

# 7 - ELEVEN Hesperia - Victorvill Major Intersection



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DRE# 01851484





# OFFERING SUMMARY

## Location

**7 - Eleven**

Complete the NDA for additional information

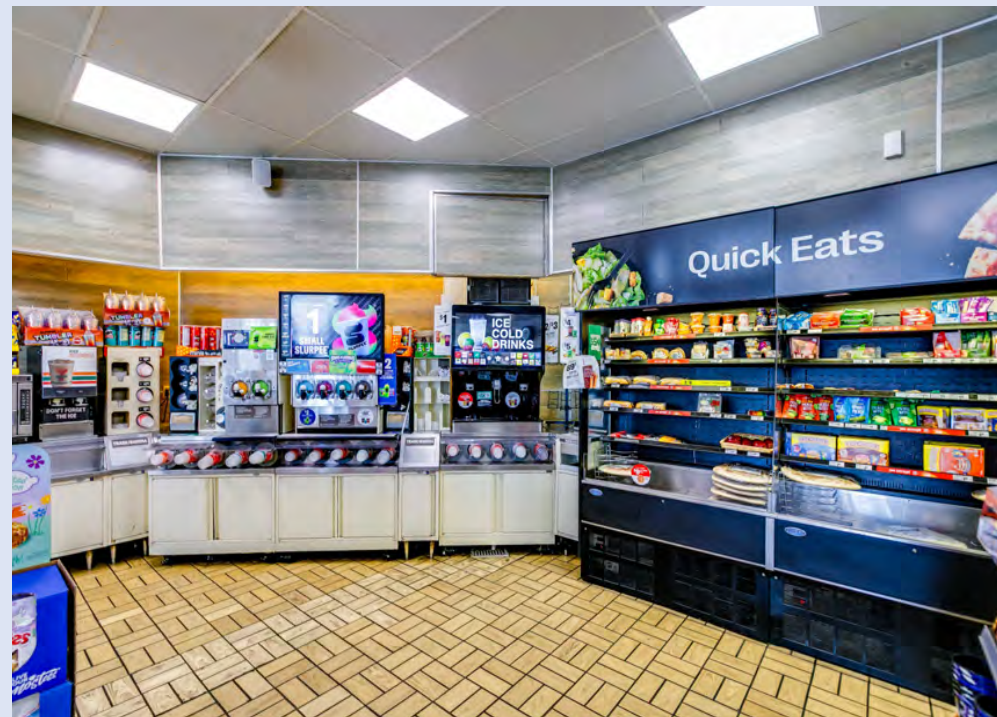
<https://bashirtariq.com/nda-form>

## Offering Summary

**Price**                      **\$400,000**

## Buyer

**Franchisees (Buyers)**  
**are subject to corporate approval from 7-Eleven**





# INVESTMENT HIGHLIGHTS

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

- 7 Eleven is an American convenience store chain, founded in 1927. Southland Corporation changed the store name to 7-Eleven in 1946 reflecting expanded hours of operation (7 am to 11pm). Southland Corporation started franchising its stores in 1961. Currently 7 Eleven is open 24 hours
- 7-Eleven's top priority has always to give customers the most convenience possible way to get in and out and to constantly meet their needs.
- 7-Eleven is the best store for people who are on the go and looking for a one-stop shop to buy everyday products and has a wide variety of consumable products that include beverages, packaged foods, coffee, dairy, high quality snacks and meals along with many other products.
- 7- Eleven top priority always has been speed of service
- Franchisees (Buyers) are subject to corporate vetting and approval from 7-Eleven
- For additional information, you can complete the NDA by following the link below

