

7-ELEVEN Hesperia - Victorville Major Intersection



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CA DRE# 01463387

21 COMMERCIAL

OFFERING SUMMARY

Location

7 - Eleven - Hesperia



For additional information complete the NDA
NDA Link
<https://nailatariq.com/nda-form>

Offering Summary

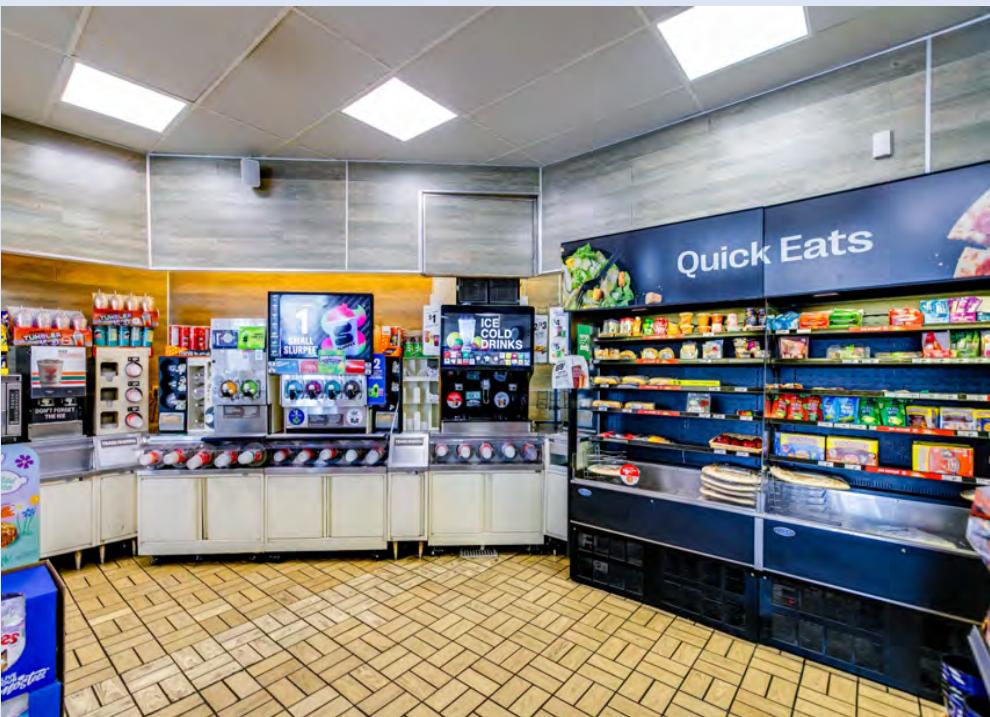
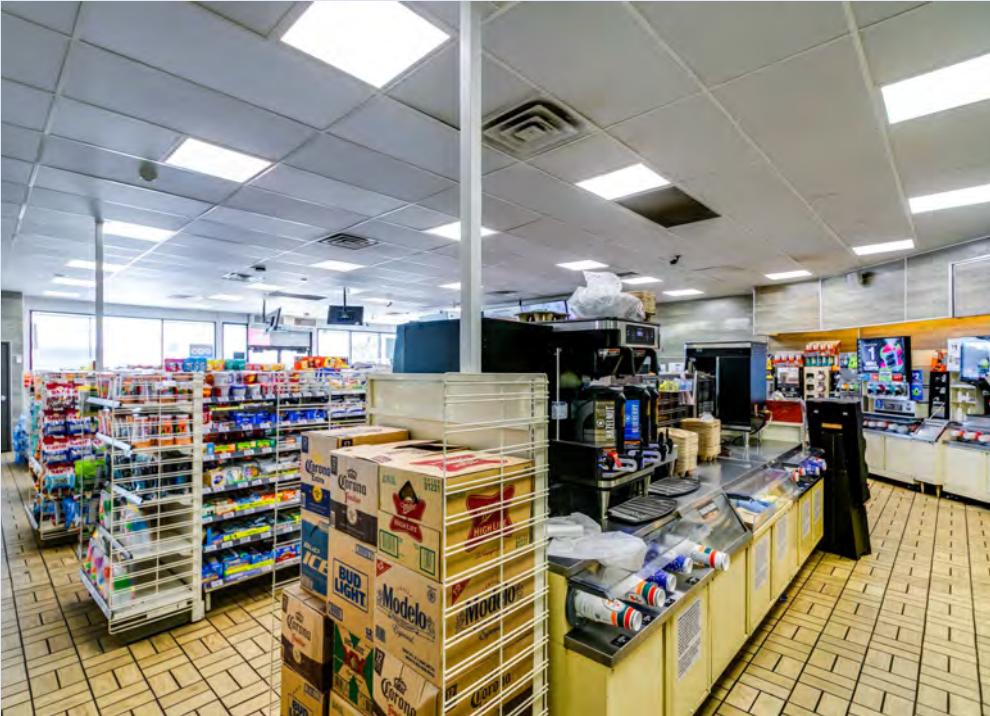
Price \$299,000

