

# 17400 N D St

17400 N D St, Victorville CA 92394



OFFERING MEMORANDUM

# 17400 N D St

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*Inquire today:*

**Silvestre Madrigal**  
(562) 843-3495  
Lic: CA DRE# 01363650  
c21ccgroup@gmail.com

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01

Executive Summary

Investment Summary

Location Summary

17400 N D ST



## OFFERING SUMMARY

ADDRESS	17400 N D St Victorville CA 92394
YEAR BUILT	1954
APN	0472-121-04-0000

## FINANCIAL SUMMARY

OFFERING PRICE	\$999,777
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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2019 Population	1,132	29,240	75,727
2019 Median HH Income	\$51,695	\$48,887	\$51,381
2019 Average HH Income	\$59,881	\$61,202	\$67,412



## Investment Summary

- Premier location for Gas Station/Strip Mall/Storage Units! 2.62 acres zoned commercial on a busy corner lot with constant traffic flow from nearby logistics airport, distribution center, and Riverside Cement Company. Corner lot is only 1.5 miles from I-15 Freeway located at intersection of D Street (AKA National Trails Hwy/US Route 66) and Air Expressway. This lot would be an ideal location to service the Heavy semi-trucks that stop at this busy traffic light 24 hours a day, 7 days a week. A HUGE potential commercial money maker for the astute business owner and investment minded individual. A MUST SEE!







02

## Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Pictures with Captions

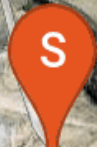
# 17400 N D ST



PROPERTY FEATURES	
NUMBER OF UNITS	1
YEAR BUILT	1954
BUILDING CLASS	C
NUMBER OF STORIES	1
LOT DIMENSION	2.62 AC
PARKING RATIO	8.4/1,000 SF







Air Expy

National Trails Hwy

Rancho Rd

Bob Ln

Village Dr

Hopland St

Amarg Dr

ND St

D St

Shoddard Wells Rd

Apple Valley Rd

15

18

Victorville

Apple Valley























# 17400 N D ST

03

Demographics

Demographic Details

Demographic Charts



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	327	15,990	40,629
2010 Population	888	26,636	68,272
2019 Population	1,132	29,240	75,727
2024 Population	1,307	30,790	79,273
2019 African American	159	4,158	11,676
2019 American Indian	10	504	1,039
2019 Asian	52	921	2,876
2019 Hispanic	697	17,571	40,927
2019 Other Race	296	7,969	18,568
2019 White	532	13,527	35,880
2019 Multiracial	78	2,051	5,338
2019-2024: Population: Growth Rate	14.60 %	5.20 %	4.60 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	29	931	2,890
\$15,000-\$24,999	27	975	2,560
\$25,000-\$34,999	54	974	2,253
\$35,000-\$49,999	30	774	2,663
\$50,000-\$74,999	87	1,489	4,226
\$75,000-\$99,999	35	848	2,393
\$100,000-\$149,999	29	820	2,828
\$150,000-\$199,999	4	296	991
\$200,000 or greater	5	112	632
Median HH Income	\$51,695	\$48,887	\$51,381
Average HH Income	\$59,881	\$61,202	\$67,412

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	126	5,738	15,303
2010 Total Households	240	6,452	19,565
2019 Total Households	300	7,223	21,446
2024 Total Households	343	7,623	22,353
2019 Average Household Size	3.73	3.47	3.32
2000 Owner Occupied Housing	80	3,000	8,078
2000 Renter Occupied Housing	27	2,146	5,860
2019 Owner Occupied Housing	222	4,205	11,775
2019 Renter Occupied Housing	78	3,017	9,671
2019 Vacant Housing	37	777	1,978
2019 Total Housing	337	8,000	23,424
2024 Owner Occupied Housing	265	4,573	12,588
2024 Renter Occupied Housing	78	3,050	9,765
2024 Vacant Housing	37	812	2,065
2024 Total Housing	380	8,435	24,418
2019-2024: Households: Growth Rate	13.60 %	5.40 %	4.15 %



2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	83	2,764	6,221
2019 Population Age 35-39	74	2,312	5,228
2019 Population Age 40-44	80	1,965	4,492
2019 Population Age 45-49	75	1,758	4,249
2019 Population Age 50-54	62	1,518	3,932
2019 Population Age 55-59	60	1,443	3,887
2019 Population Age 60-64	45	1,202	3,396
2019 Population Age 65-69	34	909	2,668
2019 Population Age 70-74	24	659	2,056
2019 Population Age 75-79	14	463	1,489
2019 Population Age 80-84	12	291	918
2019 Population Age 85+	7	253	880
2019 Population Age 18+	798	21,443	54,304
2019 Median Age	30	32	31