<https://bashirtariq.com/nda-form>





## AERIAL OVERVIEW





## INTERIOR VIEWS



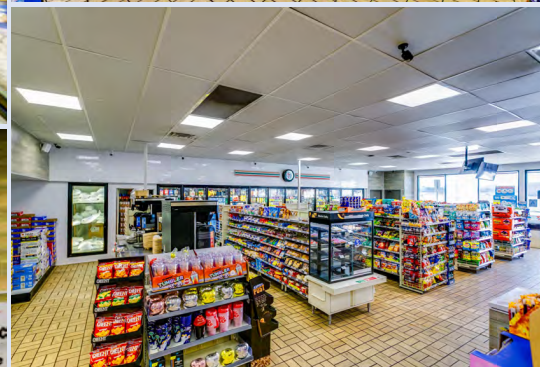


## INTERIOR VIEWS



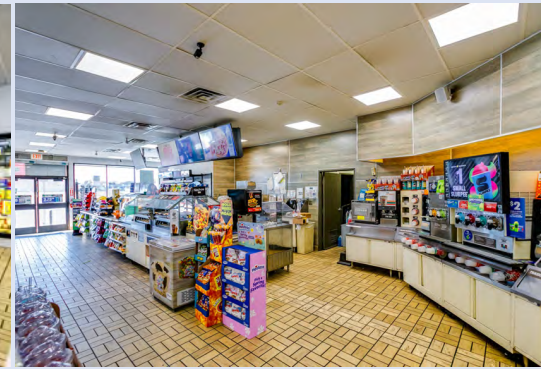
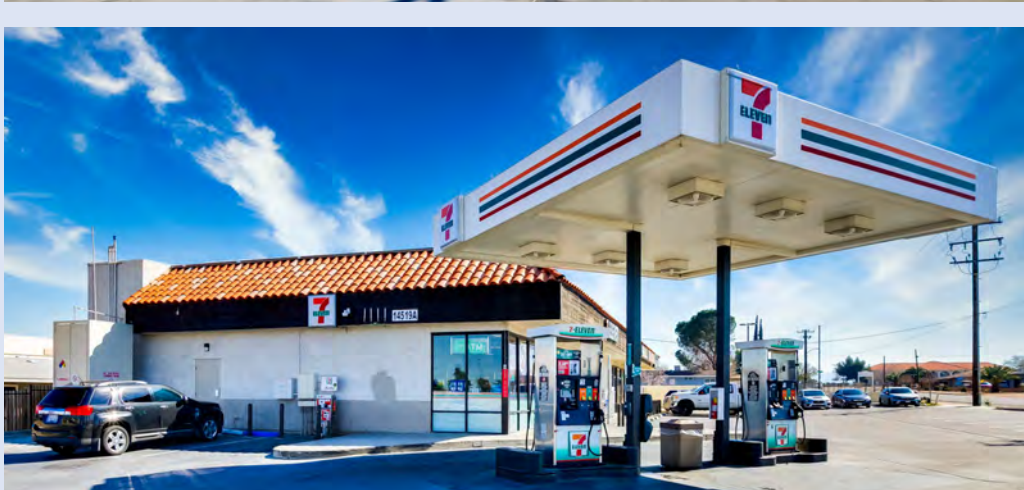


