



KASOTA PROFESSIONAL BUILDING

16127 Kasota Rd.
Apple Valley, CA 92307

OFFERING MEMORANDUM



EXCLUSIVELY PRESENTED BY:

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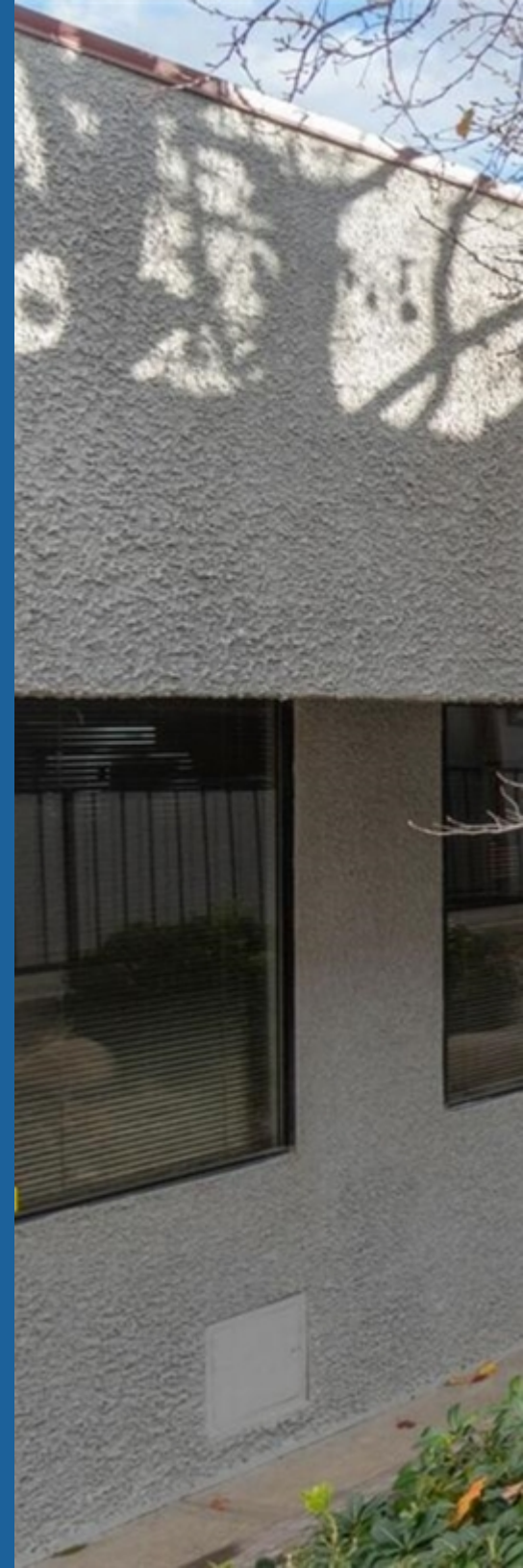
City Commercial Properties

3437 S. Main St.

Los Angeles, CA 90007

Office: 323-985-6400

<https://www.citycompro.com/>





PROPERTY SUMMARY

Offering Price	\$2,400,000.00
Building SqFt	8,895 SqFt
Year Built	1988
Lot Size (SF)	32,773.00 SqFt
Parcel ID	0473-396-01-0000
Zoning Type	Commercial
County	San Bernardino
Frontage	0.00 Ft
Coordinates	34.544167,-117.266394

