

SEC Mojave Dr & Village Dr
Victorville, CA 92394



MOJAVE LAND PAD

Offering Memorandum

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Cal DRE Lic #01407598

NAICapital

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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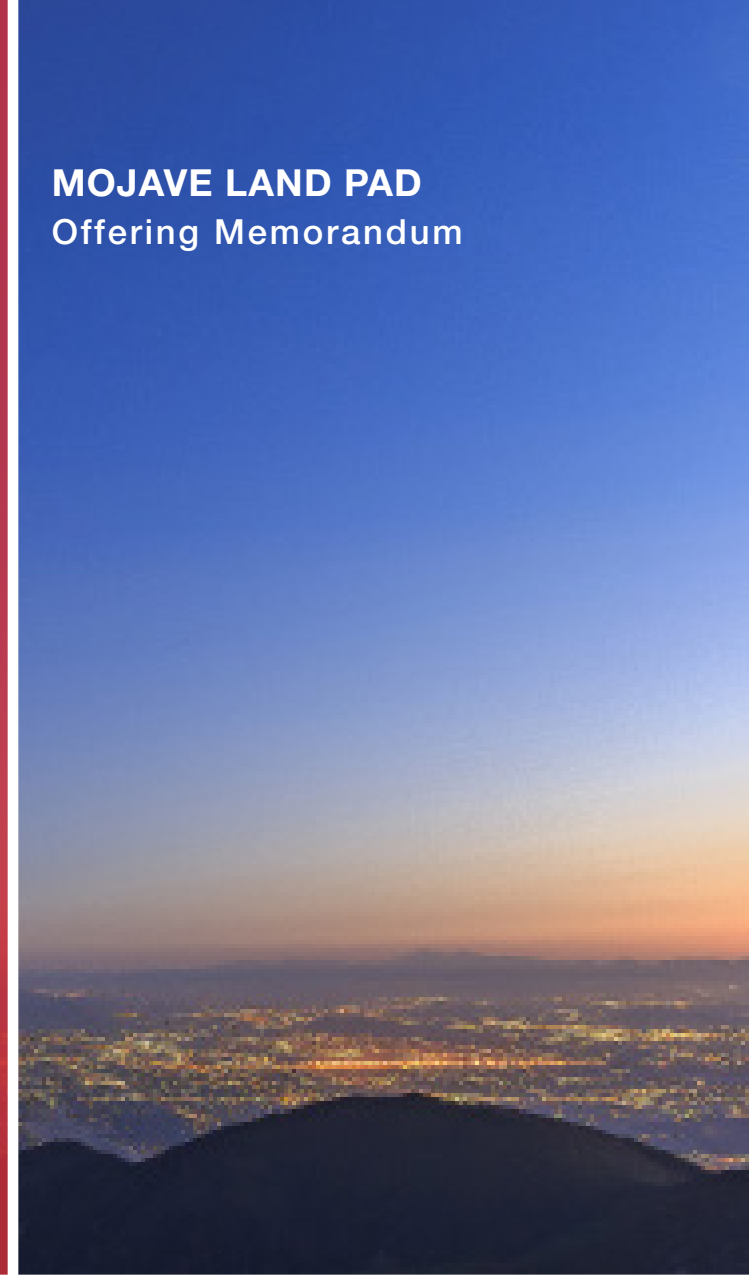
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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

EXECUTIVE SUMMARY

The Offering

NAI Capital, Inc, is pleased to announce the offering of a commercial land pad, approximately 18,000 SF (0.41 acres) square foot. The subject property is located at the SEC of Mojave Dr. & Village Dr., Victorville, CA.

The property consists of the following:

APN# 3106-202-01

Zone: Commercial

The property is located adjacent to a soon to come Circle K gas station. Great access to I-15 Freeway. Strong Demographics and surrounded by residential and strong retail. Perfect for a small Multi-Tenant Retail, Office or Medical Building.

