

LANDLORD SPECIAL: ONE MONTH FREE RENT SUITE #404 VICTOR PROFESSIONAL CENTER

16519 Victor St, Victorville, CA 92395



ECONOMIC DATA

LEASE RATE: \$1,250.00 per month (MG)

PROPERTY INFORMATION

COUNTY: San Bernardino
MARKET: Inland Empire North
SUBMARKET: High Desert

BUILDING DATA

TOTAL BUILDING SF: 46,332 SF
YEAR BUILT: 1981
ZONING: Administrative Professional Office (C-A)

LISTING DATA

AVAILABLE SF: ±994

COMMENTS:

PROPERTY OVERVIEW

Welcome to the Victor Professional Center, where convenience and accessibility converge to offer you the ideal location for your business. Situated at 16519 Victor Street in Victorville, CA 92395, this prime property boasts ample parking, ensuring your clients and employees will never have to worry about finding a spot. The Victorville DMV is just a stone's throw away, making essential errands a breeze. Moreover, this central location places you in close proximity to a wide array of restaurants and shopping centers, perfect for that lunch meeting or quick shopping trip. With easy access to the 15 Freeway, you'll find it's a straightforward commute whether you're coming from Hesperia or Apple Valley. Don't miss the opportunity to make Victor Professional Center the home for your business's success.

Paul A. Casilla
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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.

OFFICE SPACE FOR LEASE SUITE #404 VICTOR PROFESSIONAL CENTER

16519 Victor St, Victorville, CA 92395



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	±994	Lease Rate:	\$1,250.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 400, Unit 404	Available	994 SF	Modified Gross	\$1,250 per month	One month's rent free! Unit 404 is a ±994 square foot first floor space previously used as a salon, this suite features four private offices, a kitchen, and a private restroom.

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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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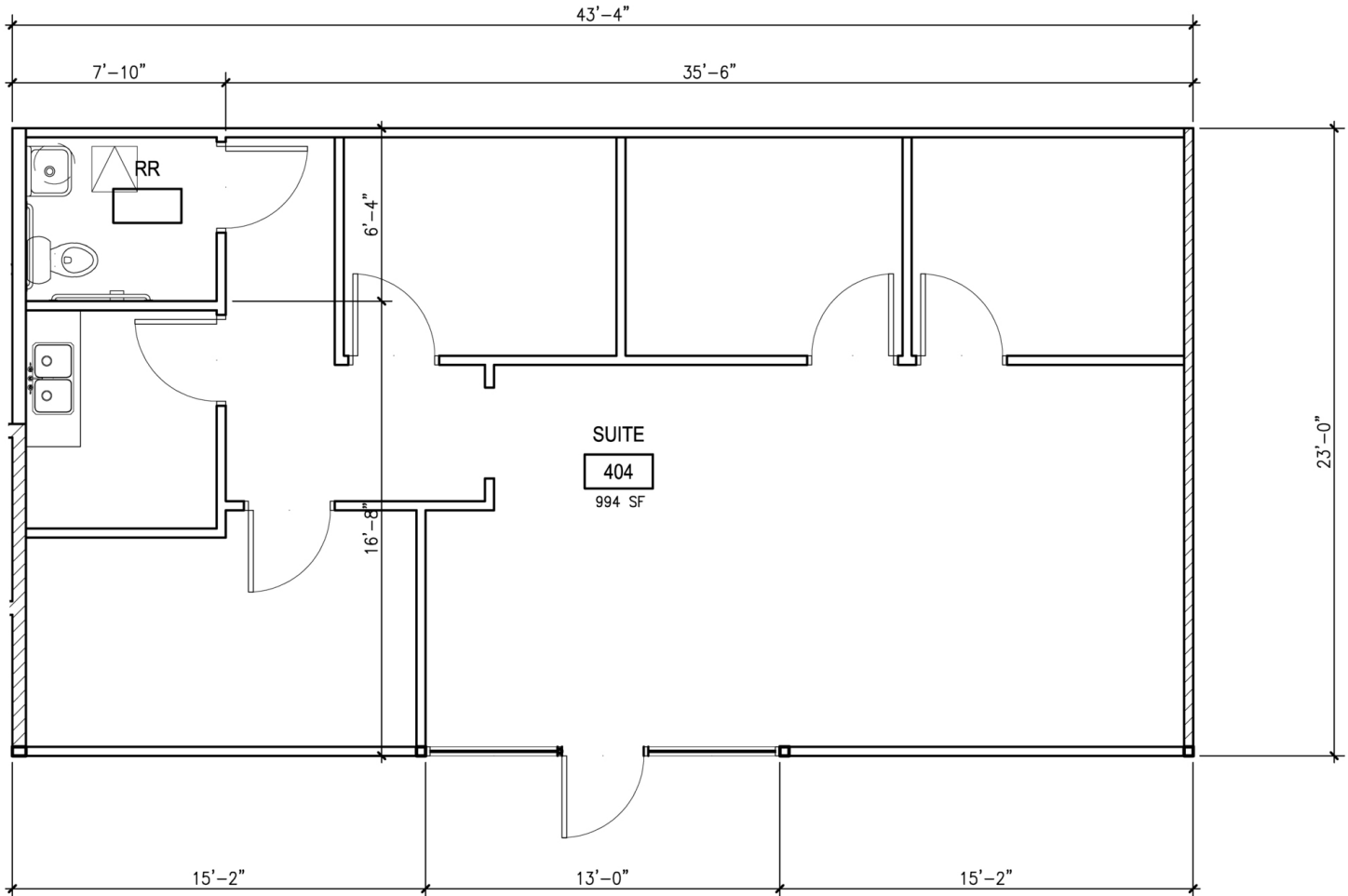


