

THE SPEEDWASH CENTRE | MULTI-TENANT COMMERCIAL BUILDING
UNITS AVAILABLE FOR LEASE | 15250 PALMDALE ROAD | VICTORVILLE, CA 92392





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SITE SUMMARY

ADDRESS

The Speedwash | 15250 Palmdale Rd, Victorville, ca 92392

PROPERTY OVERVIEW

The Speedwash, the anchor tenant, is estimated to bring over 1,000 cars per day on average to the Centre. The clients typically wash their cars on the way to work, back to home, or during local shopping. The Centre tenants create a synergy that enhances the customer experience, while increasing dollar sales per visit. Typical clients would not hesitate to do their shopping for beverages, bakery goods, full service meal, and any auto related products and services while at the Centre for added convenience and speed. Furthermore, the detail center customers have plenty of time to browse stores and do shopping while they wait for their car. The Speedwash is open from 6 AM to 9 PM, 7 days a week.

LOCATION

The High Desert Trade Area is located 90 miles northeast of Los Angeles and encompasses the cities of Adelanto, Apple Valley, Barstow, Hesperia, and Victorville and surrounding unincorporated areas of San Bernardino County. The regional population exceeds 442,000, nearly doubling from census data of 2000 to 2010. In fact, the city of Victorville was ranked the 6th fastest growing city in the United States for 2016!

Interstate 15 bisects the region and Highway 395, Highway 18, Highway 138, Route 66 and Highway 58 all converge here. BNSF Railway runs throughout most of the high desert cities, hauling massive volumes of imported goods from the Ports in LA and Long Beach to the rest of the Country.

ADDITIONAL INFO

Units are planned for shell only improvements allowing for your customized tenant improvement. Units 2-4 may be combined. Free Standing Pylon Signage opportunity on Palmdale Road - SR-18 & Wall Signage.

AVAILABLE SQUARE FOOTAGE

Net Areas

- ±4,680 SF can be demised for endcap Restaurant use.

LEASE HOLD AMENITIES

- Free standing pylon sign opportunity
- Approved Building Signage Program
- Street Frontage
- Outdoor Patio
- Dedicated Trash Enclosure
- Installed Grease/Oil Interceptor
- Individual Electric, Water, & Sewer Utilities
- 400 AMP Electrical Panel
- Interior Build-to-Suit

ASKING PRICE: MODIFIED GROSS

LEASE RATE TO BE
NEGOTIATED

AVAILABLE

±4,680 total SF

OUTDOOR
SITTING AREA



OVERHEAD
CANOPY



LEASED!

LEASED!

LEASED!

UNIT 6

UNIT 5

UNIT 7

FLOOR PLAN

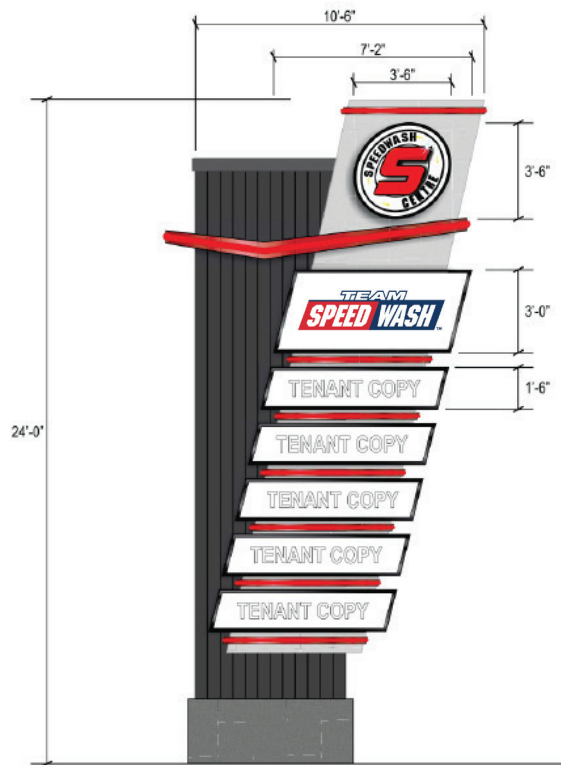
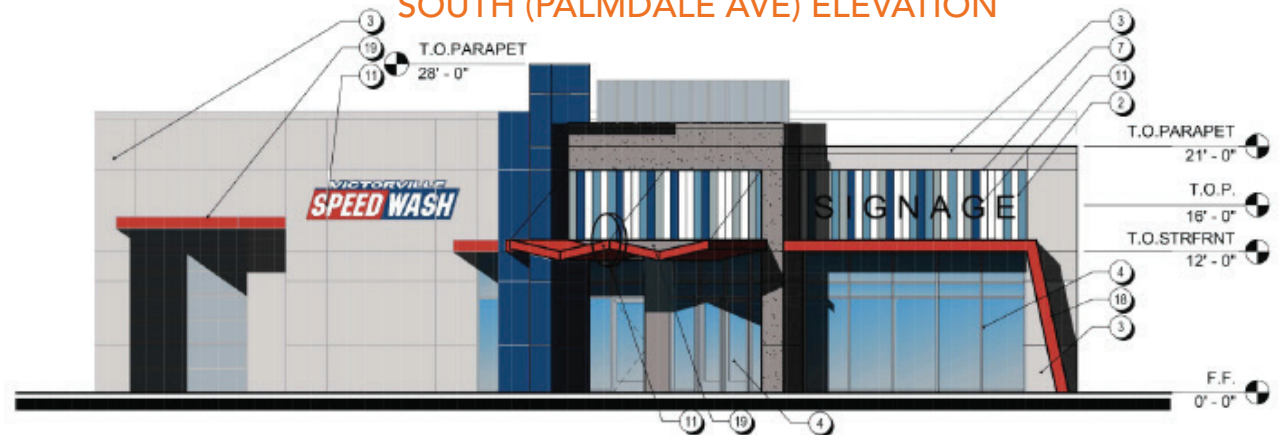
SITE PLAN