- Lease is negotiated and paid by 7 Eleven
- Gasoline, store equipment is owned and maintained by 7 Eleven.
- Gasoline - 7 Eleven pays Franchisee an incentive per gallon

Buyer

Franchisee (Buyer) is subject to corporate approval from 7 Eleven.

Buyer to pay Franchise fee to 7 Eleven upon approval separately which is not included in the asking price



OFFERING SUMMARY

PRIME LOCATION, MAJOR INTERSECTION, FAST DEVELOPING CITIES

The sale includes **Goodwill and Franchise Rights** to operate the 7-Eleven store.

All **store equipment and gasoline pumps** are maintained, updated and replaced by **7-Eleven**, which significantly reduces the owner's capital expenditure, maintenance responsibilities, and liability.

- **Franchise Fee and Inventory** are not included in the sale price.
- The **lease is negotiated and paid directly by 7-Eleven**.
- 7-Eleven's top priority has always been providing customers with the **most convenient, quick, and efficient shopping experience** possible.
- The store offers a **wide selection of everyday products**, including beverages, packaged foods, coffee, dairy, high-quality snacks, meals, and other essential consumables—making it the **ideal one-stop shop for people on the go**.
- **Speed of service** and **customer satisfaction** remain central to the 7-Eleven brand.
- All prospective franchisees (buyers) are **subject to corporate vetting and approval** by 7-Eleven.

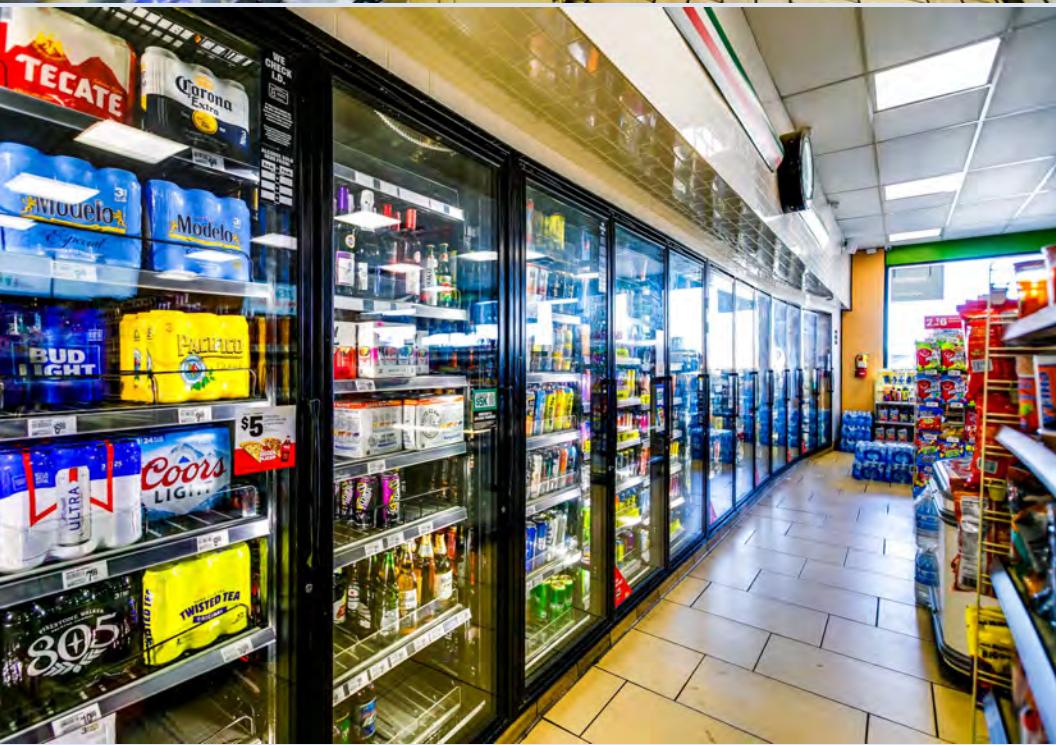
The franchise fee is not included in the sale price and is paid separately by Buyer upon corporate approval.



