

14075 Hesperia, Victorville 92395

VIC - Victorville

STATUS: Active

LIST CONTRACT DATE: 04/02/26

LISTING ID: HD26071441

LIST PRICE: \$2,500,000

SELLER WILL CONSIDER CONCESSIONS IN OFFER:

PROP TYPE: Commercial Sale
PARCEL #: 0477242090000

PROP SUB TYPE: Office

SECONDARY PARCEL#: 0477232290000



SQFT(SRC): 24,616
SQFT LOT: 86,646 (A)
ACRES: 1.989
BUSINESS NAME:
BUSINESS TYPE:
YEAR ESTABLISHED:
YEAR BUILT: 1989
SLC: Standard
LEVELS: 2
CURRENT USE: Investment
ACTUAL RENT:
RENT MIN - MAX \$/SF/YR:
NUMBER OF UNITS:
ENTRY LEVEL: 1
BUILDING STATUS: Existing
OCCUPANCY: Occupied
BUILDING \$/PER SQFT: \$101.56
LAND \$/PER SQFT:
DAYS ACTIVE IN MLS: 0
COUNTY: San Bernardino
PARCEL MASTER:
INVEST?: A/C?:Yes
FENCE?: HEAT?:Yes

Recd04/02/2026 : NEW

DESCRIPTION

Come VIEW and MAKE an OFFER TODAY! Welcome to The Atrium Plaza, located in the heart of expanding Victorville CA. Positioned with frontage along HIGH TRAFFIC, Hesperia Rd, the site sees thousands drive by everyday, and is only minutes away from recently opened La Mesa/Nisqually Rd exits off Interstate-15. The 1.53 ACRE LOT provides ample parking to accommodate many businesses and all their customers. Plus, the front and rear parking lots were recently refurbished, seal coated, and striped. In addition, the adjacent 20,000sf commercial lot is INCLUDED, offering the potential for future expansion (See APN 0477-232-29). Also, the building's roof is only a few years old. Inside the 2-Story, well maintained, Office/Retail Building is comprised of 16 UNITS totaling nearly 21,000sf of rent-able space, and the unique "Atrium" common areas deliver a scenic, inviting atmosphere. Currently at 94% occupancy, the property is earning over \$247,000 in GROSS ANNUAL INCOME, making it ideal for any commercial investors in the market for real estate generating lucrative cap rates. With limited commercial space available, and lease rates on the rise in Victorville this is a MUST SEE OPPORTUNITY before it's too late.

BUSINESS URL:

BUILDING DETAILS

FEATURES: Elevators
HEATING: Central
LAUNDRY: None
CLEARANCE:
INDUSTRIAL TYPE:
PROBATE AUTHORITY:

OFFICE CLASS:
ROOFING: Foam
SECURITY:
CONSTRUCTION: Stucco
LOT: Level with Street, Lot Over 40000 Sqft, Rectangular Lot, Level, Paved

UTILITIES

ELECTRICITY:
AMPERAGE:
VOLTS:
UTILITIES:
WATER: Public

BUSINESS DETAILS

OWNERSHIP:
DAYS / HOURS OPEN:
FULLTIME EMPLOYEES:
LEASE EXPIRES:
EQUIPMENT VALUE:

SPECIAL LICENSES:
PART TIME EMPLOYEES
ACTUAL RENT:
INVENTORY VALUE:

YEARS CURRENT OWNER:
HOURS OWNER WORKS:
LEASABLE SQFT:
MONTHLY NNN:
PARKING TOTAL:

SQUARE FOOTAGE

CONDO SQFT:
HIGH TECH FLEX SQFT:
RETAIL SQFT:
TOTAL SQFT:

INDUSTRIAL SQFT:
INDUSTRIAL MIN/MAX:
DIVISIBLE SQFT:
LAND \$/PER ACRE:

OFFICE SQFT:
OFFICE MIN/MAX:
RESIDENTIAL SQFT:

PARKING

PARKING TOTAL:
UNCOVERED:

CARPOT:
PARKING RATIO:

POWER PRODUCTION

POWER PRODUCTION: No

GREEN VERIFICATION:

LAND

COMMON INTEREST: None
LAND USE: Office
LOT SIZE DIM:
TOPOGRAPHY:
PARCEL #: 0477242090000
ADDITIONAL PARCEL(S): 0477232290000

BUILDER NAME:
ZONING:
SURVEY TYPE:

PARK NAME:
PHASE:
WATERFRONT:

TERMS

LEASE RENEWAL OPTION?:
LISTING TERMS: Cash, Cash to New Loan, Submit
CLOSE DATE:
INCLUSIONS:
EXCLUSIONS:

ASSIGNABLE:
FINANCING:

MIN. DOWN AMOUNT:
OWNERSHIP TYPE:

OWNER / TENANT

OWNERS NAME:
OWNER PHONE:
OWNER PAYS:

of UNITS LEASED: 15
ANCHORS/Co-TENANTS:

MOVE-IN:

TENANT PAYS:

FINANCIAL

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE: **\$105,500**

ANNUAL EXPENSE INFORMATION

EXPENSE YEAR:
REAL ESTATE TAX:
PERSONAL PROPERTY:
ACCOUNTING/LEGAL:
ADVERTISING:
INSURANCE:
ELECTRICITY:
WATER/SEWER:
TRASH:

PROFESSIONAL MANAGER:
RESIDENT MANAGER:
MAINTENANCE:
SUPPLIES:
OTHER:
BUILDING EXPENSE:
RESERVES:
INVENTORY VALUE:

ANNUAL OPERATING INFORMATION

GROSS SCHEDULED INCOME: **\$247,992**
VACANCY ALLOWANCE:
LAUNDRY:
OTHER:
EFFECTIVE GROSS:
TOTAL EXPENSE:
NET OPERATING INCOME: **\$142,492**

INVESTMENT INFORMATION

ACCOUNTING TYPE:
OPERATING EXPENSES: **\$105,500**

GROSS OPERATING INCOME:
NET OPERATING INCOME: **\$142,492**

VACANCY ALLOWANCE RATE:
CAP RATE: **5.70**

TAXES

TAX RATE:

TAX ANNUAL \$:

TAX YEAR:

AGENT

LISTING AGENT: **John Connolly**
CO-LISTING AGENT:

LISTING AGENT STATE LICENSE: **00511057**
CO-LISTING AGENT STATE LICENSE:

LISTING AGENT MLS ID: **HD18272**
CO-LISTING AGENT MLS ID:

CONTACT

1.LA CELL: **7608312818**
2.LO PHONE: **760-243-2205**
3.LA EMAIL: **john@cpi-capital.com**
4.OFFERS: **john@cpi-capital.com**

OFFICE

LISTING OFFICE: **CPI Capital Properties**
LISTING OFFICE PHONE: **760-243-2205**
CO-LISTING OFFICE:
CO-LISTING OFFICE PHONE:

LISTING OFFICE STATE LICENSE: **00828673**
LISTING OFFICE FAX: **760-243-1789**
CO-LISTING OFFICE STATE LICENSE:
CO-LISTING OFFICE FAX:

LISTING OFFICE MLS ID: **HD1150**
CO-LISTING OFFICE MLS ID:

MLS

BAC:
LISTING CONTRACT DATE: **04/02/26**
START SHOWING DATE:
ON MARKET DATE: **04/02/26**

DUAL/VARI COMP?: **No**
EXPIRATION DATE: **12/31/26**
CURRENT FINANCING:

INTERNET SEND: LISTING?/PRICE?**Yes/**
MOD TIMESTAMP: **04/02/26**
LIST AGRMT: **Exclusive Right To Sell**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

BAC REMARKS:
PRIVATE REMARKS: **Submit offers to john@cpi-capital.com with copy of POF.**

SHOWING INFORMATION

SHOW INSTRUCTIONS: **Contact Listing agent/office to schedule appt to view tenant occupied units. Can drive by or view common areas any time.**

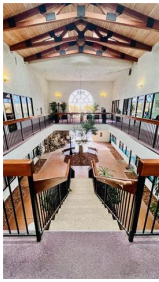
DIRECTIONS: **I-15 N exit Nisqually Rd. Nisqually E to Hesperia Rd. Hesperia Rd N to PIQ.**

PHOTOS

Click arrow to display photos

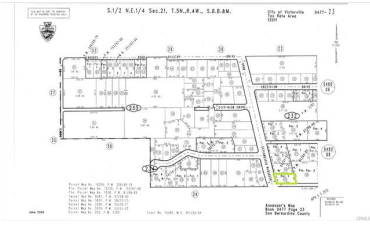






TENANT/INCOME		
11	Suites 101 & 102	Life Skills Awareness 2,964 s.f. \$2,200/mo.
22	Suites 102 & 104	Place in Desert Church 2,482 s.f. \$2,100/mo.
23	Suite 103	Heaven Outpost/Chapel 2,427 s.f. \$2,040/mo.
24	Suite 106	Chen Counseling Int'l. 1,370 s.f. \$1,490/mo.
25	Suite 107A	Desert Soul (Residency) 188 s.f. \$420/mo.
26	Suite 107B&C	Divine Insp. " 220 s.f. \$750/mo.
27	Suite 107B&C	Living Life " 382 s.f. \$660/mo.
28	Suite 108	VACANT 1,438 s.f.
29	Suite 101	VACANT (overhead) 1,375 s.f.
30	Suite 102	H & B Book Tax Service 1,413 s.f. \$1,747/mo.
31	Suite 103	Book Analysis/Writing 1,426 s.f. \$1,810/mo.
32	Suite 104	Streams of Light CPW 1,157 s.f. \$1,284/mo.
33	Suite 105	Creative Business/Publishing 1,073 s.f. \$1,210/mo.
34	Suite 204&208	Elkhor Chiropractic 1,630 s.f. \$1,917/mo.
35	Suite 207	Allynt Institute 1,505 s.f. \$1,760/mo.
36	Suite 208A	Interim Psychiatric 1,032 s.f. \$1,238/mo.
CURRENT MONTHLY GROSS INCOME		\$20,866.00
TOTAL ANNUAL GROSS INCOME		\$247,792.00





Agent Full - Commercial Sale

LISTING ID: HD26071441

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