INVESTMENT HIGHLIGHTS

- SEC Mojave Dr. & Village Dr.
- Adjacent to a Soon To Come Circle K
- Easy Freeway Access

OFFERING SUMMARY

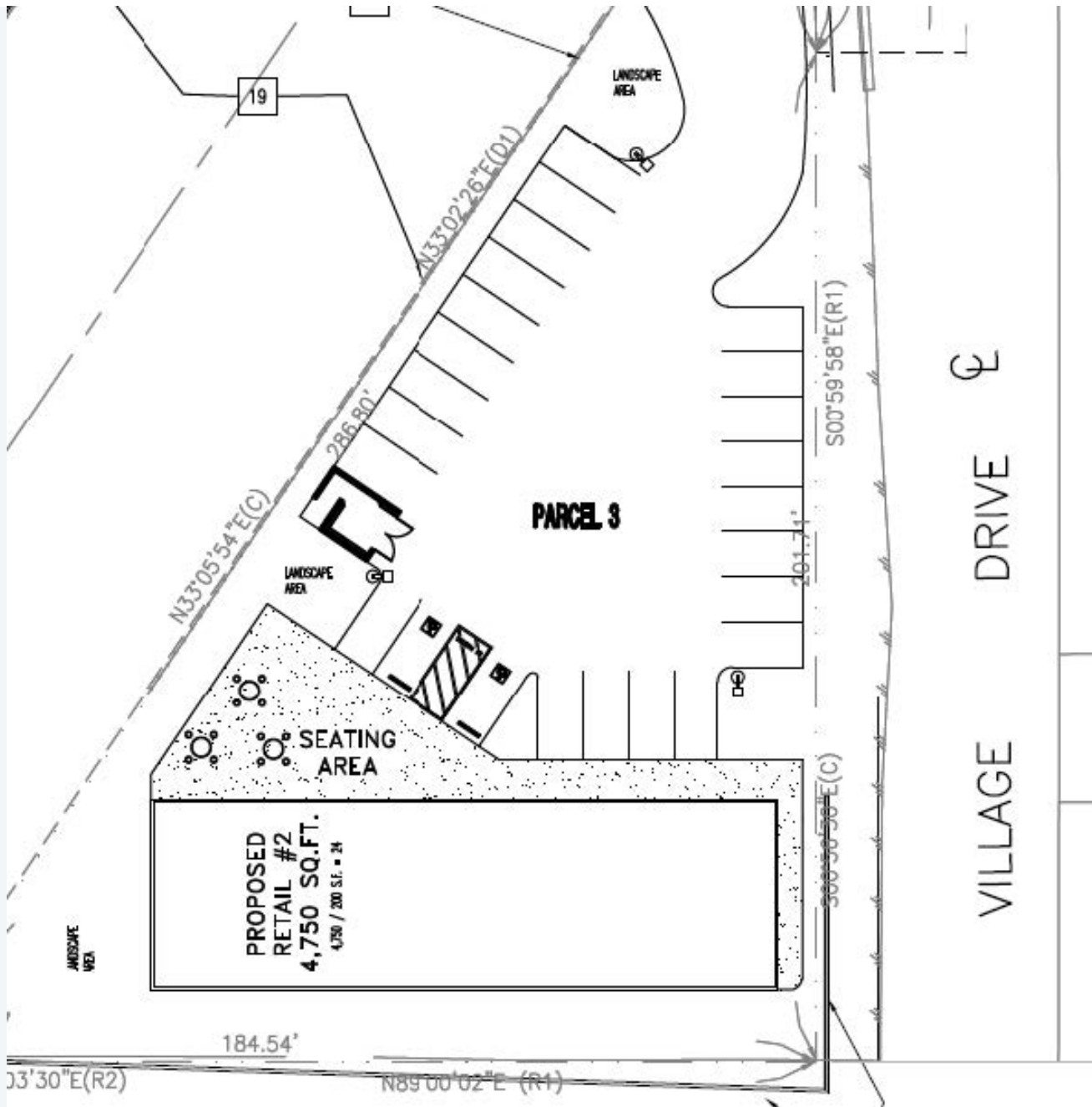
Property

Property Address

Price	\$135,000
Down Payment	100% / \$135,000
Loan Type	All Cash
Lot Size (SF)	17,990
Price/SF	\$7.50
Lot Size (Acres)	0.41 acre(s)
Price/Acre	\$326,882
Price/Unit	
Number of Lots	1
Price/Lot	\$135,000
Type of Ownership	Fee Simple



SITE PLAN



AREA RETAIL MAP



INLAND EMPIRE, CA

Overview

Riverside and San Bernardino Counties combined represent the Inland Empire, which lies in the northeastern portion of Southern California. The region encompasses over 27,000 square miles with more than 4.7 million residents, making it larger than 10 U.S. states in terms of size and 26 states in terms of population. This growing region offers a high concentration of industrial and warehousing facilities coupled with a strong economy as well as relatively affordable housing.

