reinforcing strong daily traffic and consumer draw.
- **Flexible High-Clearance Space:** The building features high ceilings suitable for indoor family entertainment retail uses, complemented by a large parking field and unobstructed visibility along 7th Street.
- **Prominent Signage Opportunities:** Excellent building and pylon signage provide strong brand exposure to passing traffic.
- **Dense and Affluent Trade Area:** Easily accessible to over 239,000 residents within a 15-minute drive time, with an average household income of approximately \$104,000.
- **Rare Opportunity to Own Rather Lease:** Purchase financing is available to owner-users through the Small Business Administration. Down payments are as little as 10%. As an owner, one can benefit from the potential appreciation of the asset.

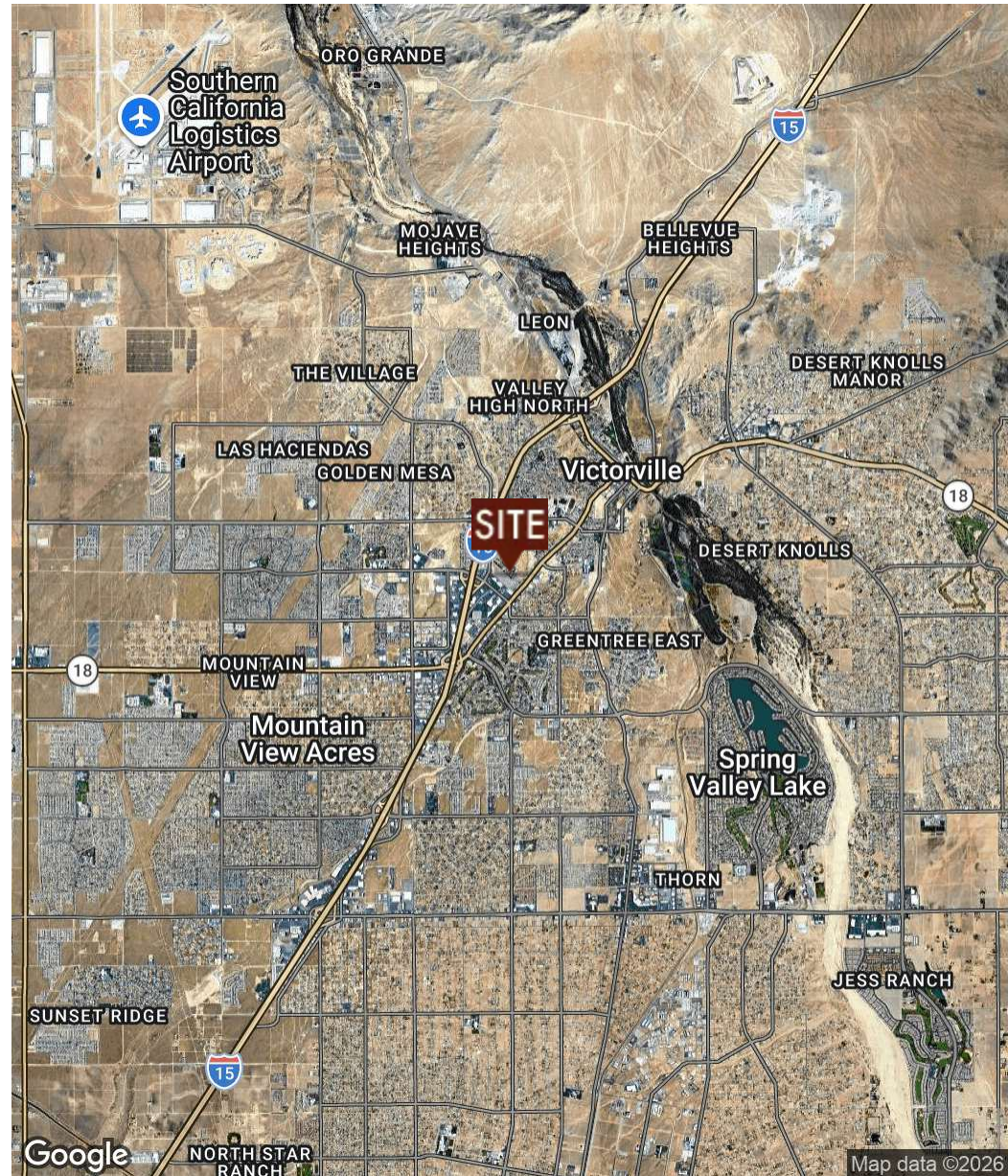
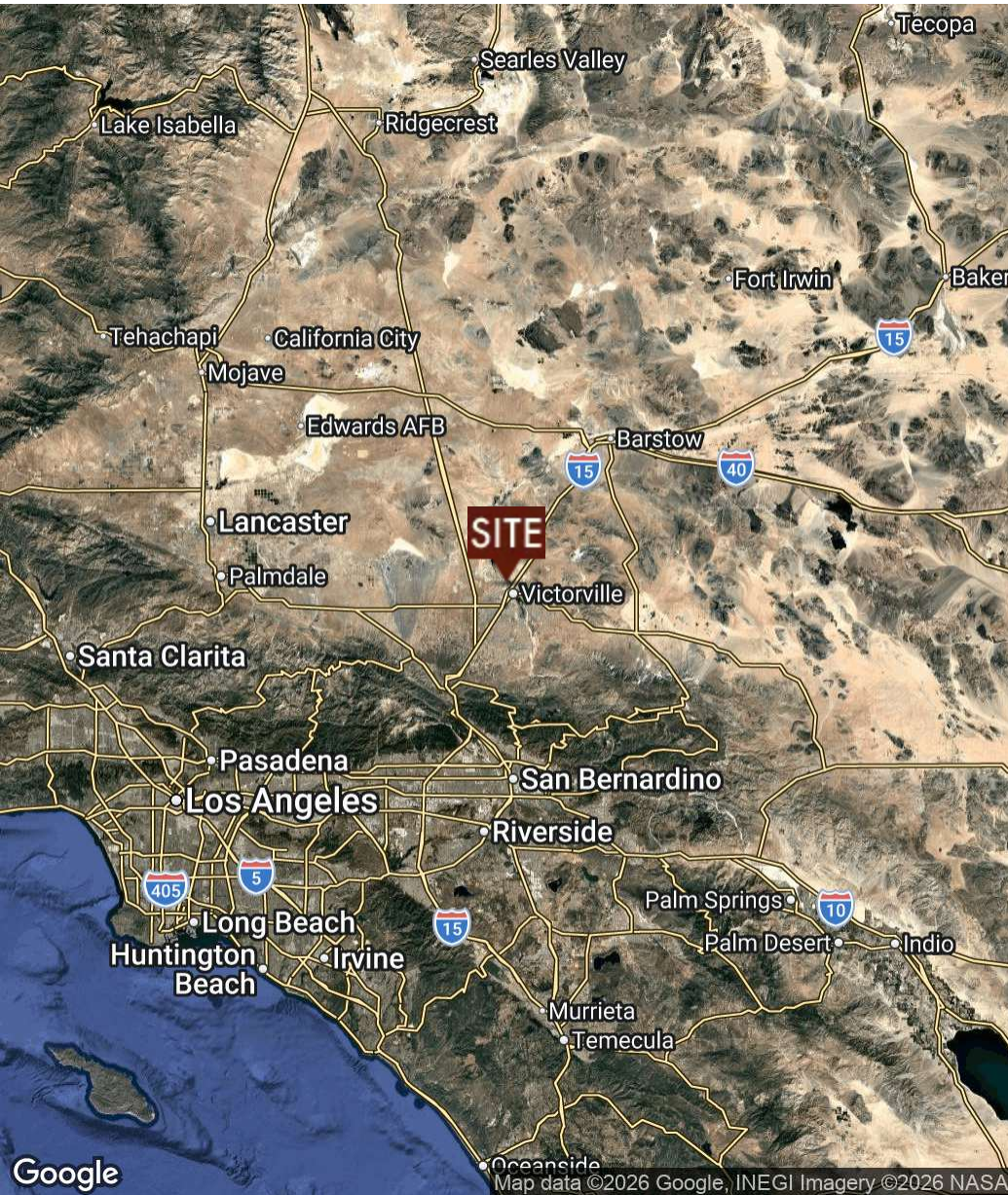
SITE PLAN



