

14402 Mojave Dr

14402 MOJAVE DR · VICTORVILLE, CALIFORNIA

MOJAVE DR AT EL EVADO RD

A ±2,400 SF QSR space next to a brand-new ampm and ARCO



01 — THE OPPORTUNITY

A new gas-anchored pad on Mojave Drive.

14402 Mojave Drive is a new development anchored by an ampm convenience store and ARCO fuel at Mojave Drive and El Evado Road in Victorville. A ±2,400 SF quick-service restaurant space is available. A new AutoZone and a multifamily project are under way next to the site.

±2,400 SF
QSR space available

375.4K
Visits a year at the ampm / ARCO

17,325
Cars a day on Mojave Dr

74,514
People within 3 miles

$91,339
Avg. household income, 3 miles

63,723
Daytime population, 3 miles

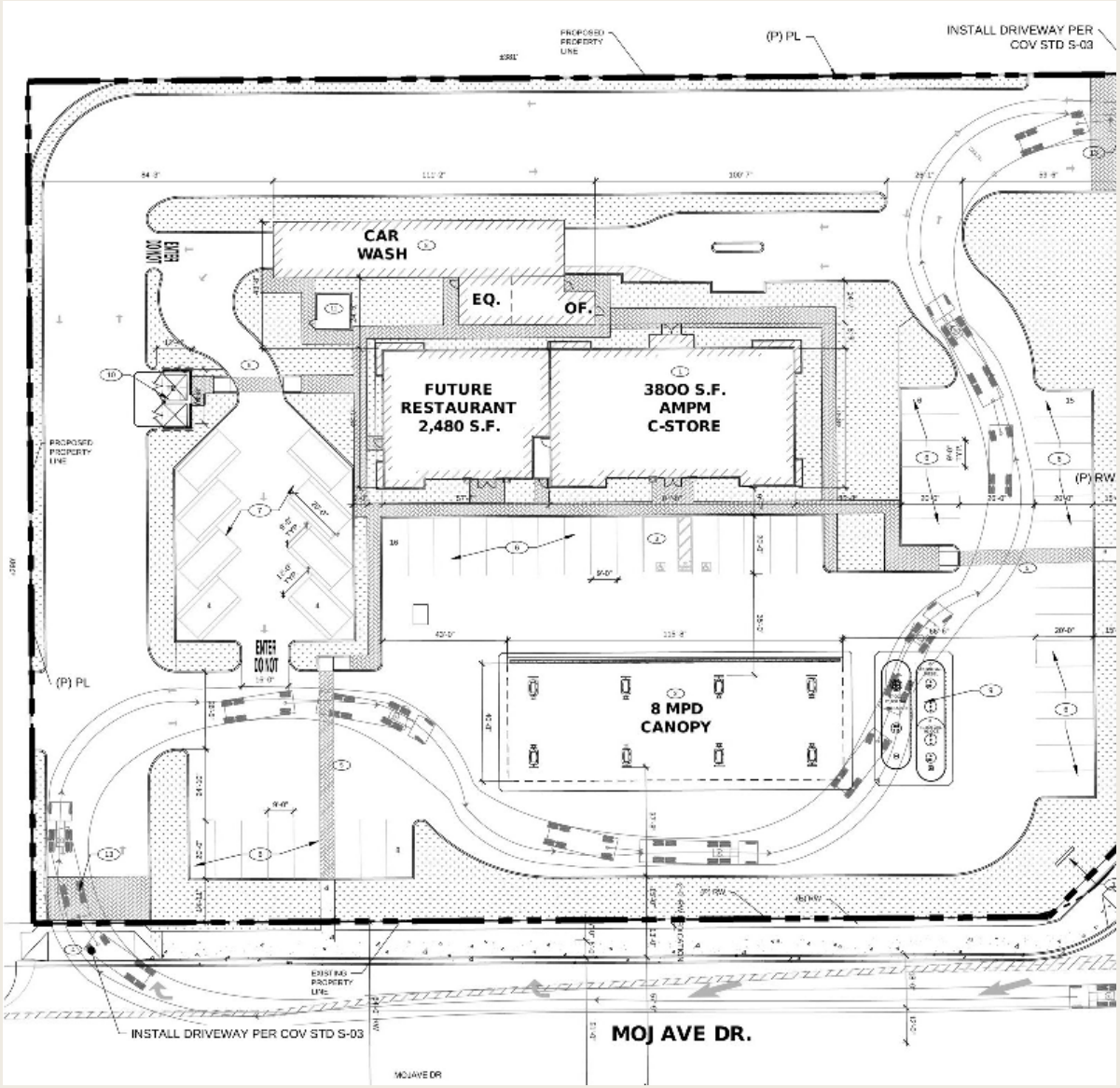
AutoZone
Coming next door

Multifamily
Under way north of the site

Contact
Broker for rate and terms

02 — AVAILABILITY

A ±2,400 SF QSR space.



Site plan not to scale. Sizes approximate.

PROPERTY DETAILS

ADDRESS
14402 Mojave Dr, Victorville, CA 92394

LOCATION
Mojave Dr at El Evado Rd

ANCHOR
ampm / ARCO (new)

AVAILABLE
±2,400 SF QSR

TRAFFIC
Mojave Dr 17,325 cars a day

COMING
AutoZone; multifamily to the north

RENT
Contact broker



Photo taken during construction.

03 — THE TRAFFIC

375,000 visits a year at the gas station.

Placer.ai counts about 375,000 visits a year around the new ampm and ARCO, with an average stay of 11 minutes, which is typical of fuel and convenience. That is the built-in traffic a QSR next door shares. There is no year-over-year number yet because the station is new.

375.4K	**AMPM / ARCO** Visits a year (Nearby Activity, 250 ft)
11 min	**AVERAGE VISIT** Typical fuel and convenience stop
17,325	**MOJAVE DR** Cars a day in front of the site
74,514	**3-MILE POPULATION** Growing west Victorville

Placer.ai, Nov 2025–Oct 2026 (last 12 months). Placer.ai Nearby Activity, 250 ft around the ampm. Traffic count from the prior marketing package.



Retail map. Not to scale.

04 — THE LOCATION

West Victorville, near the I-15.

ON SITE
ampm, ARCO and a car wash

NEARBY
Victorville Galleria

COMING
AutoZone and new multifamily

FREEWAY
I-15 and US-395



14402 Mojave Dr

14402 MOJAVE DR · VICTORVILLE, CALIFORNIA

EXCLUSIVE LEASING

Pablo Rodriguez

First Vice President

+1 909 418 2041

pablo.rodriguez1@cbre.com

Lic. 01870757

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Visit figures are modeled estimates from Placer Labs, Inc. (Placer.ai). CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners.

CBRE