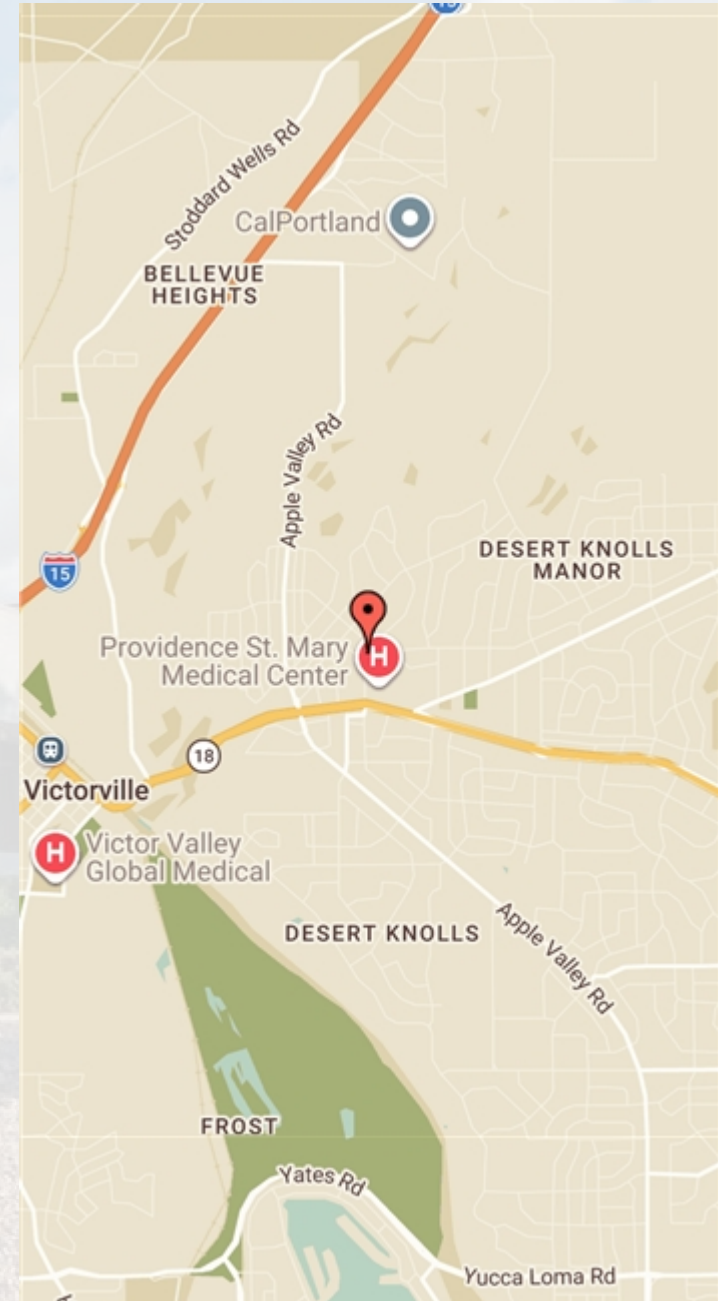
INVESTMENT SUMMARY

City Commercial Properties is pleased to present 16127 Kasota Rd., approximately 8,895 SF of professional/office building space in Apple Valley, CA. [The Kasota Professional Building](#) consist of six (6) units (Suite #101-106) with a stable tenant mix of dental, dental lab, and healthcare service providers, situated on approximately 0.75 acres. The Property features ample parking ratio of ± 5.17 per 1,000 SF. The property is currently $\pm 100\%$ occupied, with one (1) suite scheduled to become available to lease in June 2026, providing an excellent opportunity for lease-up and added value. Current monthly rents range from approximately \$1.50 - \$1.80 per SF. The Property is ideally-located within Apple Valley's established medical and professional corridor, with quick access to [Highway 18](#) and nearby a vibrant mix of medical and professional businesses in the immediate area.



INVESTMENT HIGHLIGHTS

- **Fully-Occupied** 6-Unit Professional Office Building with a stable tenant base of dental, medical, and healthcare service providers. Established long-term tenant mix
- **Strong In-Place Cash Flow** with Net Operating Income of \$122,339 (2025)
- **Attractive Income Profile** with Gross Rental Income of \$166,601.36 and Operating Expenses +/- \$44,262 (2025)
- **Well-Maintained Buildings and Landscaping** creates an appealing and welcoming professional atmosphere
- **Benefit of Ample Parking** on-site: 40 parking stalls and 6 covered parking spaces included
- Property to be sold in "AS-IS" condition



DENTISTRY



LOCATION HIGHLIGHTS

- Situated within Apple Valley's established medical district near complementary professional services, creating synergy and a strong concentration of dental, medical, and healthcare tenants
- Minutes to CA-Highway 18 and Interstate 15, connecting to Victorville, Hesperia, and the greater High Desert
- In close proximity to the regional hospital St. Mary Medical Center, providing convenient access to this corridor of professional and medical facilities.
- High visibility and accessibility along Kasota Rd. with strong street presence and professionally maintained landscaping



RENT ROLL

Unit	Tenant	Size (SF)	Rent / SF	Annual Base Rent	Lease Type	Lease Start	Lease End	Notes
101	Soheil Amirmoazzami DDS & Associates	2,000	\$19.44	\$38,880.00	MG	08/01/2018	07/31/2028	Long-Term Tenant exercised Lease one (1) option to extend on 08/01/2023 for an additional Five (5) Years.
102	Wayne Lawson	422	\$20.16	\$8,507.52	MG	06/01/2023	05/31/2026	
103	Whiting DDS, Inc.	1,575	\$18.00	\$28,350.00	MG	09/01/2021	08/31/2027	Tenant has Three (3) remaining options to extend, each for 36 months.
104	Pacific Clinics	1,824	\$21.60	\$39,398.40	MG	08/01/2024	08/31/2029	Tenant has Two (2) options to extend after initial term, each for 36 months.
105	Dr. Perry J. Damiani	1,434	\$18.60	\$26,672.40	MG	09/01/2025	08/31/2027	Long-Term Tenant, currently on its 2nd Option for two (2) years, with one (1) remaining option to extend for 24 months.
106	Dr. Phil Baca	1,480	\$18.60	\$27,528.00	MG	09/01/2025	08/31/2026	Long-Term Tenant, currently on its 2nd Option of Three, each for 12 months.
	Total Occupied	8735		\$169,336.32				
	Total	8735		\$169,336.32				