# INTERIOR VIEWS





## EXTERIOR - INTERIOR VIEWS





## AERIAL VIEWS





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

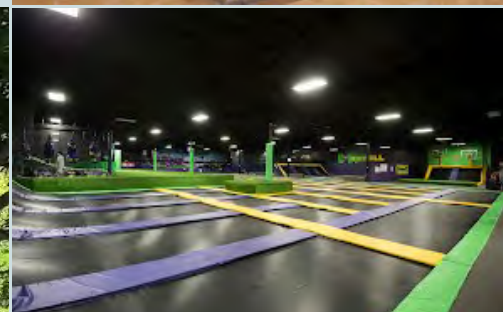
## VICTORVILL - HESPERIA

**Hesperia** (/hɛˈspɪəriə/) 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.

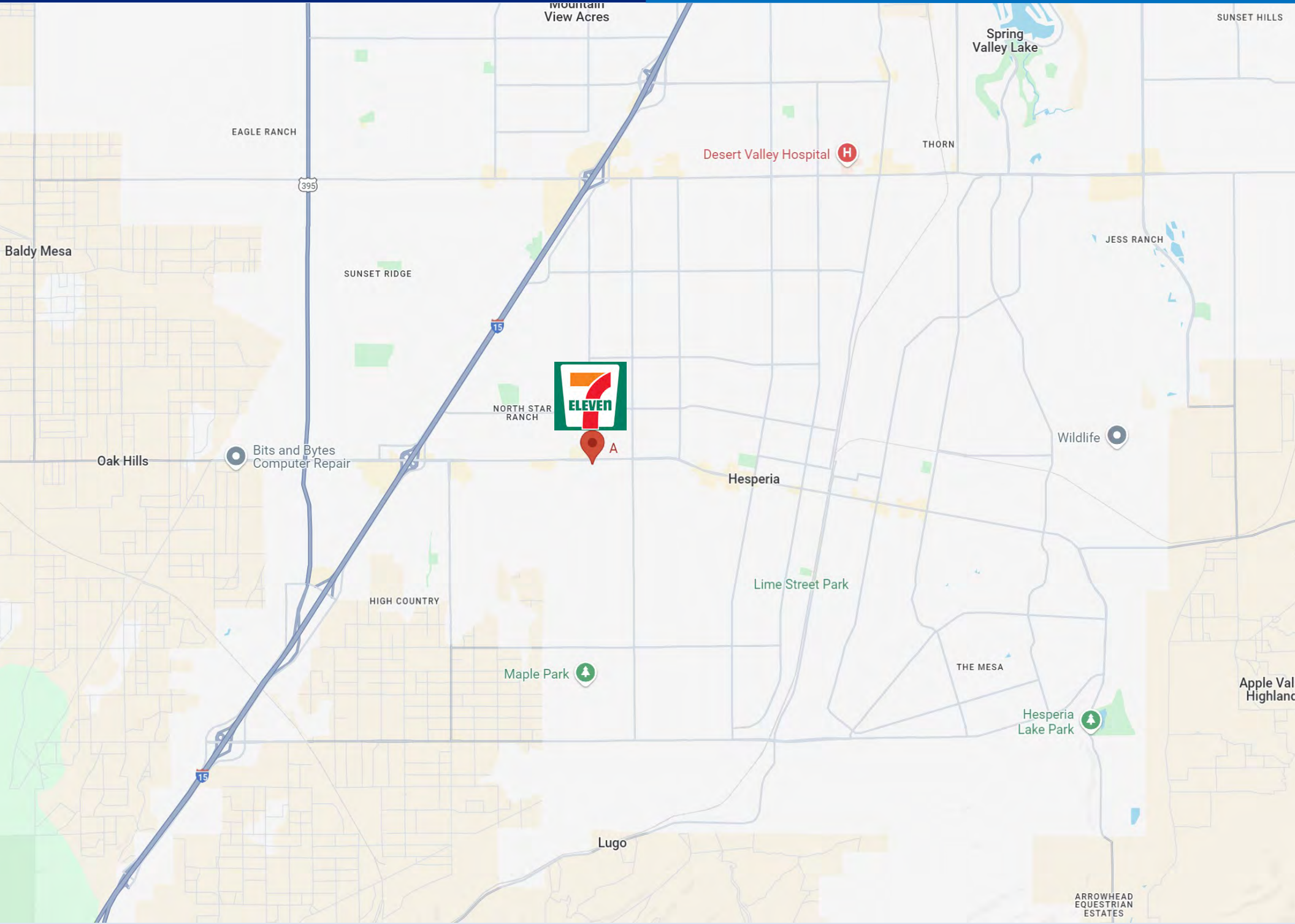
**OLD TOWN VITORVILLE** A revitalization project started in 1995 in the ten square blocks along Historic Route 66. After years of setbacks in developing Old Town, the city, with input from residents and local business owners, created an Old Town Strategic Action Plan in 2007. In 2008, demolition of hazardous 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





# REGINAL MAP





## Presented By:



### Bashir Tariq

DRE# 01851484 | Corp DRE# 01898399

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**Business Sales and Commercial Real Estate**

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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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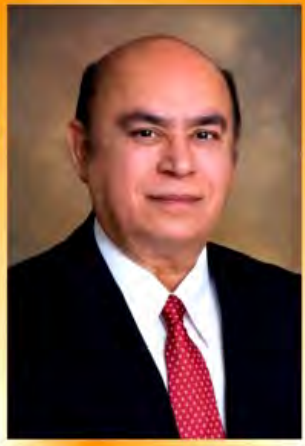
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CalDRE #01851484

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WINNING  
AGENT**



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