

# SINGLE TENANT NET LEASED PROPERTY

NEC PALMDALE RD & CANTINA STREET | VICTORVILLE, CA

# FOR SALE



REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO



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**HIGHLAND PARTNERS CORP.**  
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## CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Highland Partners Corp. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you --will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Highland Partners Corp. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Highland Partners Corp.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Highland Partners Corp.

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# PURCHASE PRICE

## \$3,928,571

Highland Partners Corp is pleased to present the opportunity to acquire the building located at the NEC of Palmdale Road and Cantina Street. This freestanding building is currently 100% net leased to Dutch Bros Coffee located in Victorville in San Bernardino County, California.

### INVESTMENT OVERVIEW

<b>Asking Price:</b> \$3,928,571	<b>Price/Land SF:</b> \$66.72	<b>Lease End Date:</b> May 31, 2046	<b>Increases:</b> 10% Every 5 Years
<b>Cap Rate:</b> 5.60%	<b>Rent Commencement Date:</b> June 1, 2026	<b>Term:</b> 20 Years	<b>Lease Type:</b> Absolute NNN
<b>NOI:</b> <b>\$220,000</b> (\$18,333.33/Mo.)	<b>Lease Start Date:</b> June 1, 2026	<b>Option Term:</b> Four (4), five-year options	<b>Ownership:</b> Fee Simple Ground Lease

### PROPERTY OVERVIEW

<b>Address:</b>	NEC of Palmdale Road and Cantina Street Victorville, CA 92392
<b>Total Building Area:</b>	±3,596 SF
<b>Total Land Area:</b>	±58,884 SF
<b>APN:</b>	TBD
<b>Year Built:</b>	2026