16127 Kasota Rd. Apple Valley, CA
Income and Expenses (Based on 2025)

Total Gross Income **\$166,601.36**

Expenses (2025)

Insurance \$4,977

Janitorial (window cleaning) \$960

Landscaping \$3,240

Property Tax \$21,004

Repairs & Maintance \$1,398

Utilities \$12,683

Total Expenses **\$44,262**

Net Operating Income **\$122,339.36**

OVERVIEW & ASSUMPTIONS

Pricing Summary

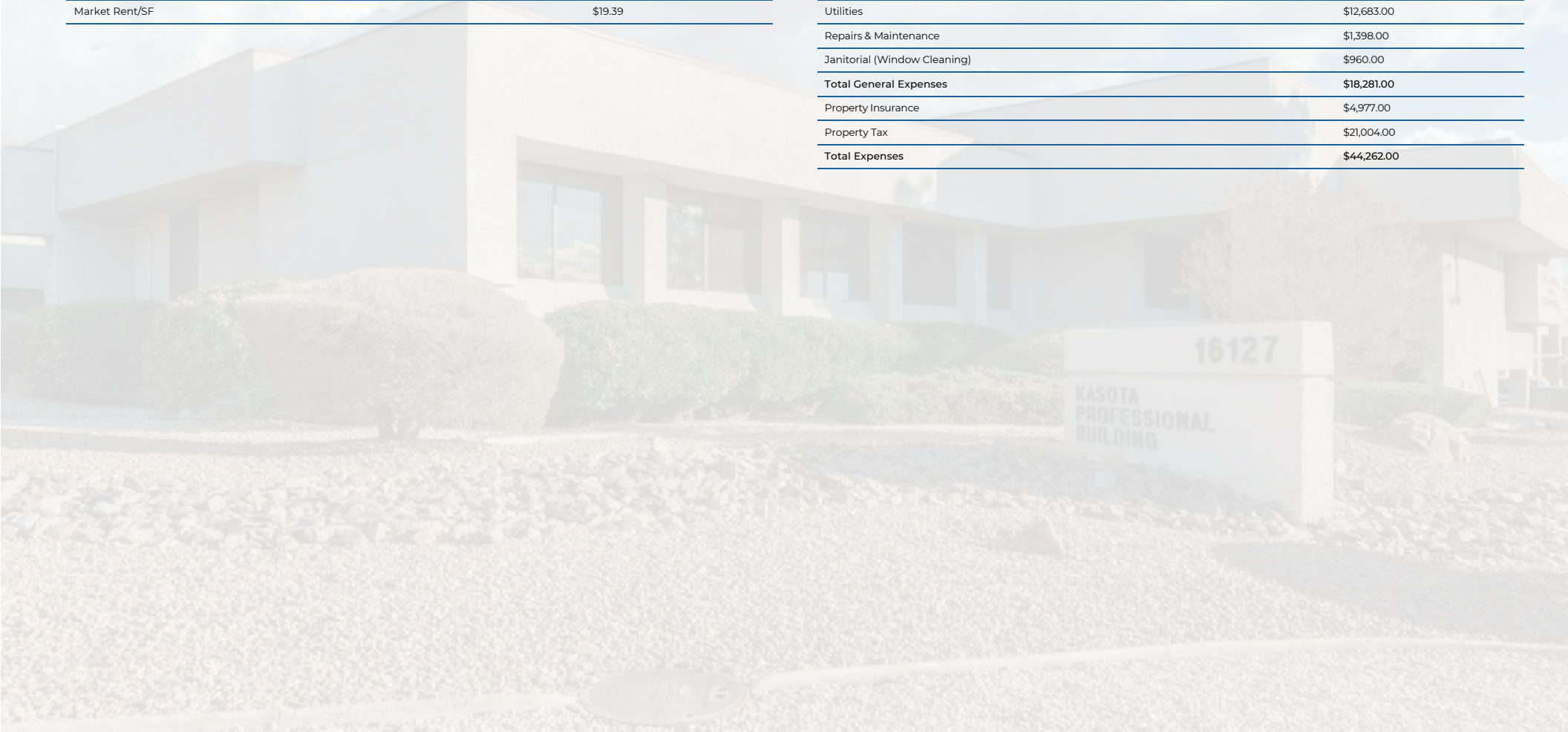
Pricing	\$2,400,000.00
Price PSF	\$274.76
In Place NOI	\$125,074.32
In Place Cap Rate	5.21%
Year 1 NOI	\$125,074.32
Year 1 Cap Rate	5.21%