Transportation & Access

Highways

The Inland Empire enjoys proximity to many transportation arteries that link the region to other notable economic centers across the American Southwest. Interstates 10 and 210 connect the Inland Empire to Los Angeles County along with the Ports of San Pedro and Long Beach. Interstate 10 runs through the Coachella Valley in the east to neighboring Arizona. Interstates 15 and 215 provide access to San Diego County while Interstate 15 continues north through the High Desert to Las Vegas, Nevada. Finally, commuters travel on State Routes 91 and 71 to Orange County and Los Angeles

Industrial

Several leading manufacturers and retailers have key distribution facilities in the Inland Empire:

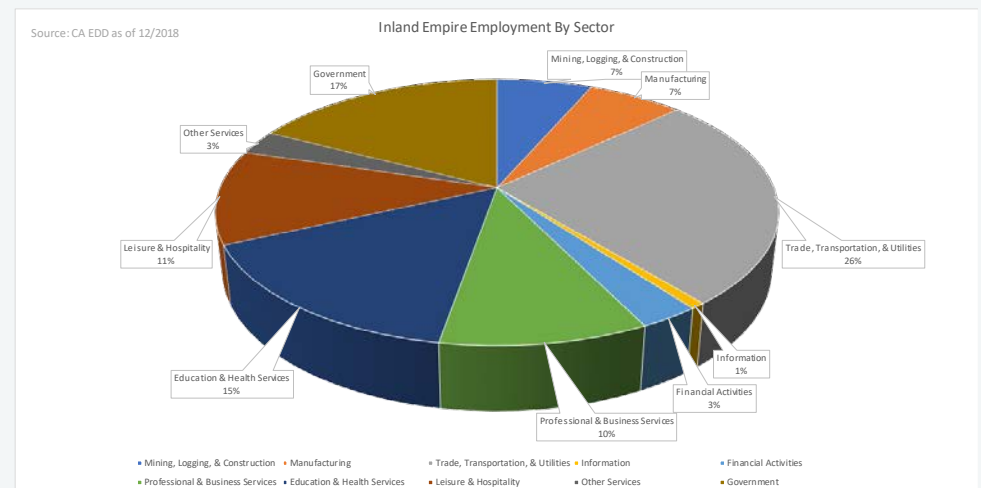
- Whirlpool Corporation
- Wal-Mart
- Quicksilver
- Lowe's
- Ralph's Grocery Co.
- Toyota Motor Corporation
- Amazon
- Nordstrom
- Kohl's
- Target

Airports


Ontario International Airport is the third busiest international facility in Southern California with more than 4.2 million passengers and 88,000 flights every year. Ontario International Airport serves as a hub of several major cargo airlines, namely: Amazon Prime Air, FedEx Express, and UPS Airlines. These companies help make Ontario International one of the leading cargo airports in the country. Victorville's Southern California Logistics Airport, the San Bernardino International Airport, and the Palm Springs International Airport complete the Inland Empire's air travel offerings.


Economy

Once a major agricultural center, the Inland Empire is now one of Southern California's main commercial hubs. The U.S. Bureau of Economic Analysis (BEA) ranks the Riverside-San Bernardino-Ontario MSA as the 25th largest economy in the United States. Inexpensive land prices, relative to Southern California, alongside a comprehensive transportation network, and an ample supply of vacant land, have contributed to the Inland Empire's rise as a major economic region. Additionally, the Labor Department identified this region as among the nation's top metro areas for annual average job increases in 2017.



DEMOGRAPHICS

 Population	1 Mile	3 miles	5 Miles
2018 Estimated Population	9,384	64,799	143,485
2023 Projected Population	9,961	68,006	149,881
2010 Census Population	8,764	59,779	135,775

 Households	1 Mile	3 miles	5 Miles
2018 Estimated Households	2,740	20,098	43,512
2023 Projected Households	2,866	20,777	44,822
2010 Census Households	2,517	18,198	40,217

 Income	1 Mile	3 miles	5 Miles
2018 Est. Average Household Income	\$50,128	\$57,621	\$68,695
2018 Est. Median Household Income	\$41,445	\$47,877	\$54,941
2018 Est. Per Capita Income	\$14,677	\$17,954	\$21,347

 Business	1 Mile	3 miles	5 Miles
2018 Est. Total Businesses	503	2,239	4,910
2018 Est. Total Employees	4,030	17,699	42,430

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