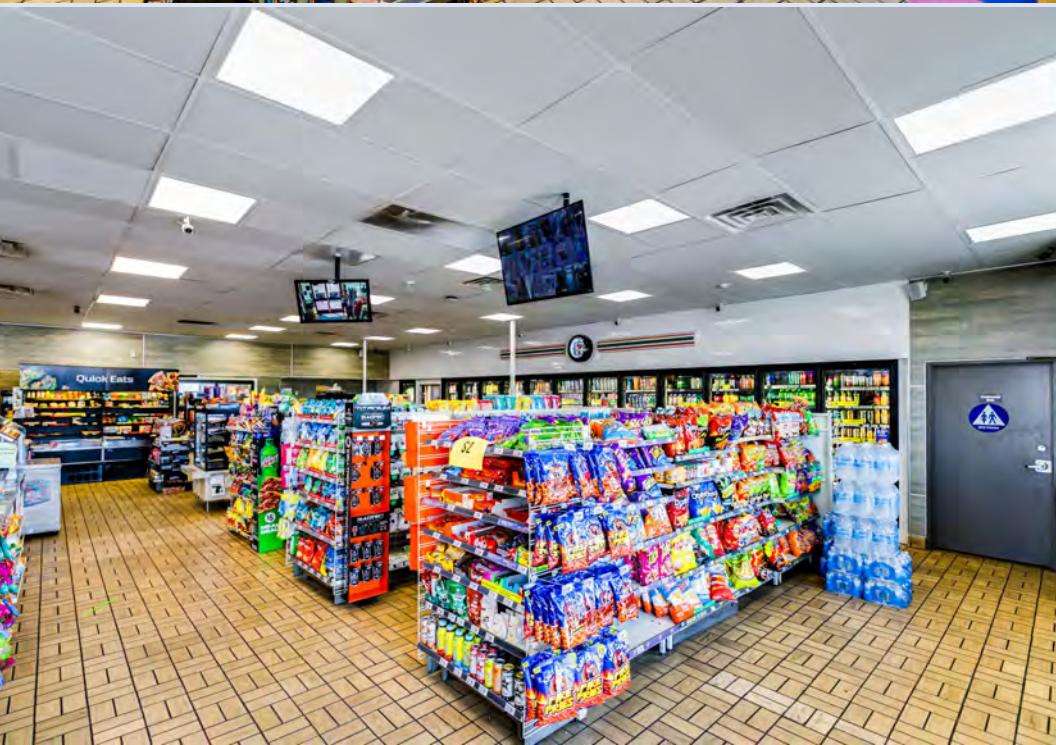
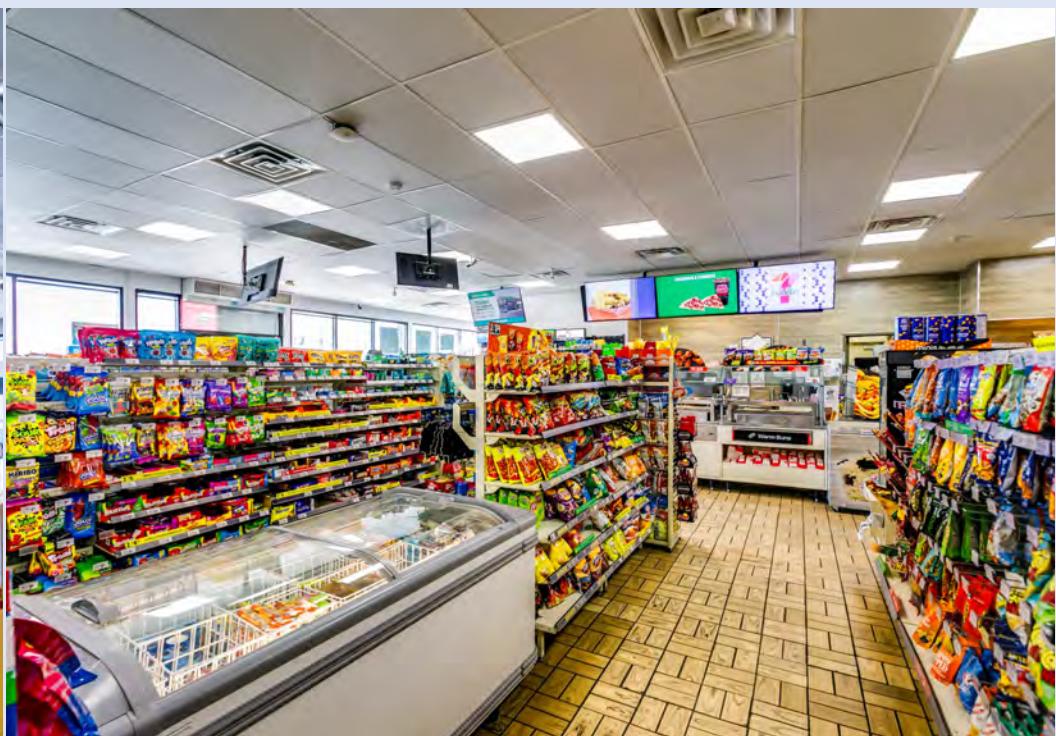
