

MEDICAL/PROFESSIONAL OFFICE FOR LEASE 18145 US HWY 18 SUITE G

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: ±1,195 SF

PROPERTY OVERVIEW

Suite G is a ±1,195 square foot versatile medical or professional office suite offering an efficient and functional layout well-suited for acupuncture, wellness, therapy, chiropractic, counseling, general medical office use, professional office users, or beauty and personal care services such as eyelash, esthetician, or spa-related uses. The suite features a dedicated reception area, comfortable waiting room, private office, three exam rooms, and two restrooms, providing a practical configuration for both client/patient care and administrative operations.

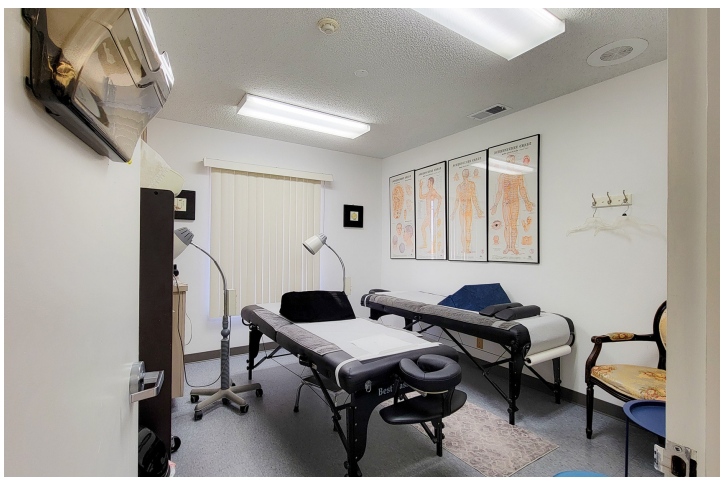
With a clear separation between the waiting/reception area and the private treatment rooms, the layout supports smooth client and patient flow and creates a professional experience from arrival through appointment. The multiple exam rooms provide flexibility for individual treatment, consultation, private services, or specialty use, making this suite a strong option for a healthcare, wellness, beauty, spa, or professional office user seeking a clean, manageable office footprint.

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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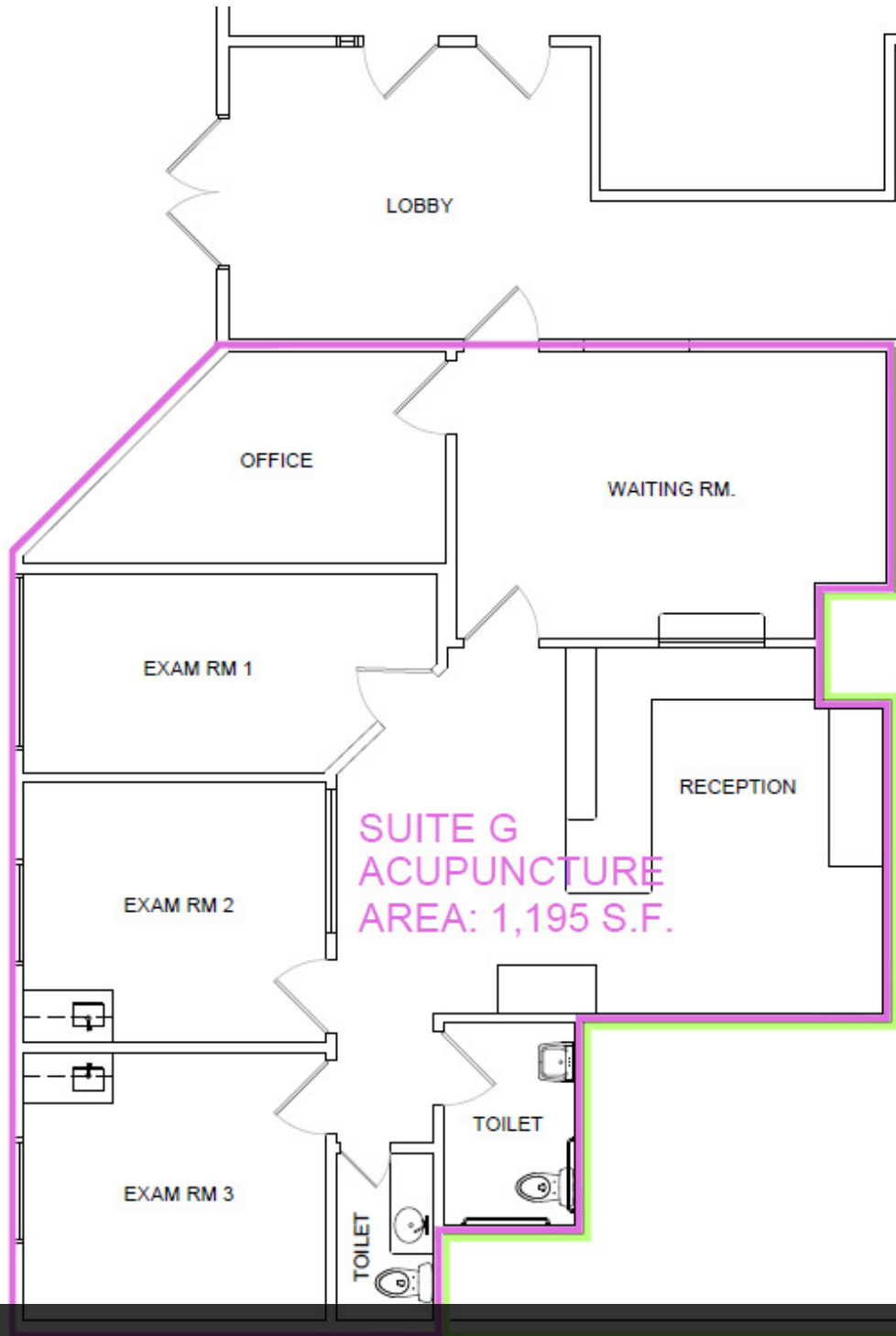


