

# MEDICAL OFFICE SPACE FOR LEASE 18523 CORWIN RD SUITE F

Apple Valley, CA 92307



## ECONOMIC DATA

**LEASE RATE:** \$1.20 SF/month (\$0.50 SF /month NNN)

## PROPERTY INFORMATION

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

## BUILDING DATA

**TOTAL BUILDING SF:** 28,929 SF  
**YEAR BUILT:** 1992  
**ZONING:** TOWN OF APPLE VALLEY

## PROPERTY OVERVIEW

This well-appointed unit consisting of  $\pm$ 2,092 square feet features a welcoming waiting area, a dedicated reception space, and a private manager's office. It includes four exam rooms, three restrooms, an executive office, and a spacious doctor's room. Additionally, the suite offers a convenient break area, making it ideal for a medical or professional practice.

## LOCATION OVERVIEW

Located in the heart of Apple Valley's medical corridor, this well-maintained medical building at 18523 Corwin Road offers a prime location for healthcare professionals. The property provides a professional and welcoming environment, ideal for medical practices, specialty clinics, or wellness services. With modern facilities, ample parking, and easy accessibility, this building ensures convenience for both patients and staff. Its strategic location near major medical centers and local amenities makes it a desirable choice for healthcare providers seeking a well-connected and professional setting.

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

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.  
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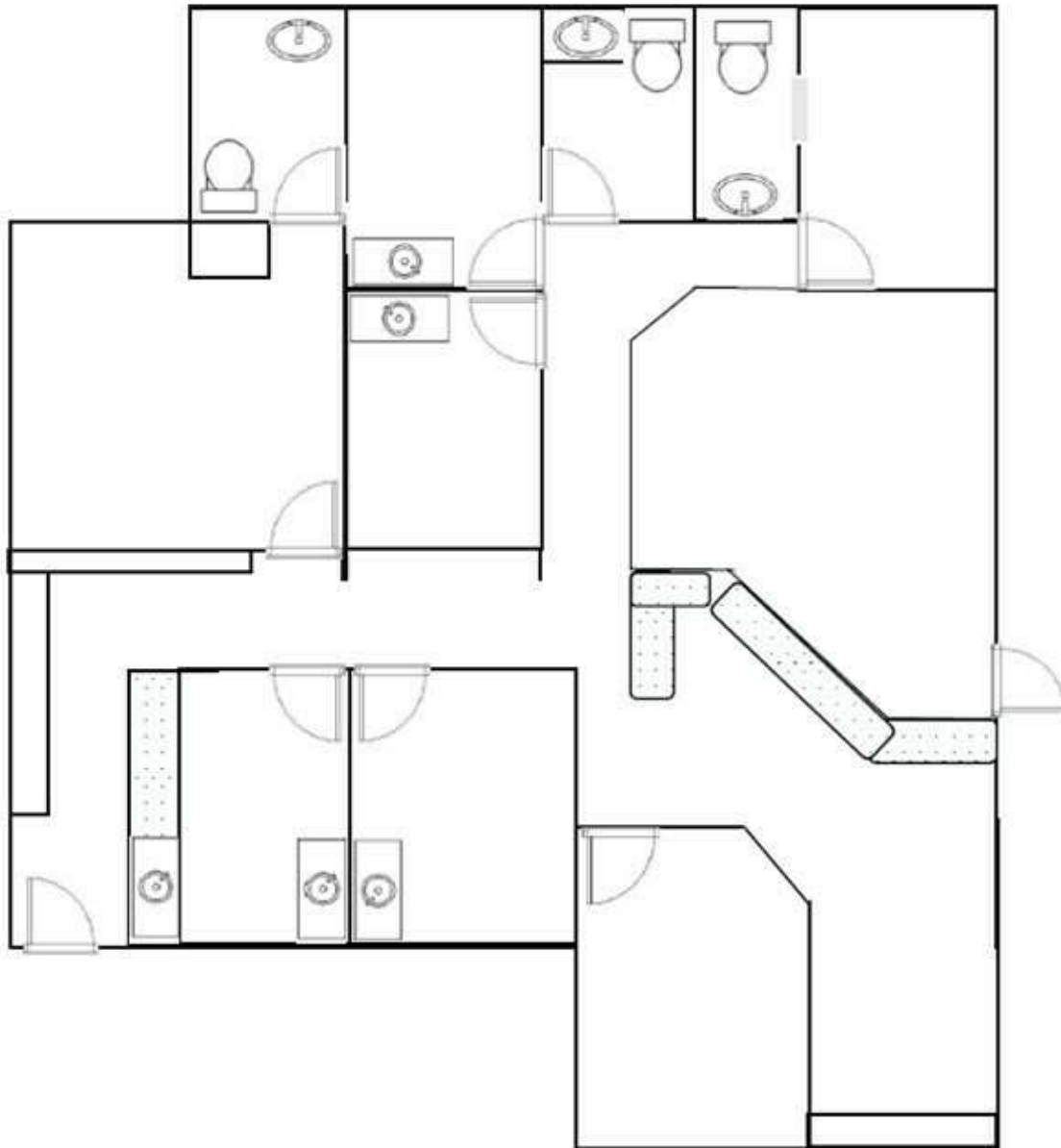
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**18523 US Hwy 18, Suite F Apple Valley**  
**±2,092 SF**