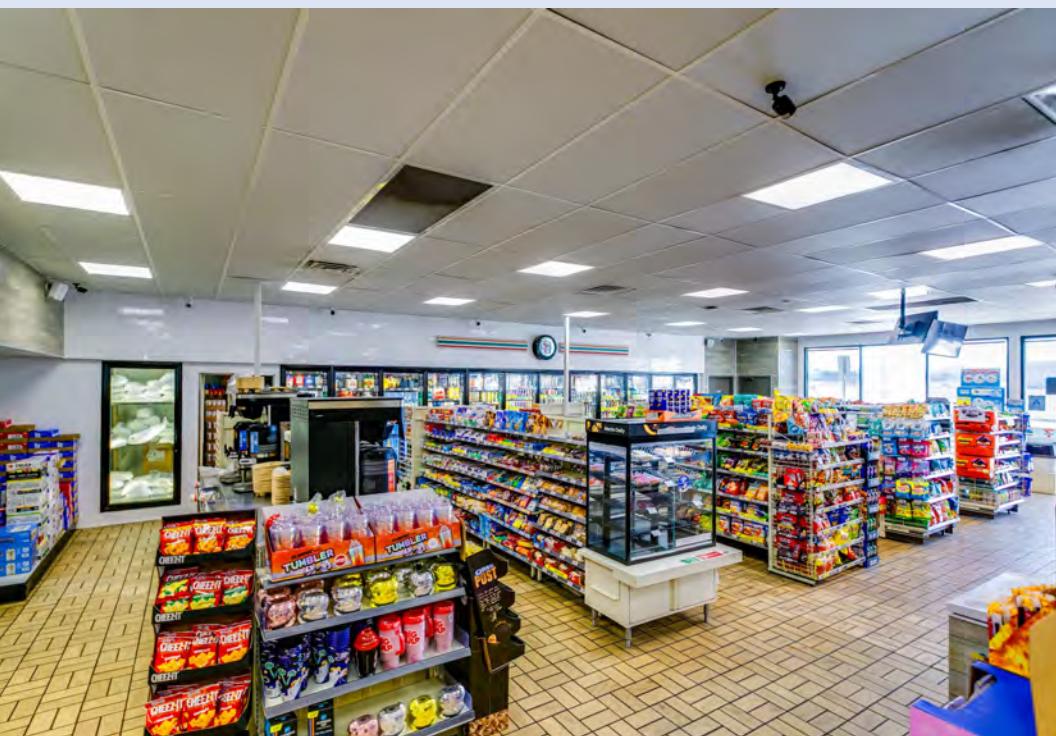
AERIAL OVERVIEW