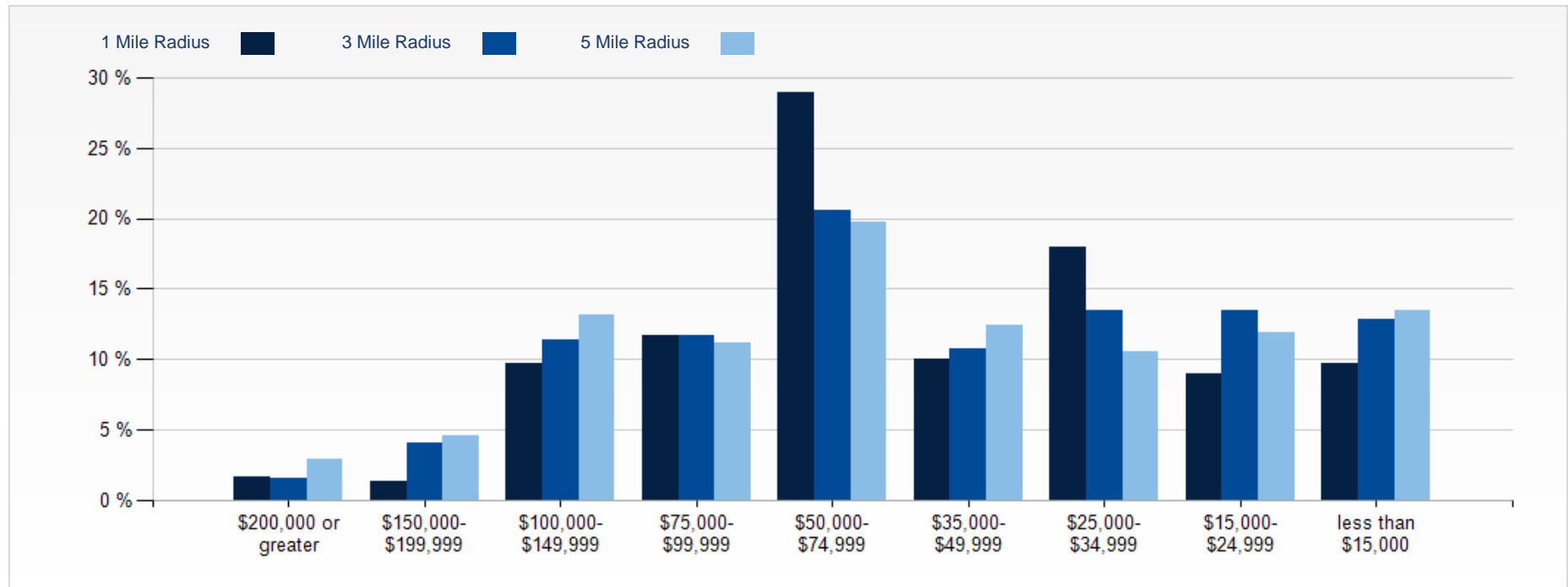
2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,558	\$54,493	\$54,877
Average Household Income 25-34	\$63,456	\$64,319	\$67,056
Median Household Income 35-44	\$52,409	\$52,555	\$55,541
Average Household Income 35-44	\$67,602	\$68,438	\$74,701
Median Household Income 45-54	\$55,919	\$55,163	\$59,160
Average Household Income 45-54	\$66,071	\$68,932	\$76,542
Median Household Income 55-64	\$41,453	\$51,123	\$53,793
Average Household Income 55-64	\$53,733	\$60,682	\$69,792
Median Household Income 65-74	\$33,673	\$38,819	\$45,138
Average Household Income 65-74	\$46,648	\$51,712	\$63,384
Average Household Income 75+	\$30,888	\$41,256	\$47,048

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	116	3,120	7,535
2024 Population Age 35-39	92	2,763	6,305
2024 Population Age 40-44	84	2,193	5,025
2024 Population Age 45-49	84	1,815	4,216
2024 Population Age 50-54	76	1,499	3,780
2024 Population Age 55-59	62	1,326	3,540
2024 Population Age 60-64	60	1,264	3,490
2024 Population Age 65-69	43	1,039	3,027
2024 Population Age 70-74	32	755	2,246
2024 Population Age 75-79	20	540	1,705
2024 Population Age 80-84	12	339	1,056
2024 Population Age 85+	9	267	886
2024 Population Age 18+	923	22,305	56,457
2024 Median Age	32	32	32