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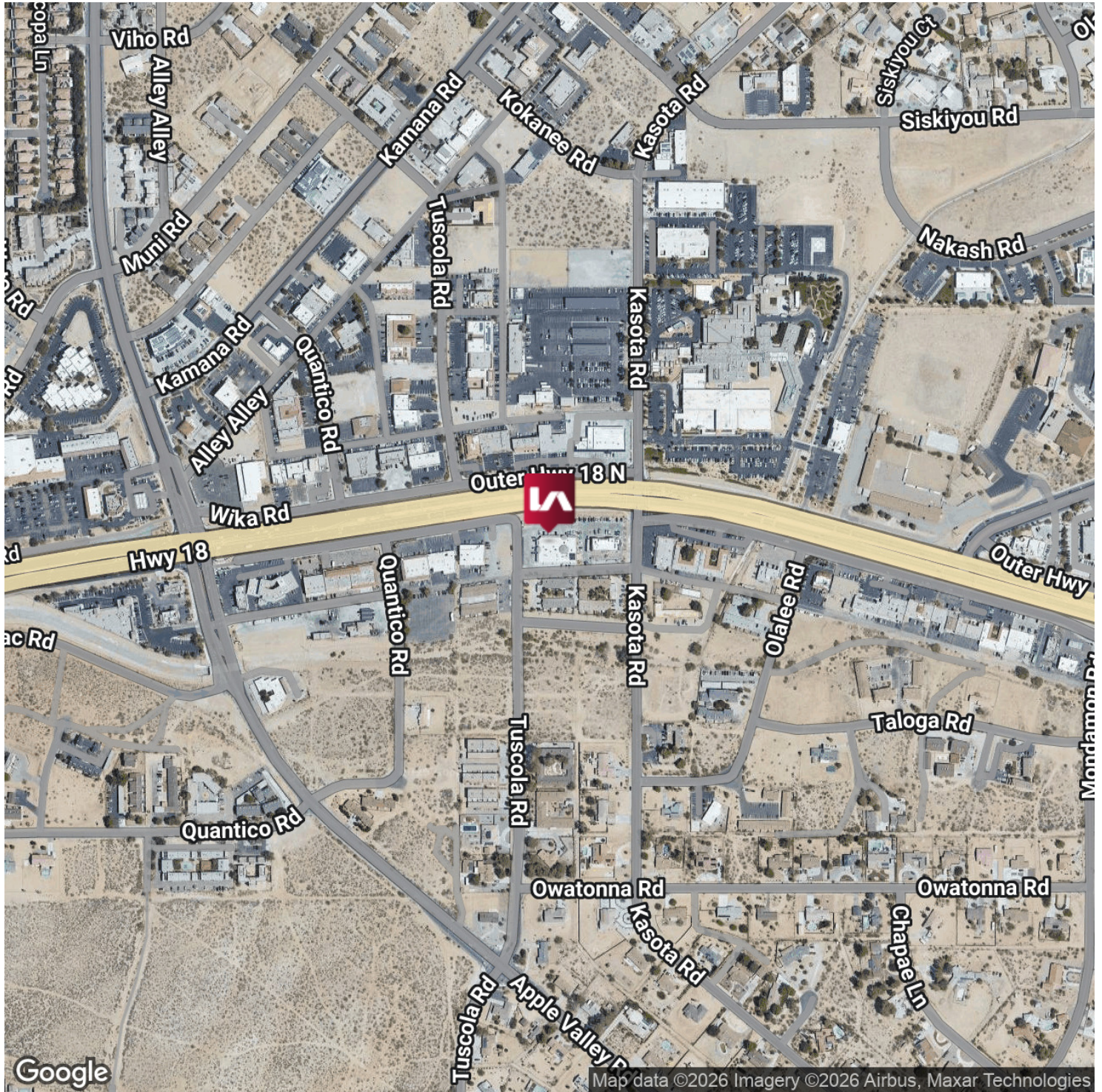
Suite G Floor Plan