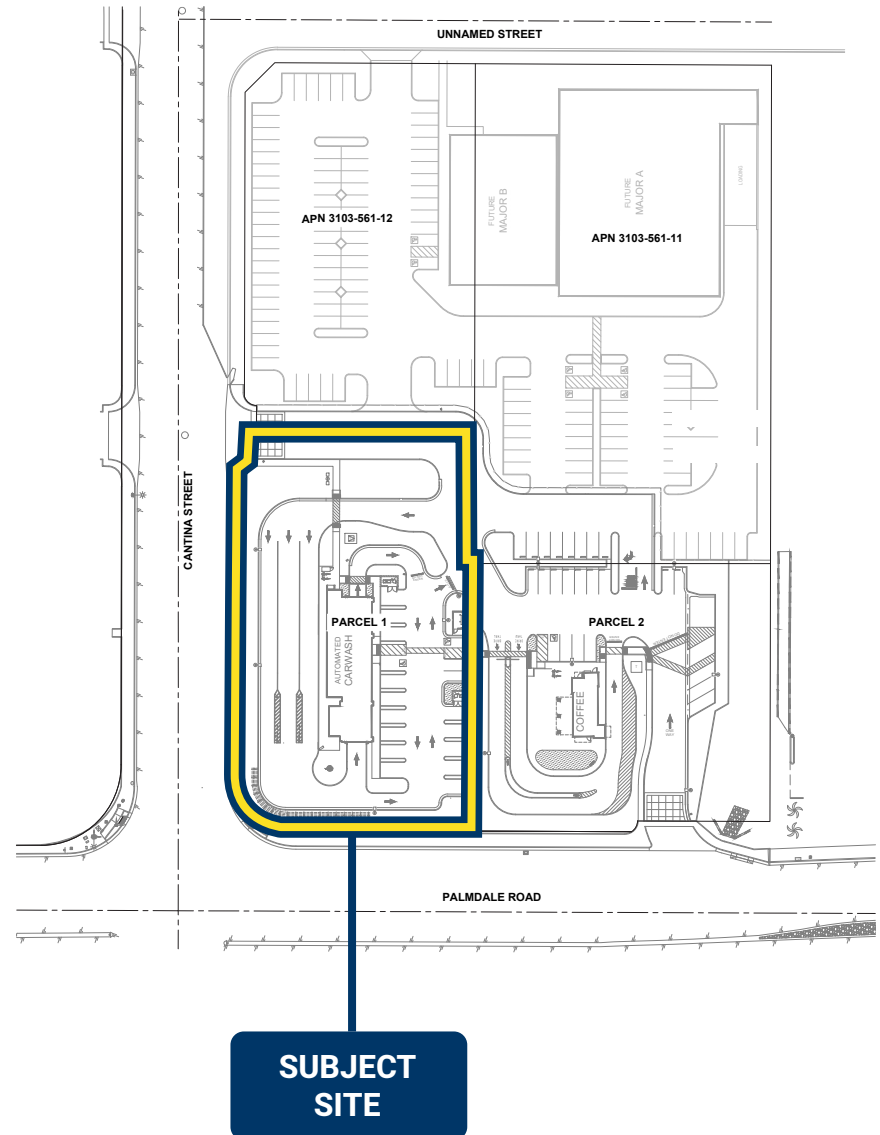
REPRESENTATIVE PHOTO

## PROPERTY HIGHLIGHTS

- RARE 20-Year Absolute NNN Ground Lease Featuring 10% Rental Increases Every 5 Years throughout the Initial Term and Options. Guaranteed by QQFV 2, LLC – Brand New 2026 Construction.
- Positioned on the Northeast Corner of Palmdale Road and Cantina Street in Victorville, California – Hard corner location adjacent to the new Dutch Bros, with excellent visibility and easy access. High daily traffic counts along this major arterial corridor serving the growing Victor Valley region.
- Located adjacent to the new corporate Dutch Bros and near the Walmart-anchored retail node. This new express car wash benefits from strong surrounding commercial activity, immediate access to Highway 395, and synergistic traffic from the neighboring drive-thru coffee concept.
- Densely Populated and Growing Market: Victorville features robust demographics with a population exceeding 140,000 and continued residential, industrial, and retail expansion throughout the Victor Valley. The area is experiencing significant new housing and commercial development.
- Established Regional Operator: Backed by the guaranty of QQFV 2, LLC, an affiliate of Quick Quack Car Wash – one of the fastest-growing express car wash chains in the Western U.S. This location adds strong tenancy diversity and long-term stability to the Palmdale Road/Cantina Street development.

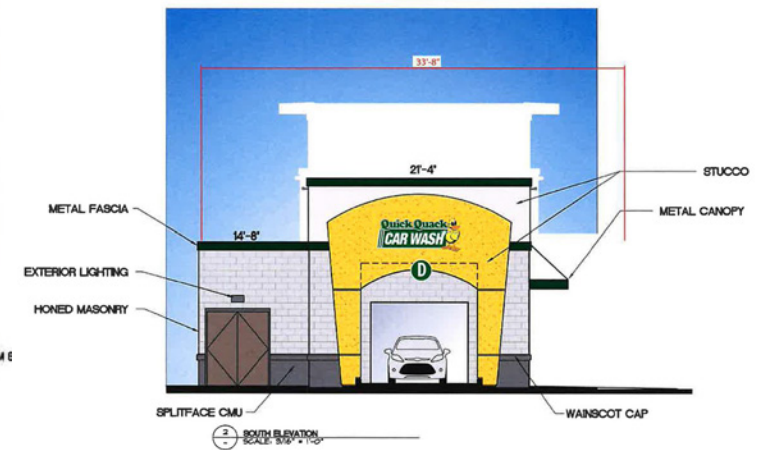
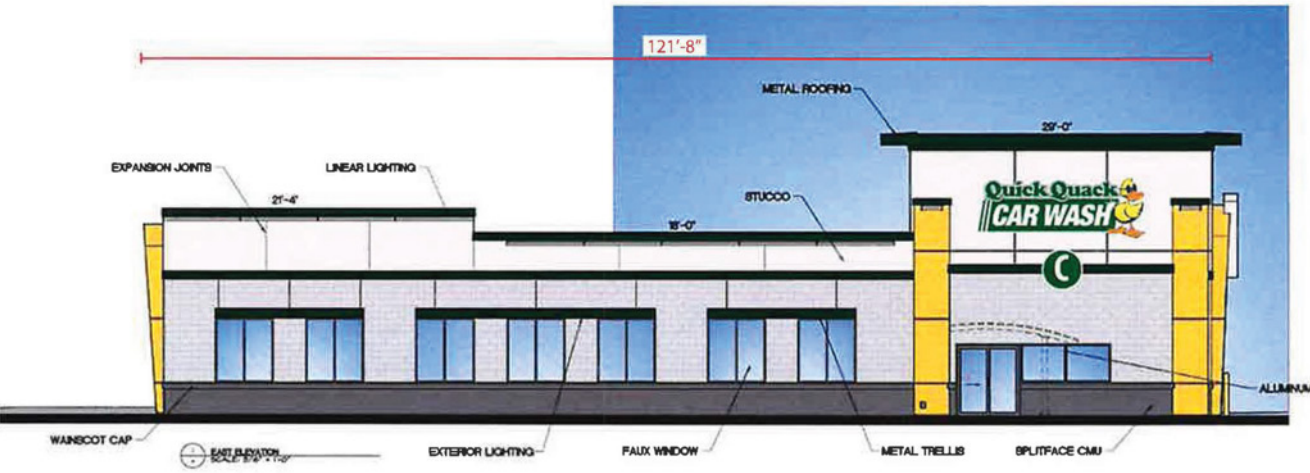
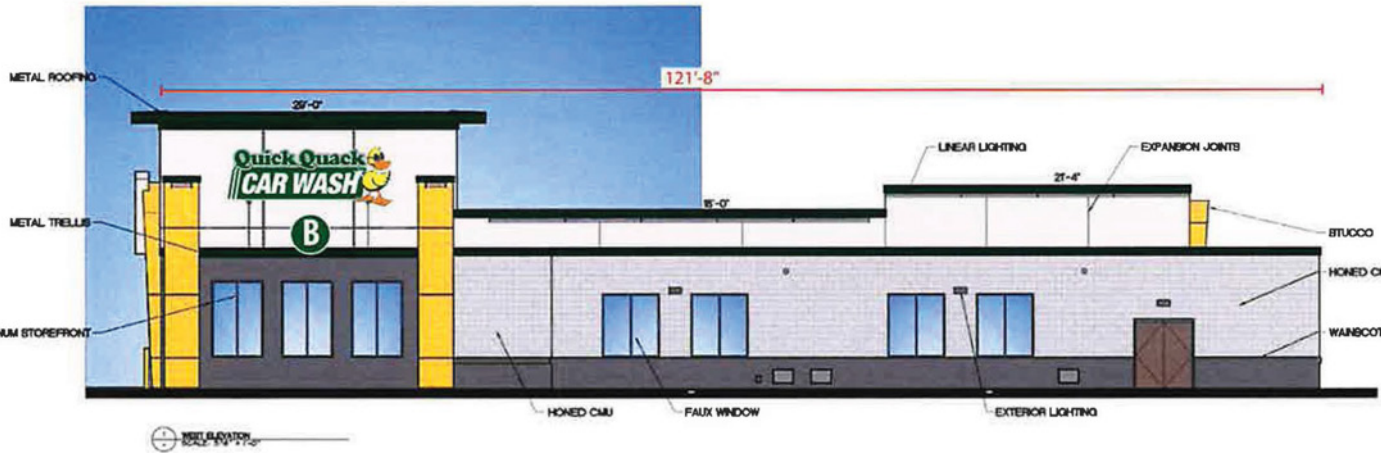
SINGLE TENANT NET LEASE PROPERTY FOR SALE

