

# 7-ELEVEN Hesperia - Victorville Major Intersection



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CA DRE# 01463387

21 COMMERCIAL

# OFFERING SUMMARY

## Location

### 7 - Eleven



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

## Offering Summary

Price \$269,000

- Lease is negotiated and paid by 7 Eleven
- Store equipment is owned and maintained by 7 Eleven

## Buyer

Franchisee (Buyer) is subject to corporate approval from 7 Eleven.  
Buyer to pay Franchise fee to 7 Eleven upon approval



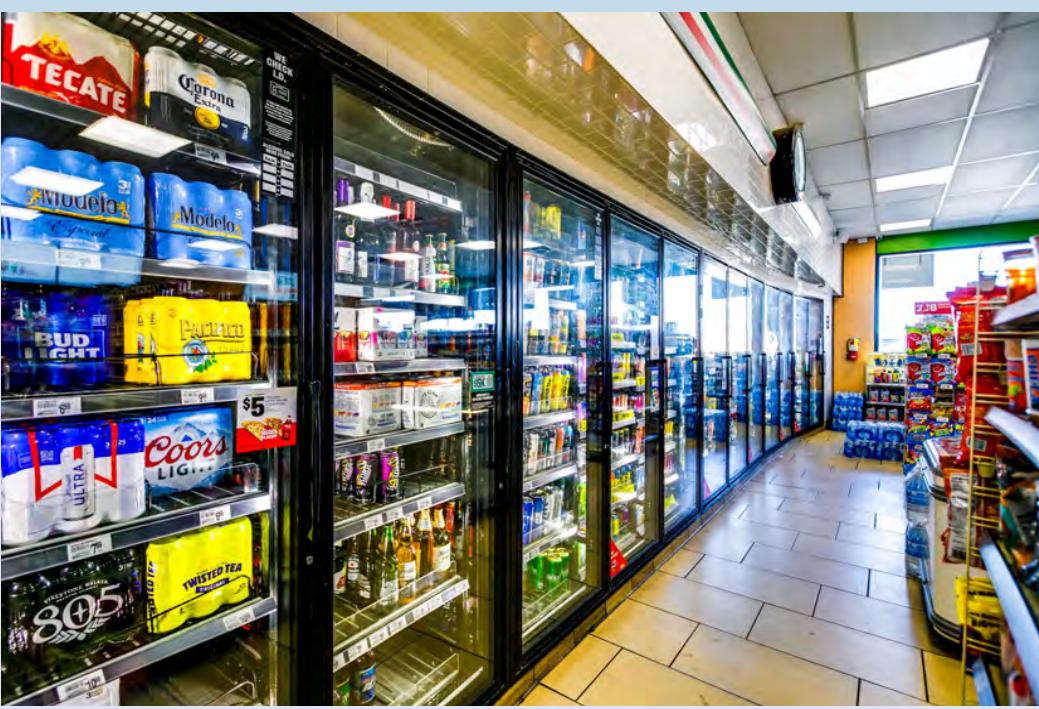
# OFFERING SUMMARY

## 7-ELEVEN PRIME LOCATION, MAJOR INTERSECTION, FAST DEVELOPING CITIES

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

**Store equipment is maintained, updated and replaced by 7-Eleven**, which significantly reduces the owner's capital expenditure, maintenance responsibilities, and liability.

