

CIVIC CENTER OFFICE FOR LEASE 14369 PARK AVE. #101B

Victorville, CA 92392



ECONOMIC DATA

LEASE RATE: \$2.15 SF/month (MG)

PROPERTY INFORMATION

COUNTY: San Bernardino

MARKET: Inland Empire

SUBMARKET: High Desert

BUILDING DATA

TOTAL BUILDING SF: 7,404 SF

YEAR BUILT: 1990

ZONING: SP

PROPERTY OVERVIEW

This well-appointed ±846 SF first floor office suite offers an efficient layout with two (2) private offices and a large open area ideal for reception, bullpen workstations, or a collaborative workspace. One of the private offices includes a sink and built-in cabinetry, providing added flexibility to serve as a break room, conference room, or dedicated storage area. A great option for professional office users seeking a clean, functional space with multiple configuration possibilities.

PROPERTY HIGHLIGHTS

- Private Offices
- Professional Environment
- Reception Room
- Conference Room
- Beautiful Atrium
- Easy Access to the I-15
- Within Walking Distance of the Victorville: Court, Water, Planning Department, and City Hall.

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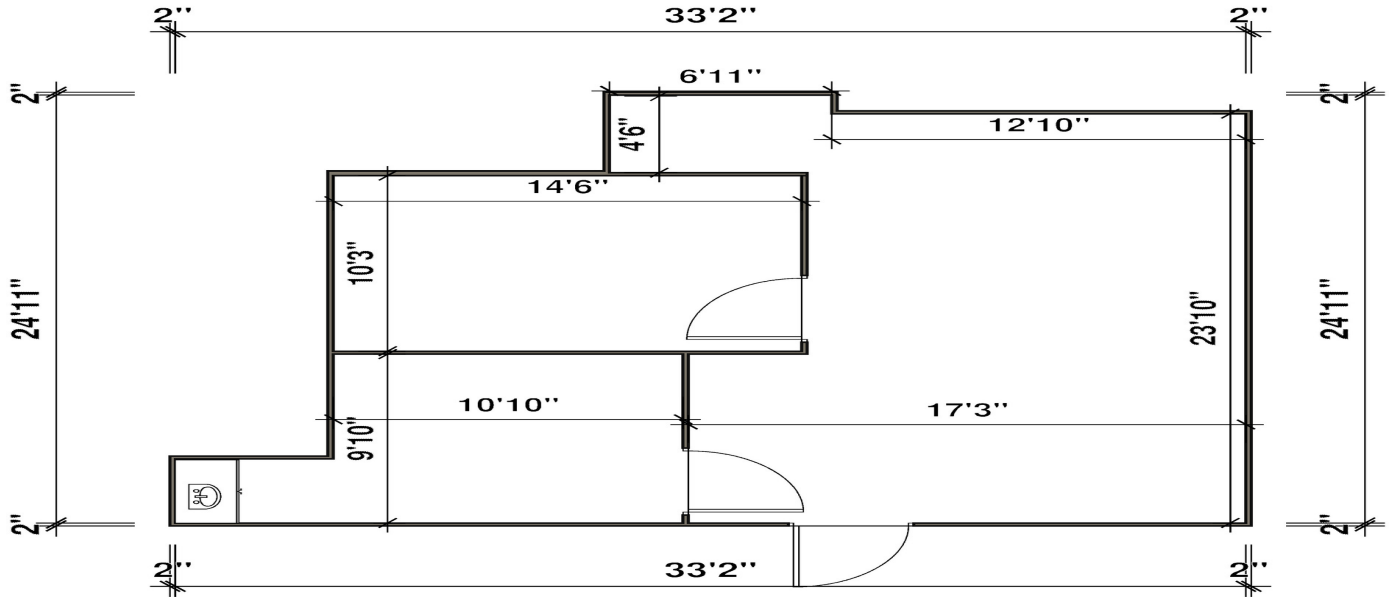
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14369 Park Ave #101B



LEASE INFORMATION

Lease Type: MG Lease Term: Negotiable
Total Space: 846 SF Lease Rate: \$2.15 SF/month

