

METROPOLITAN PLAZA

±924 - ±3,000 SF SHOP SPACE FOR LEASE

15080 7th St, Victorville, CA 92395



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PROGRESSIVE
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Presented By



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Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/principals that are also licensed brokers.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

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The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

1,650+
SALES/LEASES

TOTAL SALES OVER

\$1.8B+

PROPERTY OVERVIEW



HIGHLIGHTS

- **Ample Parking:** The property includes abundant parking facilities, ensuring convenience for both tenants and customers.
- **Visibility:** The location offers quick access to the I-15 Freeway, with over 95,000 vehicles passing daily.
- **Diverse Tenant Mix:** The center's existing mix of retail, office, and restaurant tenants creates a vibrant business environment, attracting a wide customer base and fostering cross-traffic among businesses.
- **Proximity to Educational Institutions:** The property is located near several educational institutions, including Victor Valley High School and Irwin Academy of Performing Arts, which can increase foot traffic from students and staff.
- **Strong Consumer Spending:** Residents within a 5-mile radius have an average income of \$82,000, collectively spending over \$230 million annually on retail purchases and services.



SITE PLAN



15080 7th St, Victorville, CA 92395, USA

UNIT	TENANT	SF
1A-1B	Former Restaurant (Available)	3,000
2	Don Jose Mexican Restaurant	1,500
3-4	Launderville Coin Laundry	3,792
5	Available	1,200
5A	Amalia & J'2 Hair Salon	850
6-7	Victorville Dental Office	4,450
8	Available	924
9	Sampaguita Filipino Store/Restaurant	1,200
10	Massage Therapy	1,200
11	Available	2,400

Available

7th Street
±18,769 CPD



RETAILER MAP



Map data ©2025 Imagery ©2025 Airbus, Google Earth Engine, EAST Maxar Technologies

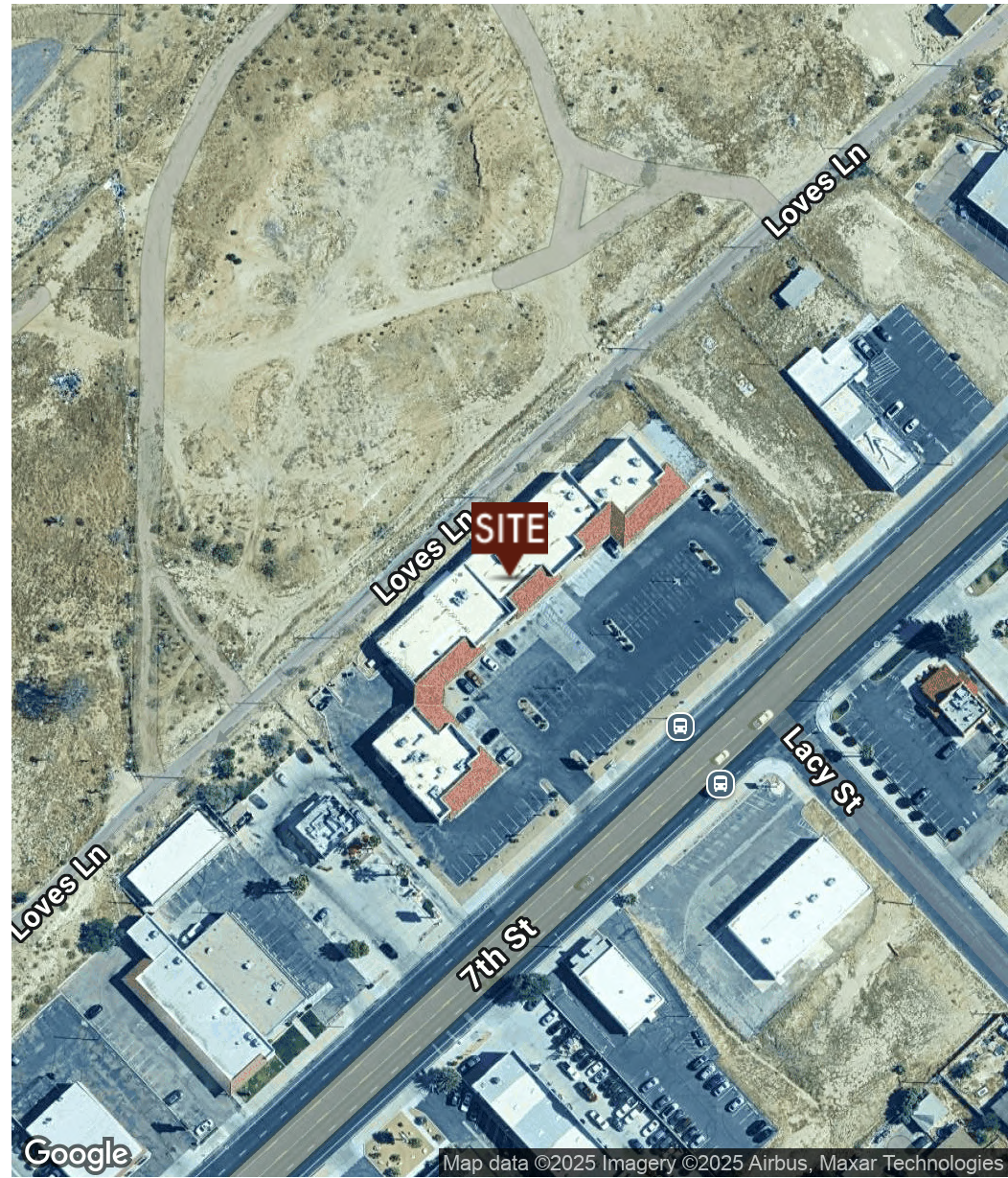
UNIT 1A & 1B - INTERIOR PHOTOS



UNIT 8 AND 11 - INTERIOR PHOTOS



LOCATION MAPS



DEMOGRAPHICS

POPULATION

2024 Total Population
 2024 Median Age
 2024 Total Households
 2024 Average Household Size

INCOME

2024 Average Household Income
 2024 Median Household Income
 2024 Per Capita Income

BUSINESS SUMMARY

2024 Total Businesses
 2024 Total Employees

	5 min	10 min	15 min
2024 Total Population	12,905	95,822	218,821
2024 Median Age	33.9	33.9	33.9
2024 Total Households	3,896	28,925	63,492
2024 Average Household Size	3.23	3.29	3.37
2024 Average Household Income	\$58,566	\$88,824	\$95,047
2024 Median Household Income	\$40,133	\$64,273	\$71,509
2024 Per Capita Income	\$17,517	\$26,806	\$27,663
2024 Total Businesses	696	2,812	5,377
2024 Total Employees	5,477	25,324	51,064