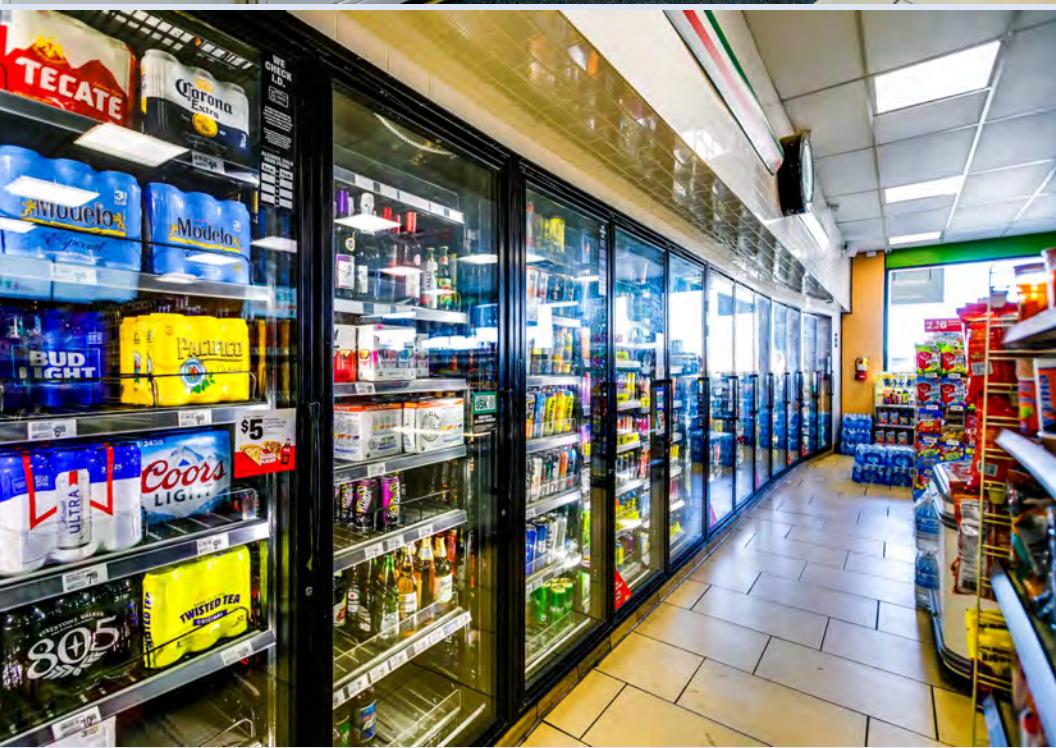
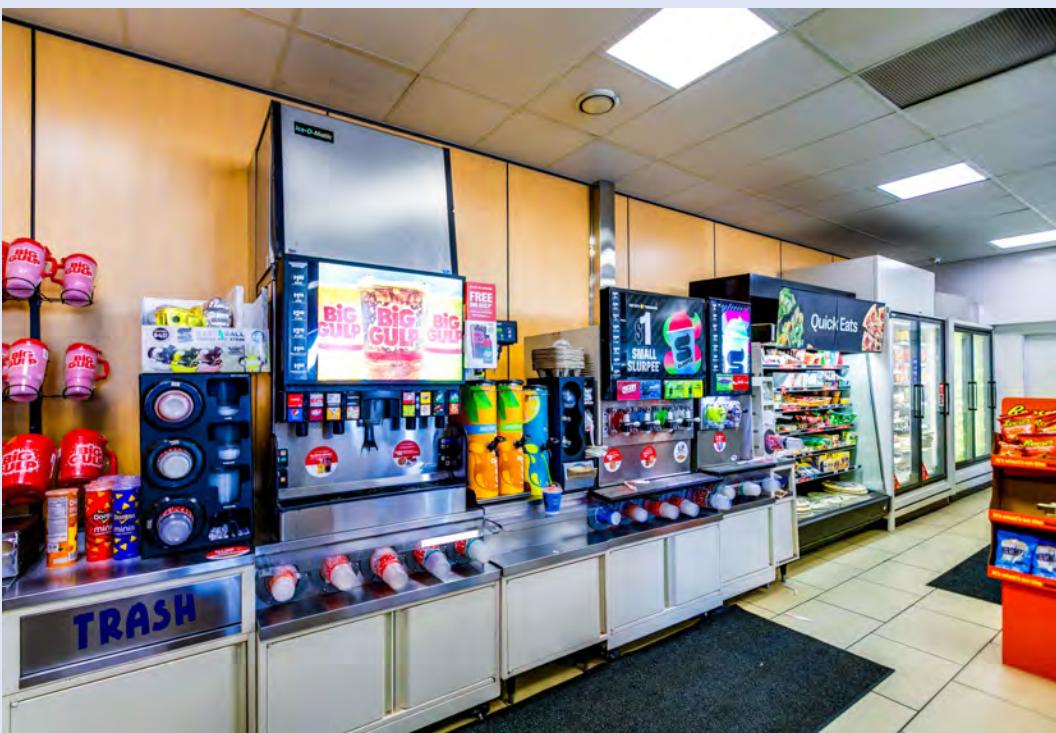
- **Franchise Fee and Inventory** are not included in the sale price.
- The **lease is negotiated and paid directly by 7-Eleven**.
- 7-Eleven's top priority has always been providing customers with the **most convenient, quick, and efficient shopping experience** possible.
- The store offers a **wide 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**.



