

MEDICAL OFFICE FOR LEASE 18145 US HWY 18 SUITE D

Apple Valley, CA 92307



ECONOMIC DATA

LEASE RATE: \$2.00 SF/month (MG)

PROPERTY INFORMATION

COUNTY: San Bernardino

MARKET: Inland Empire

SUBMARKET: High Desert

BUILDING DATA

TOTAL BUILDING SF: ±13,064 SF

YEAR BUILT: 1970

LISTING DATA

AVAILABLE SF: ±4,900 SF

PROPERTY OVERVIEW

Suite D is a ±4,900 square foot highly functional medical office suite offering an expansive and flexible layout designed to accommodate a wide range of healthcare, therapy, rehabilitation, wellness, or professional medical uses. The suite features a dedicated front foyer and waiting room, multiple private offices, numerous exam or treatment rooms, several rooms with sinks, multiple restrooms, storage areas, utility space, and a well-connected interior hallway system that supports efficient patient and staff flow.

The space may also be demised, providing flexibility for users who may not require the full suite or for multiple complementary uses within the same footprint. A standout feature of the suite is its large indoor swimming pool area, which presents a unique opportunity for aquatic therapy, physical rehabilitation, wellness programming, or other specialty medical services. The pool is not currently functional and will require repairs prior to use; however, ownership is open to negotiating potential repairs or repurposing the pool area to better accommodate a tenant's specific operational needs.

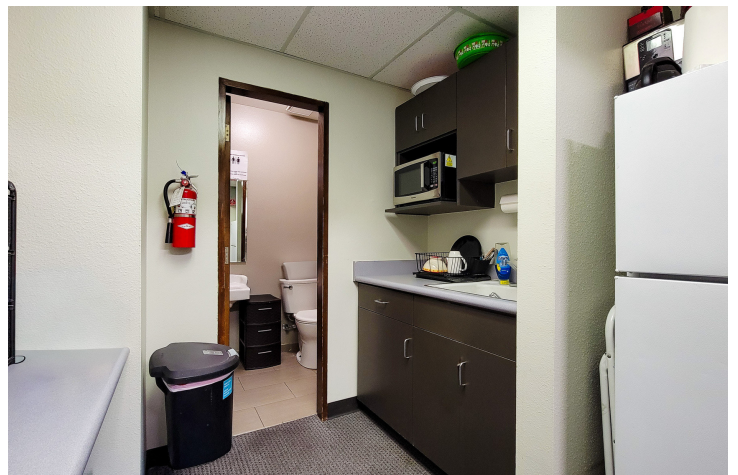
With a strong mix of clinical, administrative, support, and specialty-use areas, Suite D is well-suited for medical groups, physical therapy providers, specialty practices, wellness operators, or users seeking a versatile healthcare facility with significant flexibility and room to grow.

Paul A. Casilla
PCasilla@Lee-Associates.com
D 760.684.4541

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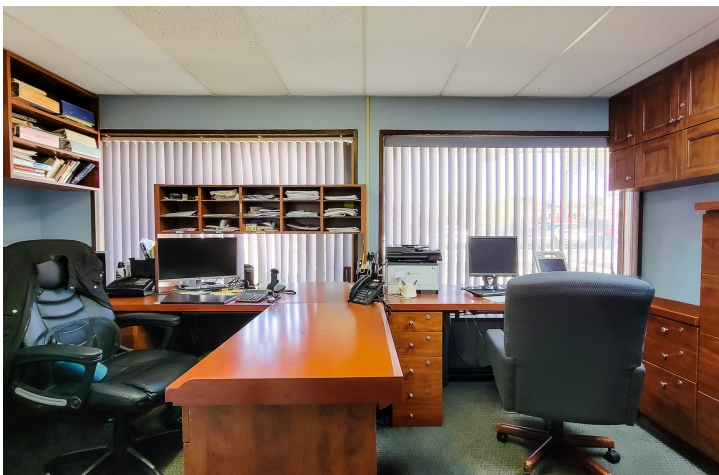


