

OFFICE/RETAIL UNITS FOR LEASE KNOLLS CENTER

17993 US HWY 18, Apple Valley, CA 92307



ECONOMIC DATA

LEASE RATE: Suite 107: \$1,026.00 / month
Suite 2: \$1,234.00 / month

PROPERTY INFORMATION

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

BUILDING DATA

TOTAL BUILDING SF: ±13,622 SF
YEAR BUILT: 1953

PROPERTY OVERVIEW

Bring your business to the beautiful ±13,622 Sq. Ft., Multi-Tenant, 2-Story, Office/Retail space within The Knolls Center, located along busy US Highway 18 near Apple Valley Road!

The current mix of prominent Tenants include; a Cell Phone/Electronics Repair,, Aquarium, Furniture Store, Insurance Office, Liquor Store, Nail Salon, Tax Office, Real Estate Office, Barbershop and Spa.

Suite 107 is a ±1,026 SF upstairs unit featuring a waiting area, executive office, office, and a bull pen area.

Suite 2 is a ±1,122 SF downstairs unit featuring a large open front area with a middle room, storage closet and rear storage and restroom.

Note: All upstairs units have shared access to two (2) common area restrooms.

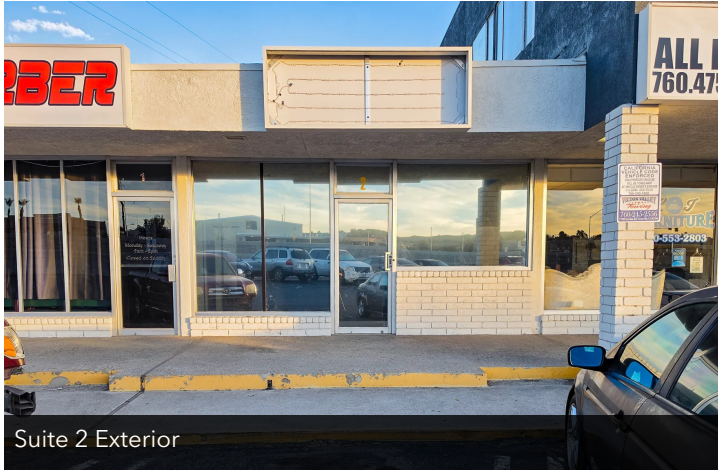
Paul A. Casilla
PCasilla@Lee-Associates.com
D 760.684.4541

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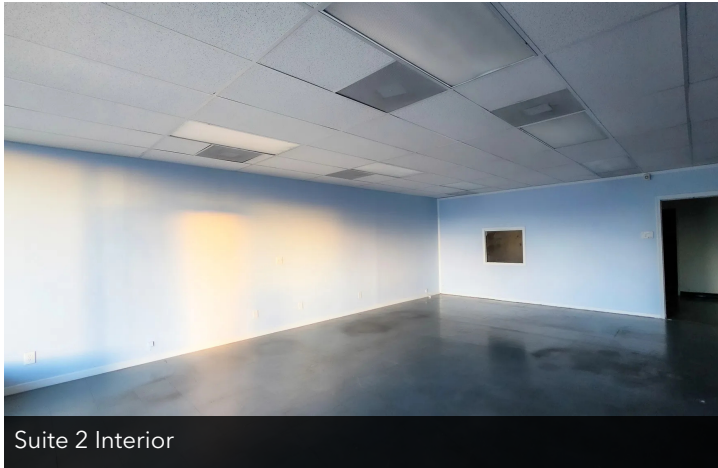
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Suite 2 Exterior



Suite 2 Interior



Suite 2 Interior



Suite 2 Interior



Suite 2 Interior



Suite 2 Interior

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LEE & ASSOCIATES
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Suite 107 Exterior



Suite 107 Exterior



Suite 107 Interior



Suite 107 Interior



Suite 107 Interior



Suite 107 Interior

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14369 Park Avenue, Suite 200 | Victorville, CA 92392 | 760.241.5211 | lee-associates.com



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LEASE INFORMATION

Lease Type:	Modified Gross	Lease Term:	3-5 years (Preferred)
Total Space:	±670 - ±1,122 SF	Lease Rate:	VARIED