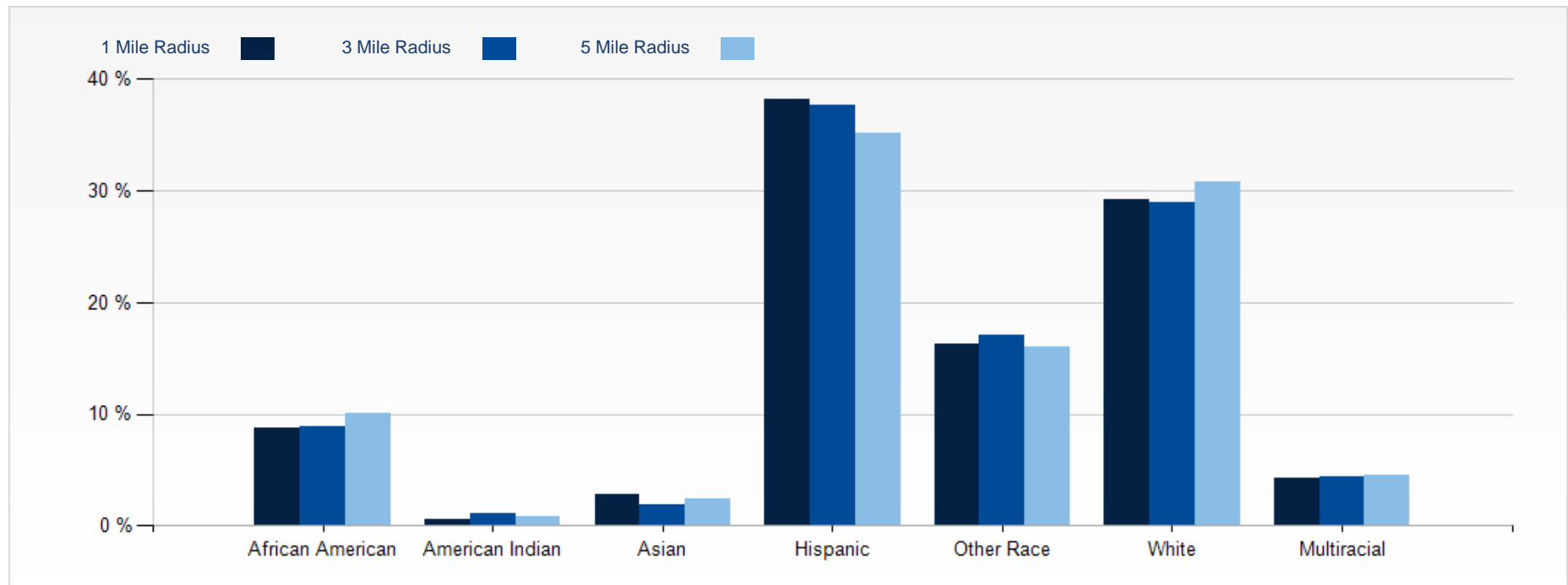
2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$58,596	\$58,658	\$59,233
Average Household Income 25-34	\$70,583	\$71,322	\$74,483
Median Household Income 35-44	\$60,692	\$58,479	\$61,672
Average Household Income 35-44	\$78,147	\$76,069	\$81,925
Median Household Income 45-54	\$59,884	\$60,396	\$63,969
Average Household Income 45-54	\$76,051	\$78,302	\$84,369
Median Household Income 55-64	\$51,869	\$54,077	\$57,378
Average Household Income 55-64	\$63,789	\$67,559	\$76,623
Median Household Income 65-74	\$50,544	\$42,959	\$49,891
Average Household Income 65-74	\$54,723	\$57,567	\$69,901
Average Household Income 75+	\$32,568	\$44,884	\$53,032