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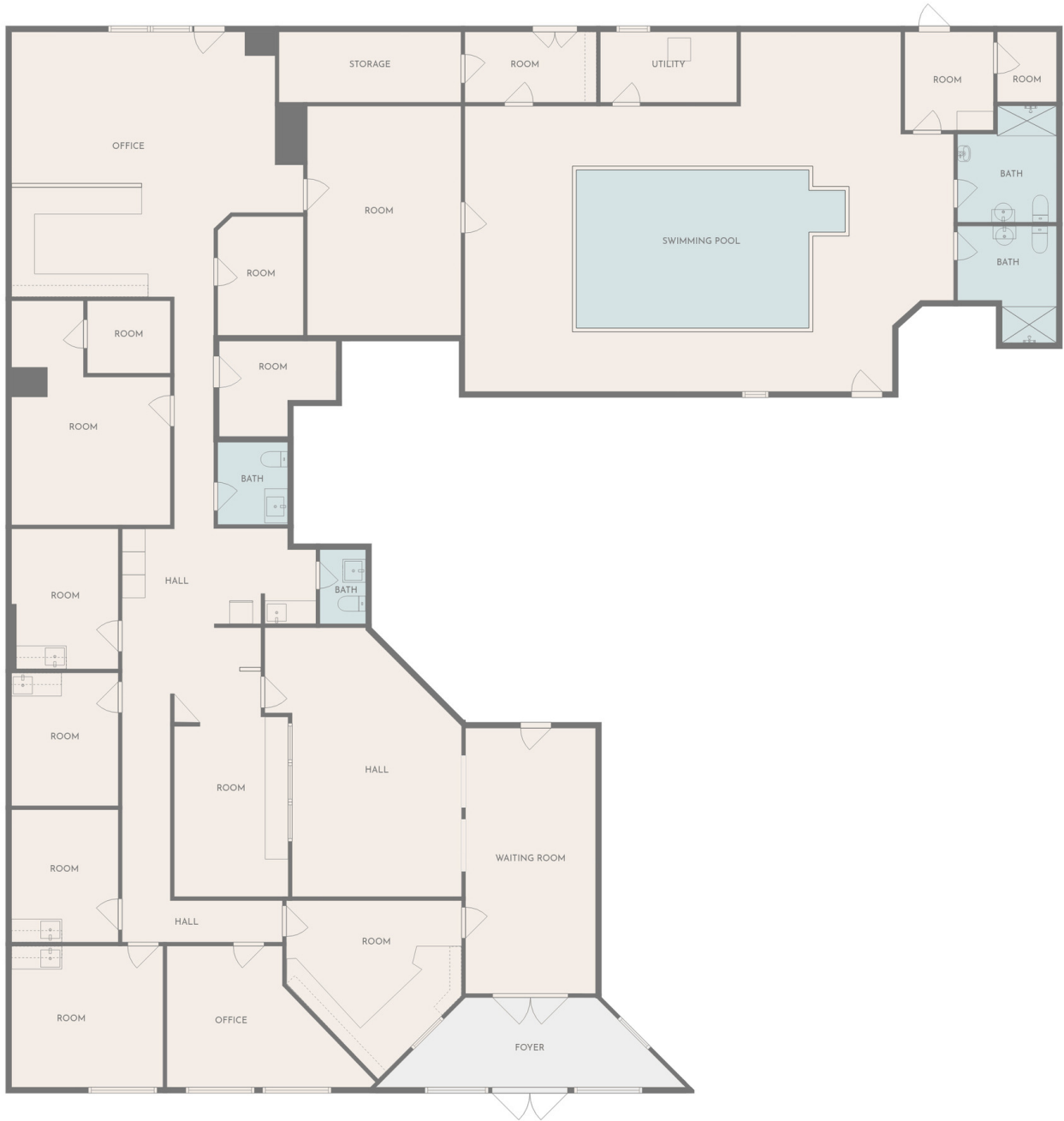