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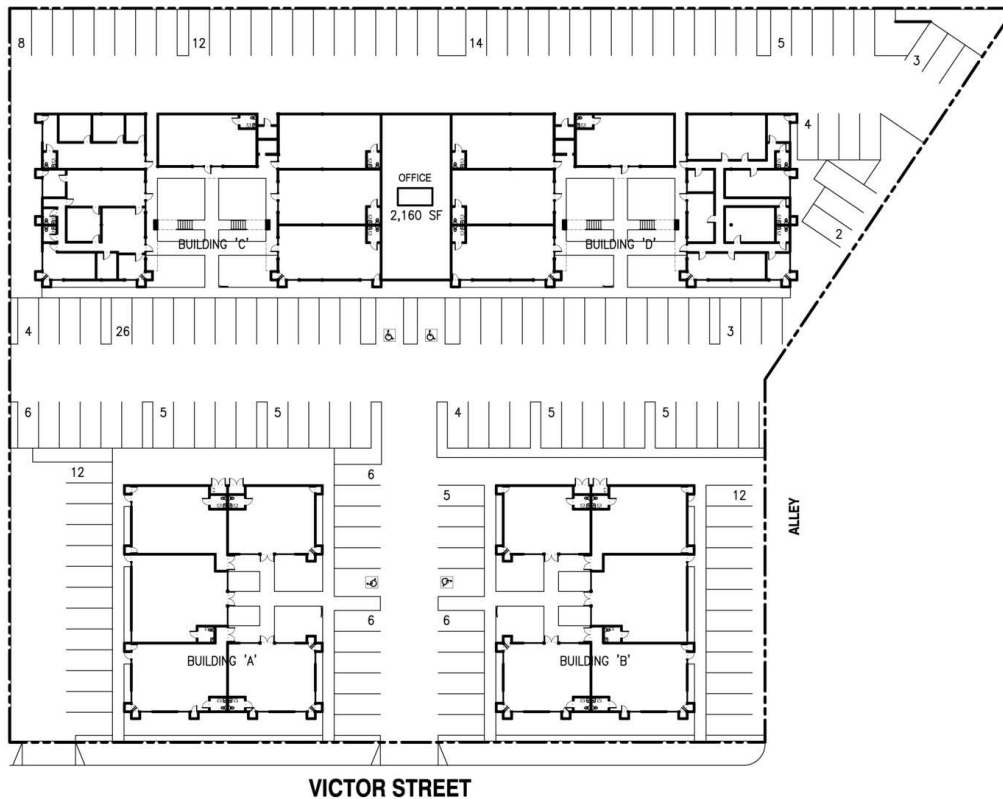
Suite #404 Floor Plan

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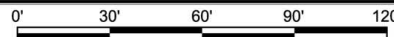


BUILDING A	=	6,564 SF
BUILDING B	=	6,564 SF
BUILDING C	=	15,529 SF
BUILDING D	=	15,529 SF
OFFICE	=	2,160 SF
TOTAL	=	46,346 SF

PARKING PROVIDED:
153 REGULAR PARKING
4 ADA PARKING
TOTAL = 157 PARKING SPACES

OFFICE COMPLEX
VICTOR ST., VICTORVILLE, CA

SITE PLAN



Site Plan

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,201	78,838	167,772
Average Age	35	36	36
Average Age (Male)	34	34	35
Average Age (Female)	36	37	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,070	24,300	49,586
# of Persons per HH	3.3	3.2	3.4
Average HH Income	\$59,236	\$84,086	\$97,826
Average House Value	\$251,172	\$348,461	\$394,117

Demographics data derived from AlphaMap

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