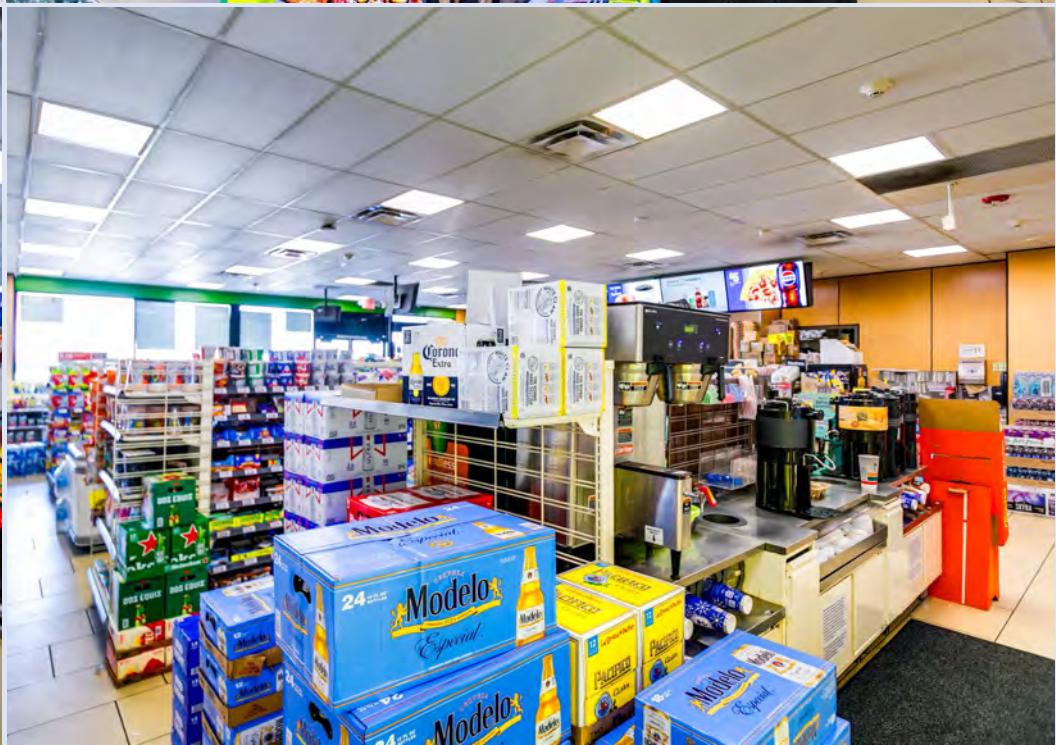
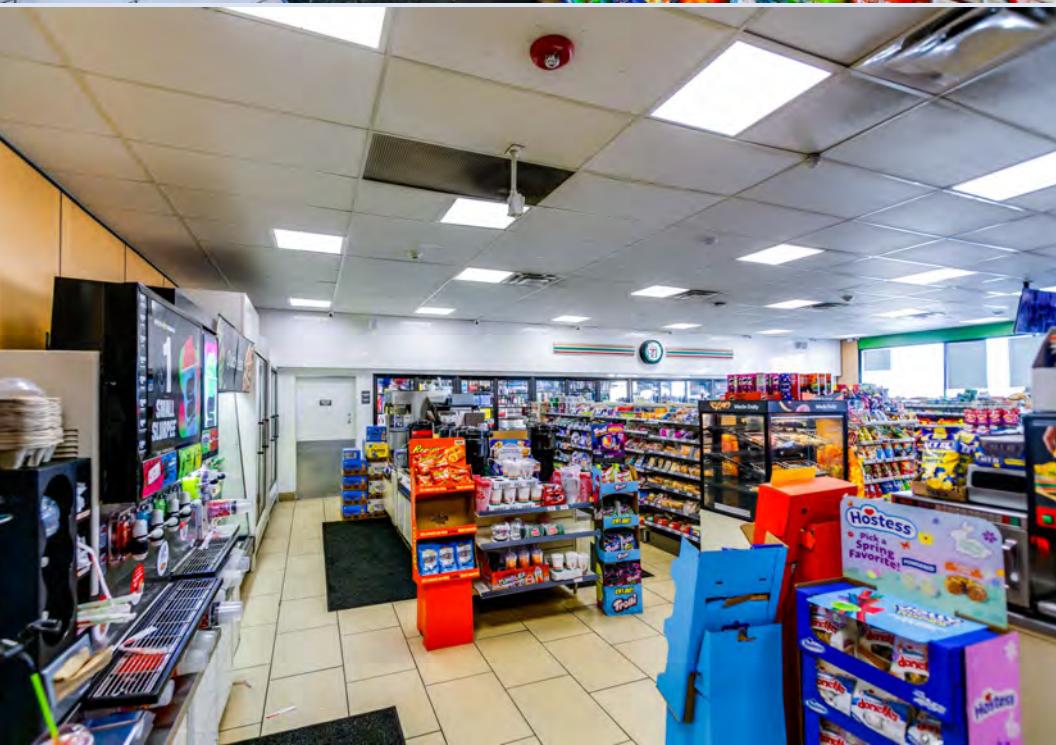
# AERIAL OVERVIEW