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------|-----------|-----------|----------------|-----------------|--|
| 101B | Available | 846 SF | Modified Gross | \$2.15 SF/month | Well-appointed ±846 SF office suite featuring two private offices and a large open reception/bullpen area. One office includes a sink and cabinetry, offering flexibility as a break room, conference room, or storage area. |

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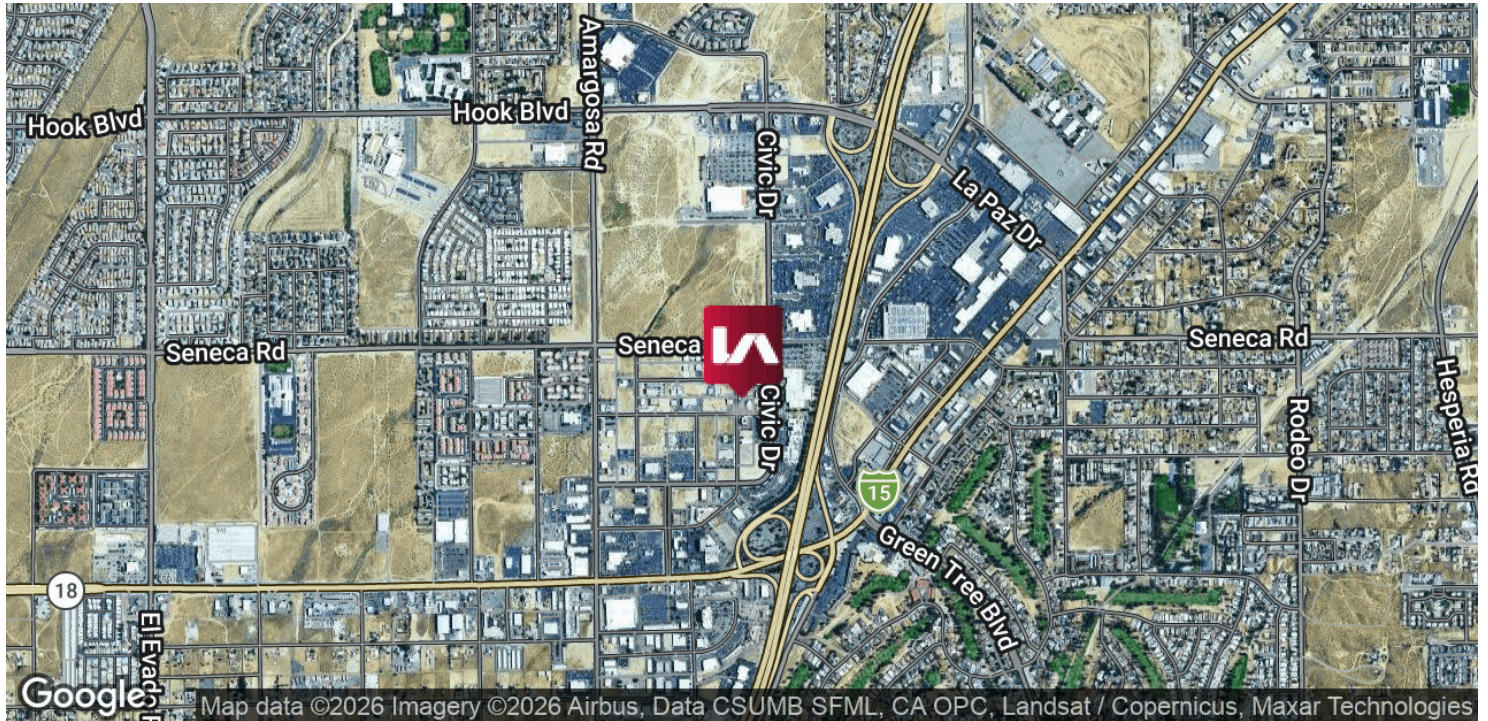
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 10,133 | 95,800 | 194,283 |
| Average Age | 34 | 35 | 36 |
| Average Age (Male) | 33 | 34 | 35 |
| Average Age (Female) | 35 | 36 | 37 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,272 | 27,775 | 55,564 |
| # of Persons per HH | 3.1 | 3.4 | 3.5 |
| Average HH Income | \$67,085 | \$82,108 | \$97,762 |
| Average House Value | \$215,595 | \$321,832 | \$396,517 |

Demographics data derived from AlphaMap

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