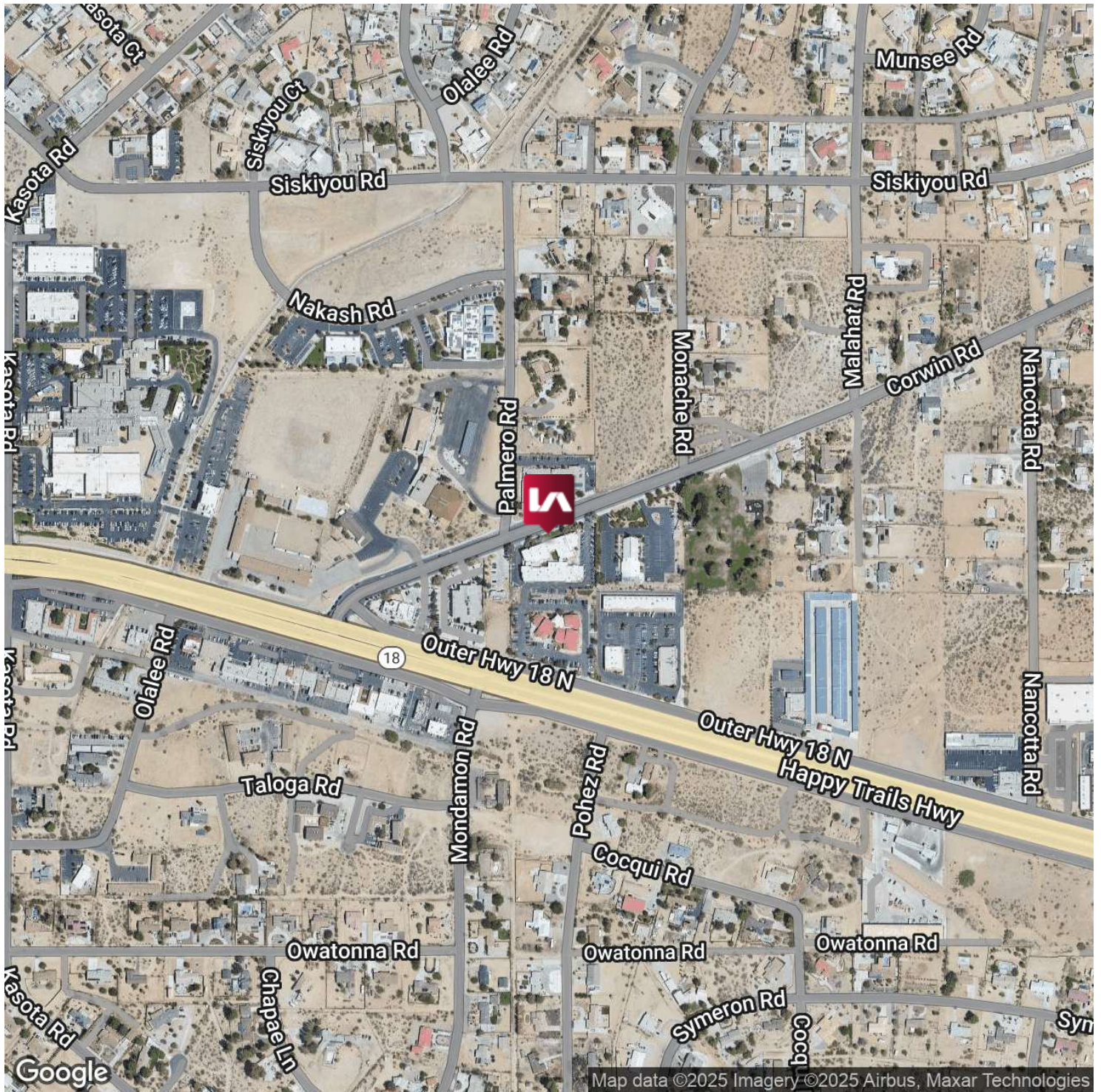
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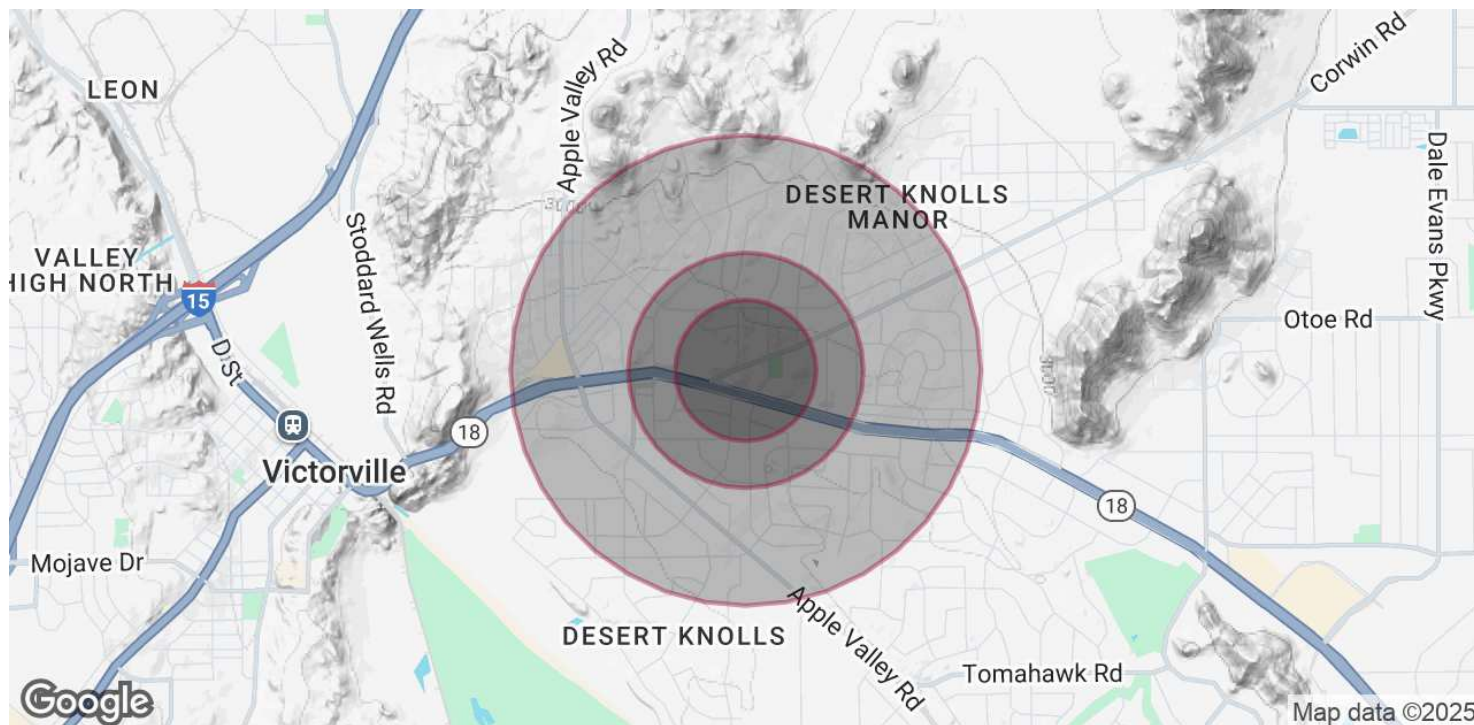


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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	341	1,347	6,424
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	41

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	115	457	2,207
# of Persons per HH	3	2.9	2.9
Average HH Income	\$127,818	\$126,469	\$127,102
Average House Value	\$645,407	\$625,466	\$623,089

Demographics data derived from AlphaMap

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