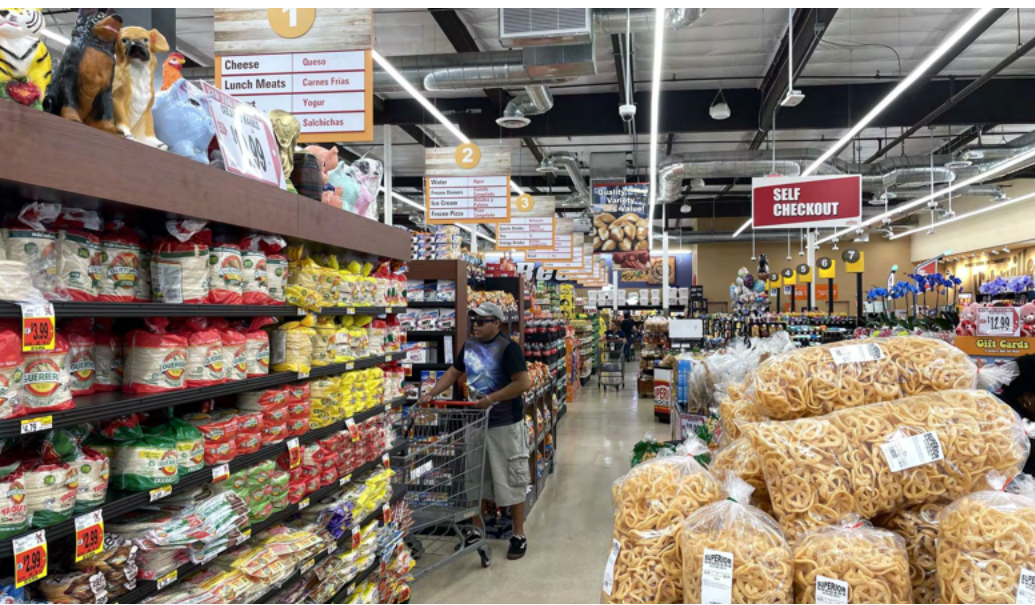
RETAILER MAP



LOCATION MAPS



ANCHORED BY NEW SUPERIOR GROCER



SUBJECT PROPERTY INTERIOR (AS OF 6/11/24) & LOADING DOCK



SBA ANALYSIS

PROPOSED SBA 504 LOAN STRUCTURE

\$5,299,000 Total Project Cost



BUILDING ACQUISITION	\$5,299,000
TENANT IMPROVEMENTS	\$0
SBA/CDC FEES	\$63,000
TOTAL PROJECT COST	\$5,362,000

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50%	\$2,649,500	6.25%	25 Years 25 Yr. Amort.	1st Deed	\$17,478	\$209,735
SBA 504 LOAN	40%	\$2,182,600	6.11% Jun '26	25 Years Full Amort.	2nd Deed	\$14,210	\$170,516
BORROWER	10%	\$529,900					
TOTAL	100%	\$5,362,000				\$31,688	\$380,251

RATES: Bank: Rate is estimated - will vary depending on lender.
SBA 504: Rate is FIXED at the time of the debenture sale.

FEES: Bank: Vary depending on lender policy.
SBA/CDC: 2.65%* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

COLLATERAL: 90% financing generally does not require additional collateral.

BFC will perform a free prequalification for prospective buyers upon receiving complete financial information.

FOR MORE INFORMATION, PLEASE CONTACT:

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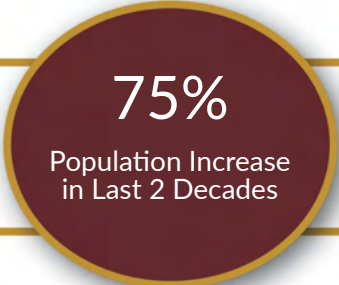
TRADE AREA INFORMATION

CITY OF VICTORVILLE

- The largest city in the High Desert spanning over 74-square miles.
- Situated approximately 40 miles north of the City of Ontario and 85 miles northeast of Los Angeles.
- The population is over 137,000 people with over 600,000 people within the Victor Valley.
 - ±10.7% growth between 2010 and 2020 and ±75% growth over the last 2 decades (Census).
- Largest industries include Healthcare (15.1%), Retail (13.3%), Education (10.1%), Transportation (9.5%), Hospitality (6.8%).
- Victorville offers spacious industrial sites, low-cost utilities, and a variety of pro-business incentives that maximizes the cost of savings for relocation.
- **Restaurant Row** – the High Desert’s premiere dining destination featuring 19 eateries including Cracker Barrel, BJ’s Restaurant, Chili’s, and more.
- **Victor Valley Transit Authority** – second largest transit operator in San Bernardino County with a reported ridership of over 1 million in 2021.
- **Southern California Logistics Center** – a 2,500-acre industrial park with 60 million square feet of development adjacent to the Southern California Logistics Airport, servicing international flights.
- **Foxborough Industrial Park** – a 200-acre, key manufacturing/warehousing logistics operation with 2.3 million square feet of industrial space and direct rail access to BNSF main line.
- Strategic positioning for distribution hubs with a reach of ±20 million people within a 3-hour drive
 - Highways
 - I-15, I-10, & I-40
 - Seaports
 - Los Angeles & Long Beach
 - Airports
 - Southern California Logistics Airport
 - Railway
 - BNSF



City of Victorville



DEMOGRAPHICS

	5 min	10 min	15 min
POPULATION			
2025 Total Population	44,887	120,912	239,043
2025 Median Age	31.5	32.2	32.5
2025 Total Households	13,501	35,628	68,226
2025 Average Household Size	3.3	3.4	3.4
INCOME			
2025 Average Household Income	\$91,195	\$96,319	\$104,640
2025 Median Household Income	\$61,198	\$74,464	\$80,934
2025 Per Capita Income	\$27,604	\$28,479	\$29,932
BUSINESS SUMMARY			
2025 Total Businesses	1,750	4,151	6,677
2025 Total Employees	12,417	29,887	48,781