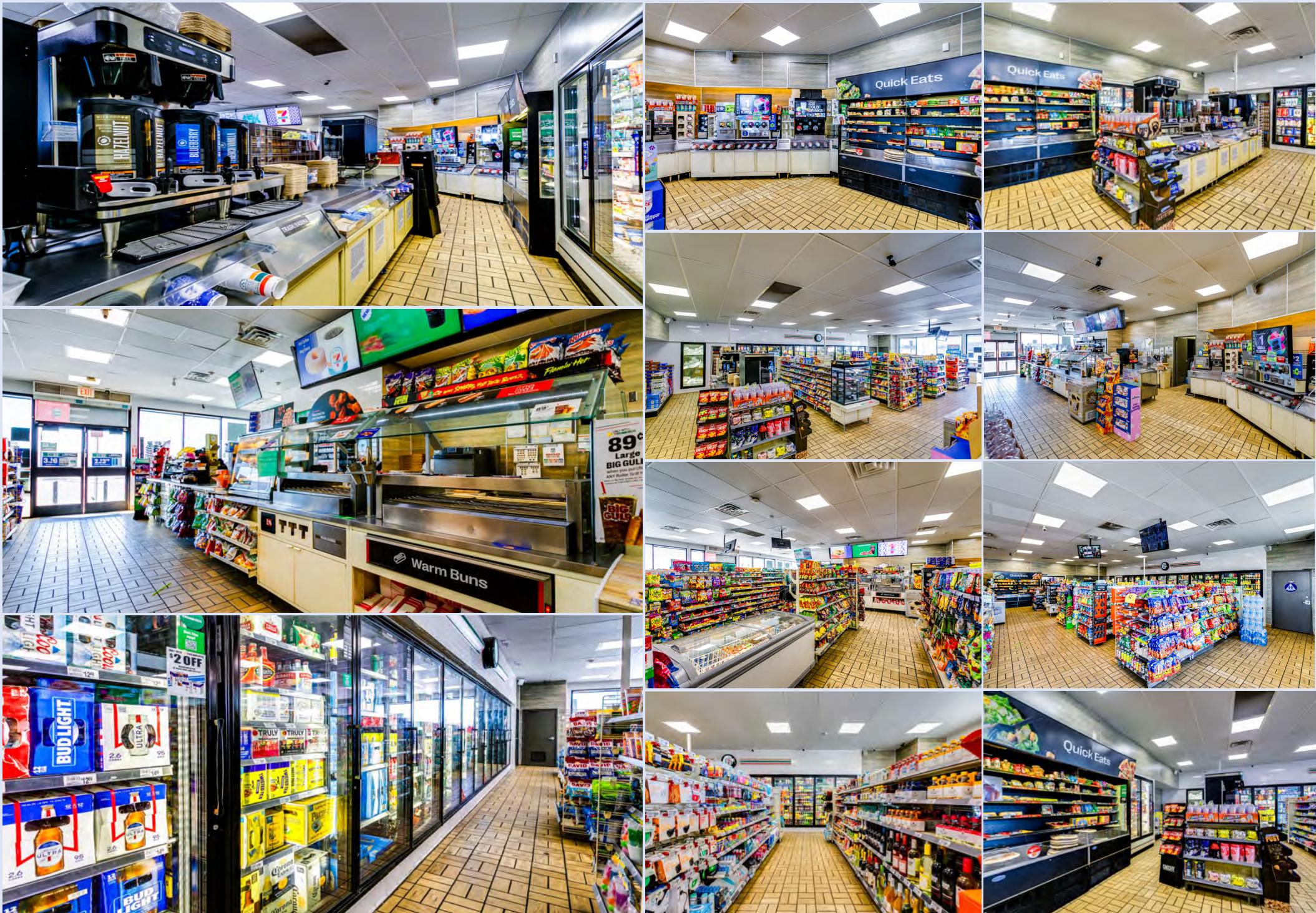
INTERIOR VIEWS



INTERIOR VIEWS



INTERIOR VIEWS



EXTERIOR - INTERIOR VIEWS



AERIAL OVERVIEW



DEMOGRAPHICS

	3 miles	5 miles	10 miles
POPULATION			
2024 Population	56,774	146,726	346,940
Median Age	32.8	33.6	33.9
Bachelors' Degree Higher Education	10%	11%	13%
INCOME			
Average House Income	\$79,728	\$82,197	\$86,538
HOUSING			
Median Home Value	\$348,931	\$340,582	\$344,098
Median Home Year Built	1990	1989	1991
HOUSEHOLDS			
2024 Households	15,709	41,537	99,607
Average Household Size	3.4	3.4	3.3
Average Household Vehicles	2	2	2
HOUSING OCCUPANCY			
Owner Occupied Households	65%		
Renter Occupied Households	35%		
DAYTIME EMPLOYMENT			
Employees	11,883	31,946	68,917
Businesses	1,388	4,189	9,436
TRAFFIC			
Main St and Topaz Ave E	36,581	2022	
Main St and 7th Ave E	32,812	2022	

SNAPSHOT

146,726

POPULATION 5 mile



\$82,197

INCOME 5 mile



\$340,582

HOME VALUE 5 mile



36,581

TRAFFIC Vehicles Per Day



Information has been secured from several sources. All viewers are advised they must verify with their own advisors, experts, consultants and resources for the accuracy and up to date information. We make no representations or warranties, express or implied as to the accuracy of the information. Viewers bear all risk for any inaccuracies

AREA OVERVIEW

VICTORVILL - HESPERIA

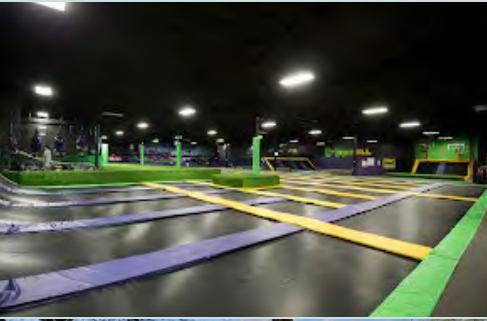
Hesperia (/hə'spɪəriə/) is a city in San Bernardino County, California, United States. It is located 35 miles (56 km) north of downtown San Bernardino in Victor Valley and surrounded by the Mojave Desert. Because of its relatively high elevation and the unique and moderate weather patterns of the region, Hesperia is part of what is locally called the High Desert. The name "Hesperia" means "western land".