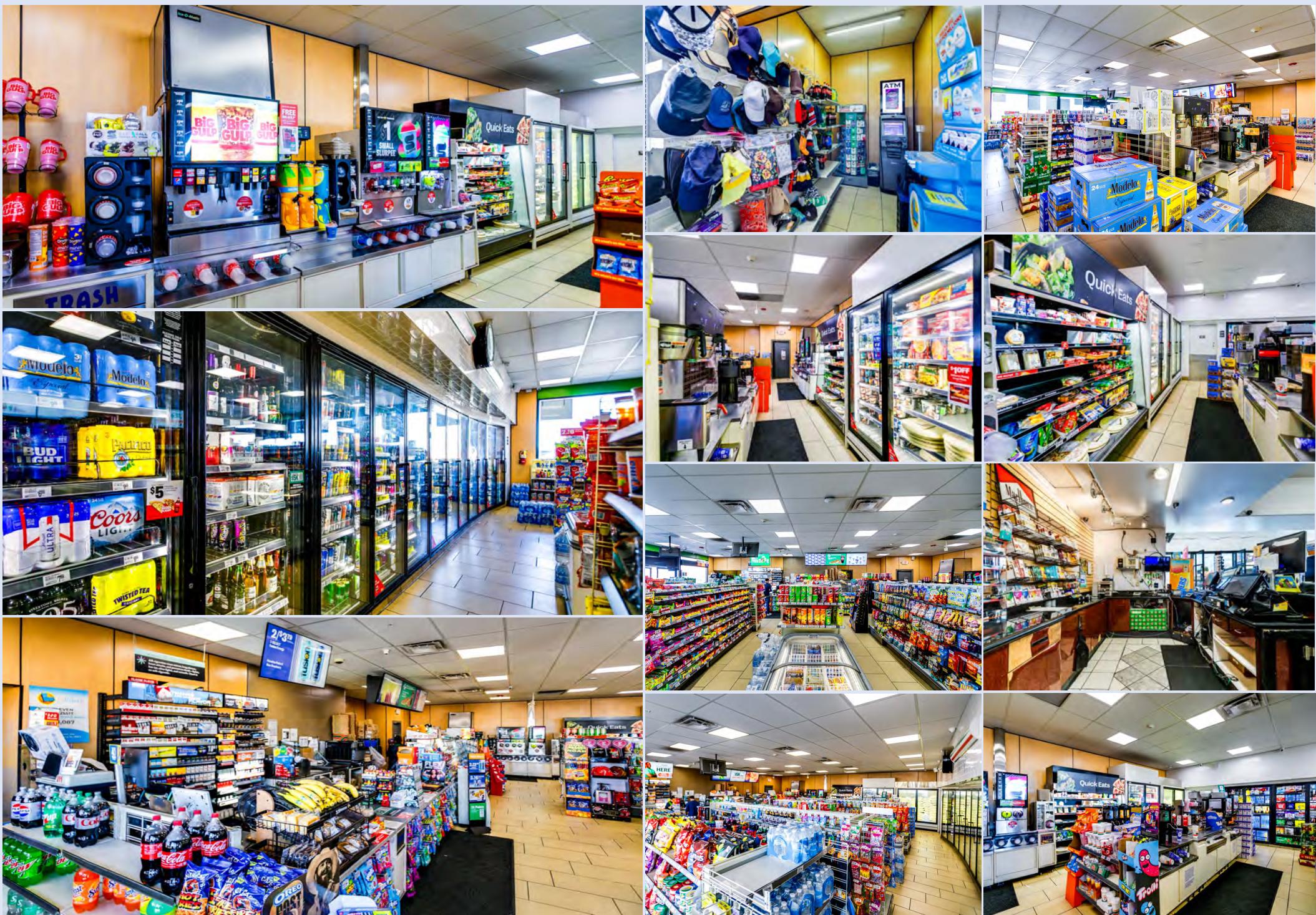
## INTERIOR VIEWS



## INTERIOR VIEWS



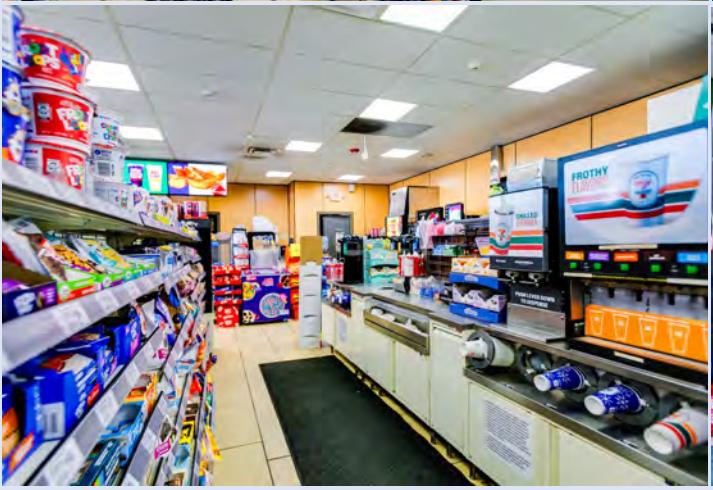
# INTERIOR VIEWS



## EXTERIOR - INTERIOR VIEWS



# INTERIOR VIEWS



# AERIAL OVERVIEW



# DEMOGRAPHICS

	3 miles	5 miles	10 miles
<b>POPULATION</b>			
2024 Population	59,314	129,151	345,497
Median Age	34	35	34
Bachelors' Degree Higher Education	9%	12%	13%
<b>INCOME</b>			
Average House Income	\$75,670	\$78,523	\$85,367
<b>HOUSING</b>			
Median Home Value	\$341,470	\$345,134	\$341,637
Median Home Year Built	1983	1987	1990
<b>HOUSEHOLDS</b>			
2024 Households	17,664	39,803	103,796
Average Household Size	3.3	3.2	3.3
Average Household Vehicles	2	2	2
<b>HOUSING OCCUPANCY</b>			
Owner Occupied Households	68%		
Renter Occupied Households	35%		
<b>DAYTIME EMPLOYMENT</b>			
Employees	11,407	34,504	70,841
Businesses	1,594	4,577	9,861
<b>TRAFFIC</b>			
H Ave and Main St	30,113	2022	
Main St and 5th Ave E	37,378	2022	
Main St and 7th Ave E	32,812	2,022	

## SNAPSHOT

**129,151**



POPULATION 5 mile

**\$78,523**



INCOME 5 mile

**\$345,134**



HOME VALUE 5 mile

**30,113**



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

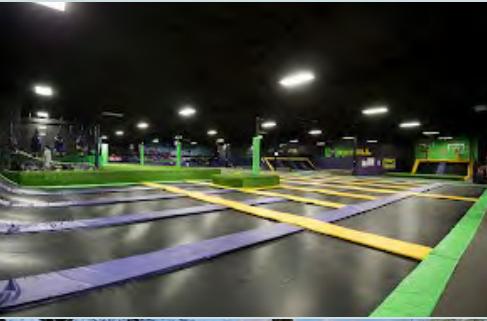
**Hesperia** (/hə'spɪəriə/) is a city in San Bernardino County, California, United States. It is located 35 miles (56 km) north of downtown San Bernardino in Victor Valley and surrounded by the Mojave Desert. Because of its relatively high elevation and the unique and moderate weather patterns of the 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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California License	Broker License	01463387

### **KW Commercial** **Las Vegas, NV**

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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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