

\$135,000 - 1 Armagosa Road, Victorville

MLS® #HD25132498

\$135,000

0 Bedroom, 0.00 Bathroom,
Land on 0 Acres

N/A, Victorville,

Prime Commercial Land in the Heart of
Victorville – 1 Armagosa Road

Located in the vibrant center of Victorville, this highly visible commercial parcel sits directly beside the Victorville Courthouse and across from the Police Station – offering unmatched exposure and convenience. Positioned in a thriving area with consistent traffic, this property presents an excellent opportunity for developers or entrepreneurs looking to establish a presence in one of the city’s most strategic locations.

Zoned CC-1 (Community Commercial), the property allows for a broad array of permitted and conditionally permitted uses as of July 22, 2025. From professional offices and service-based businesses to retail, dining, and entertainment establishments, the possibilities are vast. Permitted uses include barbershops, salons, repair shops, financial institutions, bakeries, cafés, grocery stores, restaurants, medical offices, and more.

The zoning also supports sustainable features, such as rooftop gardens, solar panels, bicycle racks, vehicle charging stations, and even wind turbines (subject to conditions). Temporary uses are allowed with appropriate permits and include events such as farmers markets, parking lot sales, special event sales, and seasonal uses like pumpkin or Christmas tree lots.



Ideal for public, nonprofit, and community-oriented developments, the site also accommodates uses like libraries, museums, parks, churches, convention centers, and educational or training facilities. Whether you're planning a commercial venture, community resource, or mixed-use development, this land offers the flexibility and location to bring your vision to life.

Don't miss this rare chance to invest in one of Victorville's most central and adaptable commercial lots. Contact us today to learn more about zoning specifics and how this property can support your development goals.

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | HD25132498 |
| Price | \$135,000 |
| Bathrooms | 0.00 |
| Acres | 0.30 |
| Type | Land |
| Status | Closed |
| Listing Agent | Wilbert Ambriz |
| Listing Office | Realty ONE Group Empire |

Community Information

| | |
|-------------|-------------------|
| Address | 1 Armagosa Road |
| Area | VIC - Victorville |
| Subdivision | N/A |
| City | Victorville |
| County | San Bernardino |
| Zip Code | 92392 |

Amenities

| | |
|-----------|---------------------|
| Utilities | Water Not Available |
| View | City Lights, Desert |

Exterior

Lot Description TwoToFiveUnitsAcre

Additional Information

Date Listed June 12th, 2025
Days on Market 79
Zoning CC-1
Short Sale N
RE / Bank Owned N

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