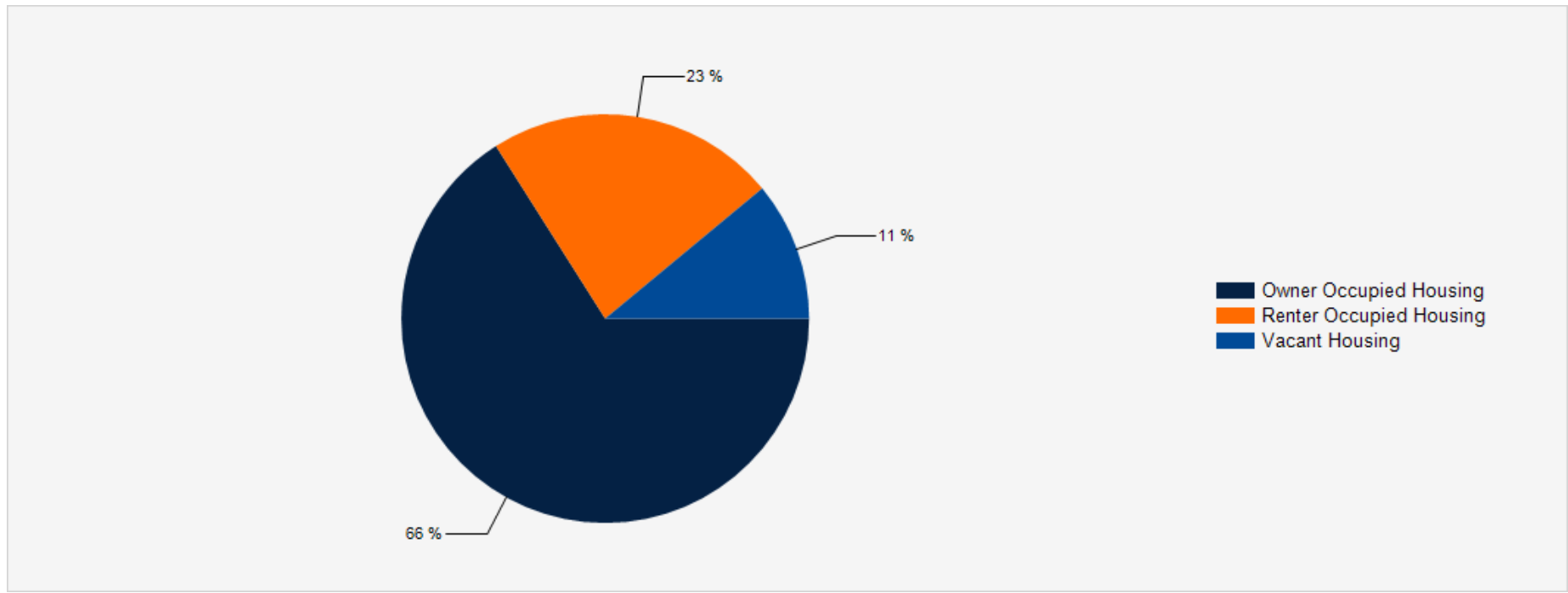
2019 Household Income



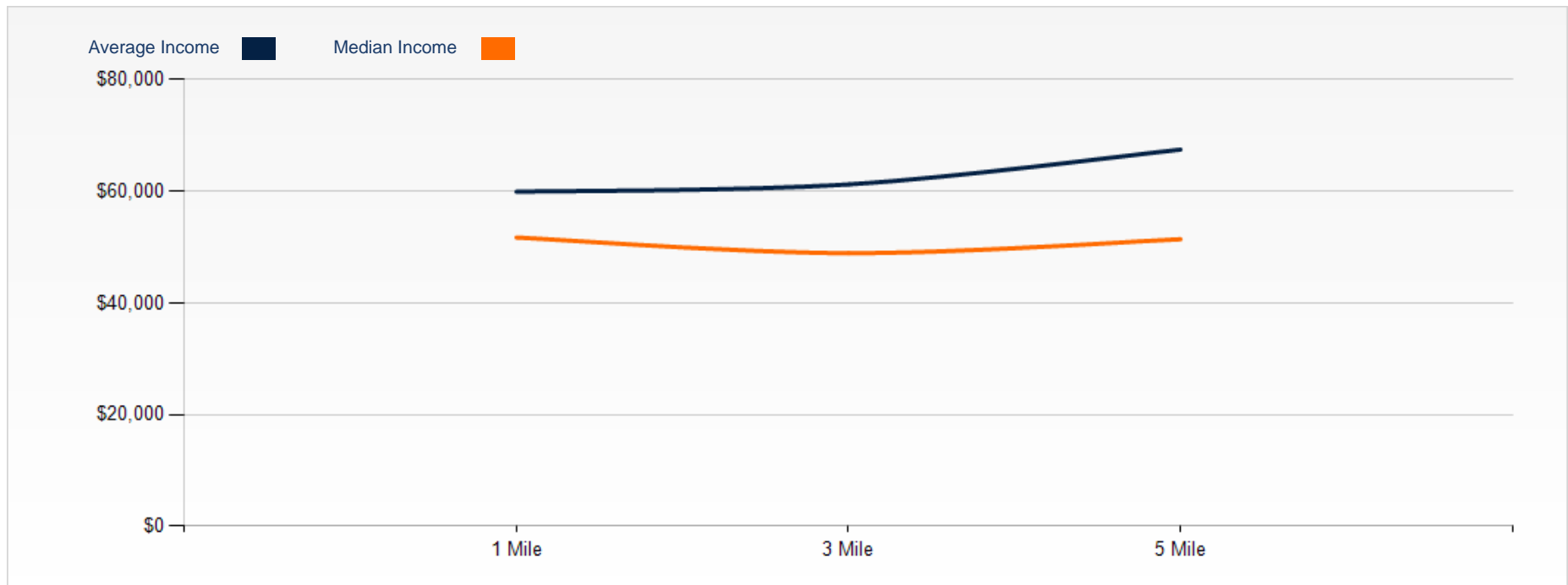
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median



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