## SITE MAP





# ELEVATIONS





## TENANT SUMMARY



Quick Quack  
www.dontdrivedirty.com  
Employees: 1,000  
Locations: 160+ (U.S.)  
Headquarters: Roseville, CA

Headquartered in Roseville, California, Quick Quack Car Wash owns and operates over 160 locations in Utah, Texas, California, Arizona, and Colorado, with planned expansion into additional regions and states in the near future. Apart from a quick and entertaining car wash experience, Quick Quack is best known for unlimited car wash memberships, free vacuums, and exceptional customer service from sharp looking, tie-clad team members. Quick Quack takes pride in being regularly recognized as “The Best” or “The Favorite” car wash in every community where a Quick Quack can be found. Additionally, Quick Quack has been recognized as a leader as an environmentally-friendly and sustainable business.





NEC PALMDALE ROAD & CANTINA STREET | VICTORVILLE, CA



DUTCH BROS  
Coffee

Hang Hobbies  
BARBERSHOP

Mojave River  
RESTAURANT

CANTINA STREET

PALMDALE ROAD | #21,535 CPD





## FINANCIAL ANALYSIS

<b>Tenant</b>	Quick Quack Car Wash
<b>Guarantor</b>	QQFV 2, LLC
<b>NOI Cap Rate</b>	5.60%
<b>Purchase Price</b>	\$3,928,571
<b>Price per Square Foot</b>	\$66.72

## EXPENSE RESPONSIBILITIES

<b>Roof</b>	Tenant
<b>Structure</b>	Tenant
<b>HVAC</b>	Tenant
<b>Common</b>	Tenant
<b>Areas Property</b>	Tenant
<b>Tax Utilities</b>	Tenant
<b>Insurance</b>	Tenant