AVAILABLE SPACES

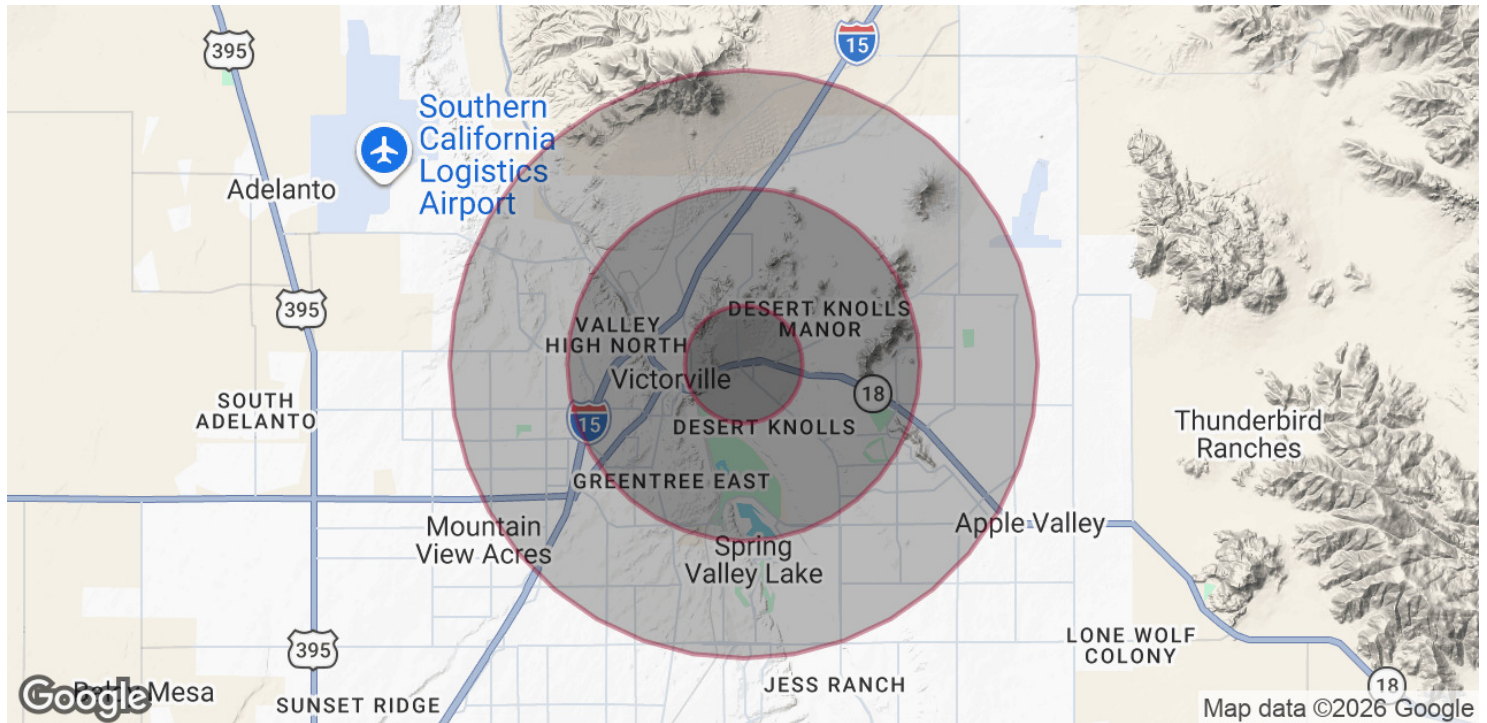
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
17993 US HWY 18 Suite 107	Available	1,026 SF	Modified Gross	\$1,026 per month	Suite 107 is a ±1,026 SF upstairs unit featuring a waiting area, executive office, office, and a bull pen area.
17993 US HWY 18, Suite 2	Available	1,122 SF	Modified Gross	\$1,234 per month	Suite 2 is a ±1,122 square foot suite offering a functional layout with a combination of open front space and private rear rooms, including a storage area with shelving. The front area features a finished ceiling, flooring, and accent wall, while the rear includes additional workspace and storage. A good fit for retail, office, or specialty tenants needing secure storage on-site.

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,905	37,548	113,179
Average Age	31.4	32.6	34.0
Average Age (Male)	30.3	31.0	31.9
Average Age (Female)	33.6	33.4	35.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	882	11,727	35,739
# of Persons per HH	3.3	3.2	3.2
Average HH Income	\$100,367	\$83,550	\$94,120
Average House Value	\$431,639	\$385,804	\$372,226

2023 American Community Survey (ACS)

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