Victorville is a city in Victor Valley in San Bernardino County, California. Its population as of the 2020 census was 134,810. Victorville is the principal city of a Victor Valley-based urban area defined by the United States Census Bureau: the Victorville-Hesperia-Apple Valley urban area had a population of 355,816 as of the 2020 census, making it the 117th largest in the United States.

OLD TOWN VITORVILLE A revitalization project started in 1995 in the ten square blocks along Historic Route 66. After years of setbacks in developing Old Town, the city, with input from residents and local business owners, created an Old Town Strategic Action Plan in 2007. In 2008, demolition of hazardous and dilapidated buildings began. In 2010, as the economy declined, the state eliminated Redevelopment Agencies which had funded the project and further work was put on indefinite hold. As of 2012, the area still had problems with crime and homelessness, and, the Route 66 Museum, the Transportation Center, and the Old Victor School. Several large murals have been painted on the sides of buildings in Old Town



THINGS TO SEE & DO IN AND AROUND VICTORVILL - HESPERIA



Presented By:

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Nevada License	Business Broker	BUSU.0007238
	Sales License	S.201495
California License	Broker License	01463387

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KW VIP Town Square Office	6623 S. Las Vegas Blvd, Suite 250 Las Vegas, CA 89119



C 21 Commercial

Century 21 Masters Chino Hills Office	15335 Fairfield Ranch Rd, Suite 100 Chino Hills, CA 91709
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Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

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- **Commercial**
- **Residential**

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