WEST (FRONT-MULTI-TENANT BUILDING) ELEVATION



SOUTH (PALMDALE AVE) ELEVATION



1. METAL STANDING SEAM ROOF
2. METAL VERTICAL ACCENT PANELS
3. METAL PANEL SYSTEM OR SMOOTH TROWEL STUCCO W/ JOINT LINES
4. STOREFRONT SYSTEM
5. BUTTED GLAZING STOREFRONT SYSTEM
6. VERTICAL METAL SIDING
7. SOFFIT DETAIL W/ LED ACCENT LIGHTING
8. LED ACCENT BAND LIGHTING
9. SOLID PANEL OVERHEAD DOOR
10. METAL DETAIL @ TOWER ELEMENT

11. WALL SIGN PER SIGN PLAN & SIGN PROGRAM
12. SOLAR PV PANEL SYSTEM OVER METAL CANOPY
13. METAL CANOPY OVER PAY-STATION AREA
14. METAL LOUVER VENT
15. OPEN METAL TRELLIS CANOPY @ DRIVE THROUGH
16. CMU W/ GRID PATTERN
17. STUCCO W/ SCORE LINES
18. PROJECTED ACCENT METAL PANEL BAND OR SMOOTH TROWEL STUCCO BAND
19. METAL AWNING
20. METAL PANEL DOOR W/ LOUVER VENT

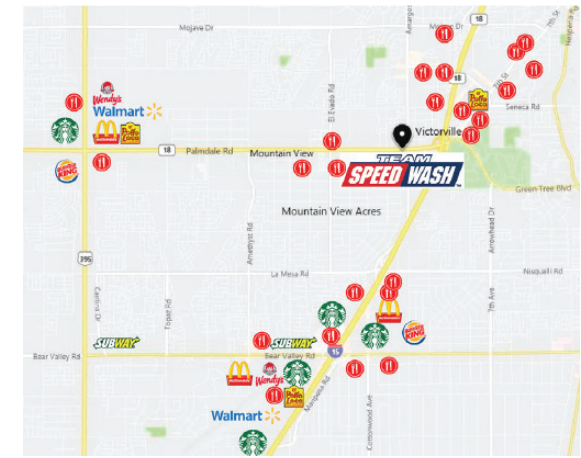
ELEVATIONS

RETAIL RENDERING





VICINITY MAP



HIGH DESERT TRADE AREA

- Population 510,000
- Households 145,000
- Avg HH Income \$62,000
- Traffic on I-15 212,000 per day

Demographics	1 Mile	3 Miles	5 Miles
Est. Population 2019	10,729	64,868	190,108
Est. Average Income 2019	\$64,325	\$62,816	\$66,430
Est. Total Households 2019	3,346	20,746	59,875
Daytime Employment	15,171	85,505	263,757
Traffic Count: 43,844 Cars per Day			

DEMOGRAPHICS