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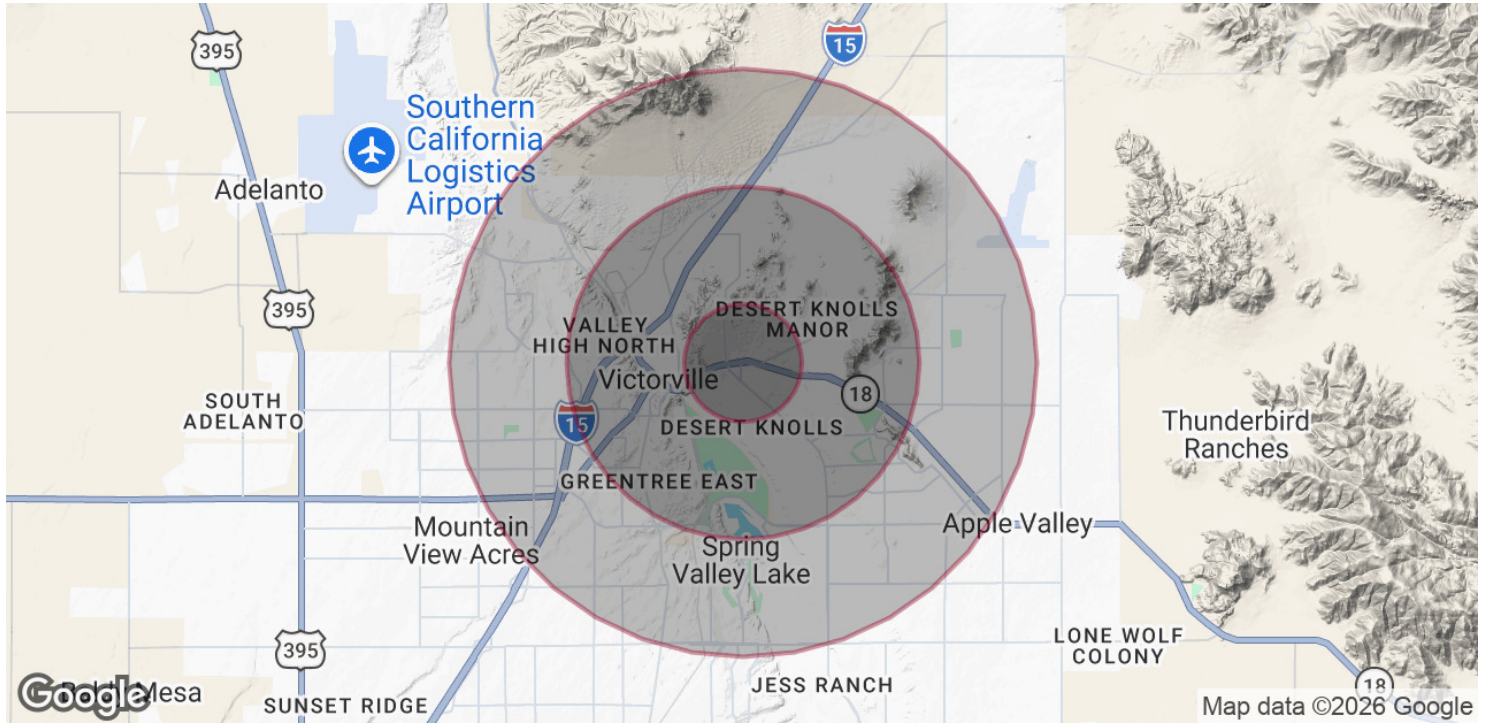


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,061	41,768	88,173
Average Age	32.8	34.8	35.6
Average Age (Male)	32.5	33.1	33.7
Average Age (Female)	32.2	35.0	36.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,975	13,315	28,628
# of Persons per HH	3.1	3.1	3.1
Average HH Income	\$87,803	\$94,862	\$91,457
Average House Value	\$391,301	\$390,280	\$390,320

2023 American Community Survey (ACS)

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