## LEASE ABSTRACT

<b>Tenant</b>	Quick Quack Car Wash
<b>Guarantor</b>	QQFV 2, LLC
<b>Building Size</b>	3,596 SF
<b>Lease Term</b>	20 Years
<b>Rent Commencement Date</b>	June 1, 2026
<b>Lease Start Date</b>	June 1, 2026
<b>Lease End Date</b>	May 31, 2046
<b>Rent Increases</b>	10% every 5 years
<b>Options</b>	Four (4), five-year options
<b>Option Increases</b>	10% every 5 years
<b>Lease Structure</b>	Absolute NNN
<b>Ownership</b>	Fee Simple Ground Lease





### TRAFFIC COUNTS

CROSS STREET	VPD
Palmdale Road	21,535
U.S. Hwy 395	24,811
CA 18	13,383

Made with Traffic Metrix Produce 2025

**SUBJECT SITE**

### DEMOGRAPHICS (WITHIN 20-MIN DRIVE TIME)



**123,153**

# OF EMPLOYEES



**34**

MEDIAN AGE



**300,721**

POPULATION



**\$78,079**

MEDIAN HOUSEHOLD INCOME



Walmart

SUBJECT  
SITE

CANTINA STREET



Tires LES SCHWAB



## VICTORVILLE MARKET OVERVIEW

Victorville, California is a rapidly growing city located in the High Desert region of San Bernardino County, strategically positioned along Interstate 15 between Los Angeles and Las Vegas. This prime location has made it a key logistics and distribution hub in Southern California, with strong access to major transportation corridors and regional markets. The city serves as a central economic anchor within the Victor Valley, supported by a growing population and a business-friendly environment that emphasizes infrastructure investment, workforce development, and streamlined permitting.

The local economy is driven primarily by logistics, manufacturing, healthcare, and retail sectors. Transportation and warehousing have become especially dominant due to the presence of the Southern California Logistics Airport (SCLA), a massive multi-modal hub that integrates aviation, industrial, and distribution uses. Major employers in the region include aerospace and logistics firms such as Boeing and GE Aviation, as well as institutions like Victor Valley College, Desert Valley Hospital, and the Federal Correctional Complex. Retail and healthcare also employ a large portion of the workforce, reflecting both regional demand and population growth.

Victorville's economy has shown steady growth in recent years, with employment increasing and job creation outpacing national averages in some sectors. The city has experienced significant expansion in industrial development, particularly in warehouse and distribution facilities, as companies seek more affordable land and proximity to Southern California's ports. At the same time, residential growth has accelerated, with new housing developments helping to reduce the need for long commutes to coastal job centers. This combination of job growth and housing expansion is positioning Victorville as an increasingly self-sustaining economic center in the Inland Empire.

Looking ahead, Victorville continues to attract investment through a pipeline of major developments and redevelopment efforts. Projects underway or recently announced include large-scale distribution centers, new hotels, and retail additions that are expected to generate hundreds of jobs. Expansion at the Southern California Logistics Airport remains a major catalyst, with millions of square feet of industrial space already built and additional projects planned, including air cargo growth and large warehouse facilities. Additionally, revitalization initiatives in Old Town Victorville aim to modernize the historic core and enhance quality of life, signaling long-term commitment to both economic development and community improvement.