General Information

Analysis Period	1
Analysis Start Date	03/25/2026
Market Rent/SF	\$19.39

Expense Breakdown

General Expenses	
Landscaping	\$3,240.00
Utilities	\$12,683.00
Repairs & Maintenance	\$1,398.00
Janitorial (Window Cleaning)	\$960.00
Total General Expenses	\$18,281.00
Property Insurance	\$4,977.00
Property Tax	\$21,004.00
Total Expenses	\$44,262.00



CASH FLOW PROJECTIONS

	In Place	Year 1
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$169,336.32	\$169,336.32
SCHEDULED BASE RENTAL REVENUE	\$169,336.32	\$169,336.32
TOTAL POTENTIAL GROSS REVENUE	\$169,336.32	\$169,336.32
EFFECTIVE GROSS REVENUE	\$169,336.32	\$169,336.32
OPERATING EXPENSES		
PROPERTY TAX	\$21,004.00	\$21,004.00
INSURANCE	\$4,977.00	\$4,977.00
GENERAL EXPENSES	\$18,281.00	\$18,281.00
TOTAL OPERATING EXPENSES	\$44,262.00	\$44,262.00
NET OPERATING INCOME	\$125,074.32	\$125,074.32
CAP RATE	5.21%	5.21%









Kasota Rd

Siskiyou Rd

Whiting Family Dental



16127 Kasota Rd
Recently viewed

Kokanee Rd

a Rd

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,717	24,626	68,460
2010 Population	4,766	29,648	93,208
2025 Population	5,309	32,800	107,641
2030 Population	5,306	32,963	108,562
2025-2030 Growth Rate	-0.01 %	0.1 %	0.17 %
2025 Daytime Population	8,588	33,203	102,594

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	32	1,078	3,151
\$15000-24999	102	863	2,509
\$25000-34999	123	1,201	3,163
\$35000-49999	184	1,160	3,826
\$50000-74999	213	1,417	4,838
\$75000-99999	317	1,390	4,116
\$100000-149999	342	1,590	5,902
\$150000-199999	194	885	3,504
\$200000 or greater	433	1,147	3,501
Median HH Income	\$ 99,948	\$ 67,859	\$ 73,583
Average HH Income	\$ 132,440	\$ 94,615	\$ 99,515



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,425	8,539	24,027
2010 Total Households	1,760	9,682	30,478
2025 Total Households	1,939	10,731	34,511
2030 Total Households	1,963	10,933	35,213
2025 Average Household Size	2.72	3.01	3.09
2025 Owner Occupied Housing	1,224	6,108	21,053
2030 Owner Occupied Housing	1,270	6,405	21,980
2025 Renter Occupied Housing	715	4,623	13,458
2030 Renter Occupied Housing	692	4,528	13,233
2025 Vacant Housing	76	627	2,206
2025 Total Housing	2,015	11,358	36,717





ABOUT APPLE VALLEY

Apple Valley is an incorporated town in the Victor Valley of San Bernardino County, California, United States. Its population was 75,791 as of the 2020 United States census. The town is east of and adjoining to the neighboring cities of Victorville and Hesperia, 35 miles (56 km) south of Barstow, and 49 miles (79 km) north of San Bernardino through the Cajon Pass.



CITY OF APPLE VALLEY

Incorporated	11/27/1988
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AREA

City	77.1 sq mi
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Land	77 sq mi
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Water	0.1 sq mi
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Elevation	2917 ft
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POPULATION



16127

KASOTA
PROFESSIONAL
BUILDING

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from CITY COMMERCIAL PROPERTIES and it should not be made available to any other person or entity without the written consent of CITY COMMERCIAL PROPERTIES.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to CITY COMMERCIAL PROPERTIES. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. CITY COMMERCIAL PROPERTIES has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, CITY COMMERCIAL PROPERTIES has not verified, and will not verify, any of the information contained herein, nor has CITY COMMERCIAL PROPERTIES conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE CITY COMMERCIAL PROPERTIES
ADVISOR FOR MORE DETAILS.**

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