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Suite D Floor Plan

MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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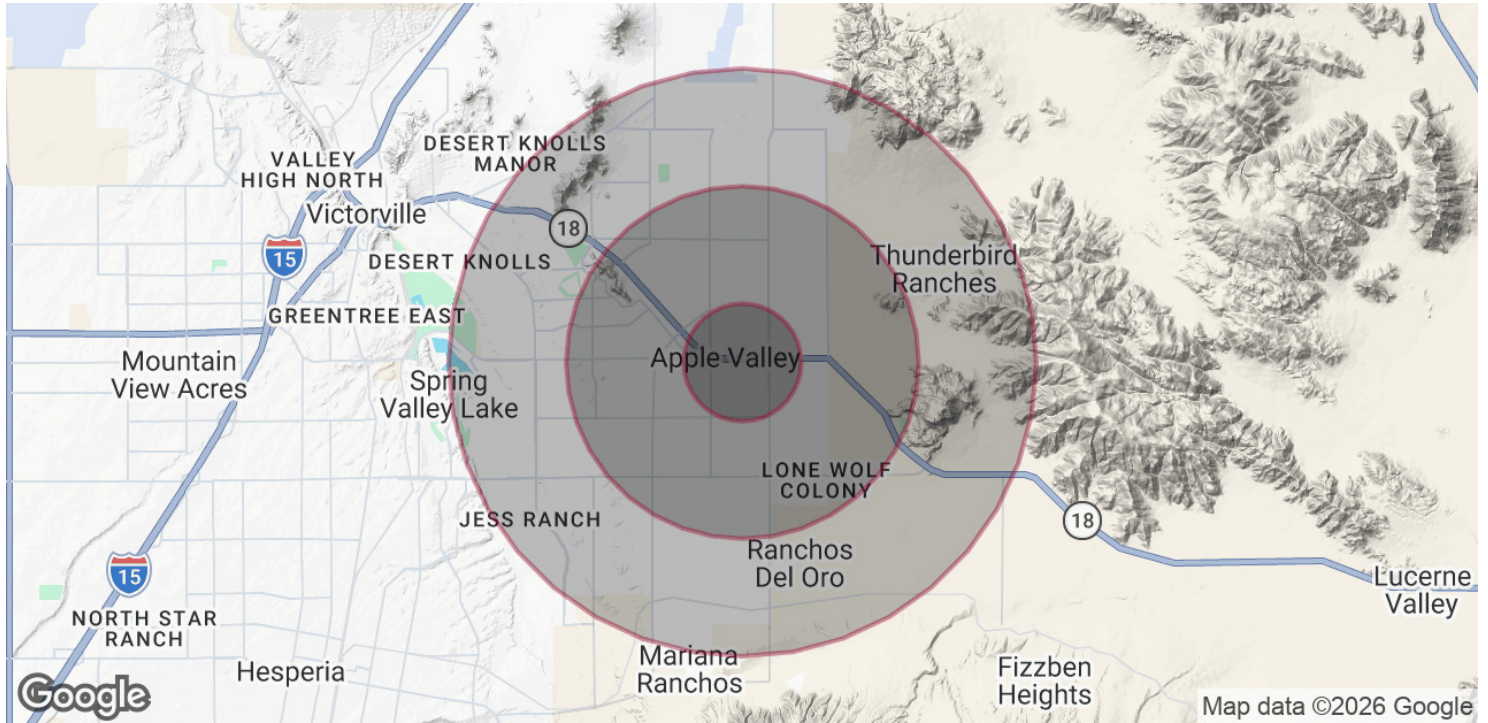


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,799	34,835	73,301
Average Age	27.3	33.0	36.6
Average Age (Male)	25.8	31.8	35.0
Average Age (Female)	27.2	33.6	37.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,818	10,964	23,977
# of Persons per HH	3.2	3.2	3.1
Average HH Income	\$61,802	\$83,741	\$90,908
Average House Value	\$254,141	\$351,238	\$380,929

2023 American Community Survey (ACS)

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