CITY OF VICTORVILLE



SOUTHERN CALIFORNIA LOGISTICS AIRPORT



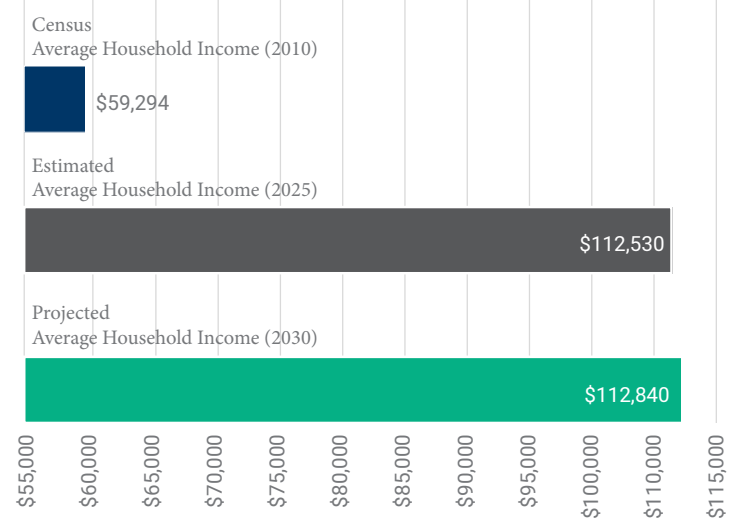
SPRING VALLEY LAKE



## DEMOGRAPHICS (2025 ESTIMATES)

	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
Estimated Population (2025)	8,568	84,906	147,399
Projected Population (2030)	9,284	87,337	151,523
Census Population (2020)	8,099	83,565	144,210
Census Population (2010)	7,005	69,966	121,968
Projected Annual Growth (2025-2030)	716 1.7%	2,431 0.6%	4,124 0.6%
Historical Annual Growth (2020-2025)	468 -	1,341 0.3%	3,190 0.4%
Historical Annual Growth (2010-2020)	1,094 1.6%	13,599 1.9%	22,241 1.8%
Estimated Population Density (2025)	2,729 psm	3,004 psm	1,877 pms
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
<b>HOUSEHOLDS</b>			
Estimated Households (2025)	2,102	22,047	39,171
Projected Households (2030)	2,306	23,039	41,109
Census Households (2020)	1,975	21,563	38,094
Census Households (2010)	1,804	18,593	32,996
Projected Annual Growth (2025-2030)	204 1.9%	992 0.9%	1,938 1.0%
Historical Annual Change (2010-2025)	298 1.1%	3,454 1.2%	6,175 1.2%
<b>AVERAGE HOUSEHOLD INCOME</b>			
Estimated Average Household Income (2025)	\$166,677	\$120,185	\$112,530
Projected Average Household Income (2030)	\$168,761	\$121,086	\$112,840
Census Average Household Income (2010)	\$67,374	\$64,571	\$59,294
Census Average Household Income (2000)	\$50,913	\$48,963	\$44,909
Projected Annual Change (2025-2030)	\$2,084 0.3%	\$901 0.1%	\$309
Historical Annual Change (2000-2025)	\$115,763 9.1%	\$71,221 5.8%	\$67,622 6.0%

## AVERAGE HH INCOME (WITHIN 5 MILE RADIUS)



## INCOME (WITHIN 5 MILE RADIUS)



## EMPLOYMENT (WITHIN 5 MILE RADIUS)



## HOUSEHOLDS (WITHIN 5 MILE RADIUS)



Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography



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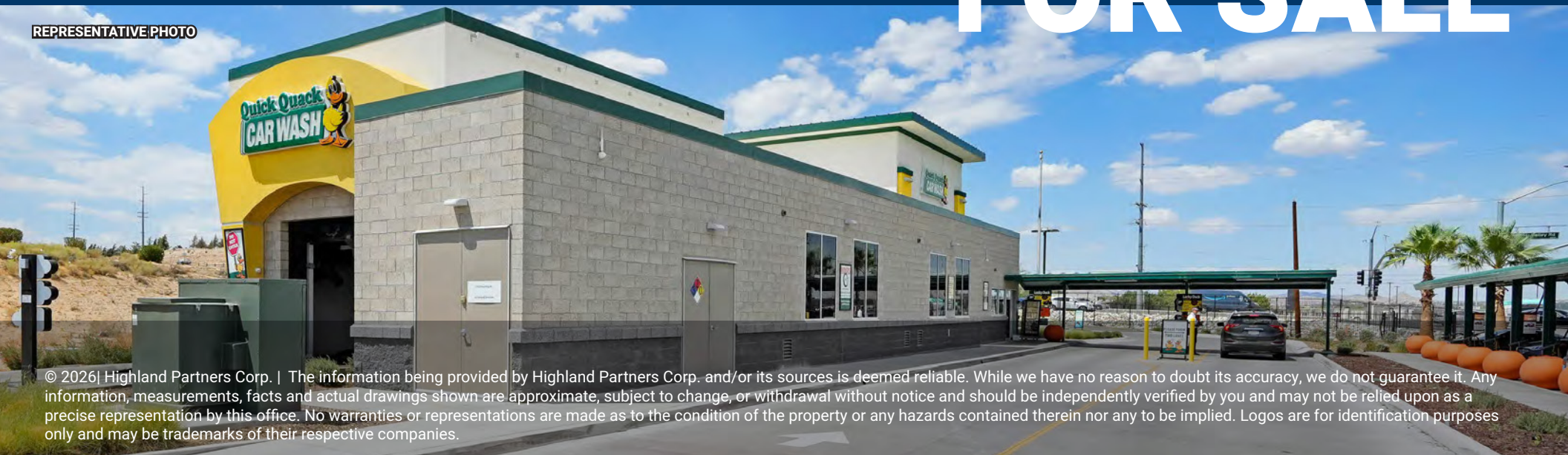
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