

August 07, 2026

FOR SALE

**PRIME NNN INVESTMENT & OWNER-USER OPPORTUNITY PREMIER
RETAIL/OFFICE INVESTMENT IN THE HEART OF VICTORVILLE'S CIVIC CENTER
14359 AMARGOSA RD, VICTORVILLE, CA 92392**



PRESENTED BY:

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lee & Associates - Inland Empire North (Victorville) in compliance with all applicable fair housing and equal opportunity laws.

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PRIME OFFICE INVESTMENT OPPORTUNITY

PRIME NNN INVESTMENT & OWNER-USER OPPORTUNITY PREMIER RETAIL/OFFICE INVESTMENT IN THE HEART OF VICT

14359 Amargosa Rd, Victorville, CA 92392



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This is not intended to be an appraisal of the market value of the property, if an appraisal is desired, the services of a licensed or certified appraiser should be obtained. This report is not intended to meet the uniform standards of professional appraisal practice.

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PROPERTY INFORMATION



OFFICE FOR SALE

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14359 Amargosa Rd, Victorville, CA 92392



OFFERING SUMMARY

Sale Price:	\$1,650,000
Building Size:	±8,844 SF
Available SF:	
Lot Size:	±27,286 SF
Number of Units:	20
Price / SF:	\$186.57
Year Built:	1982
Zoning:	CITY OF VICTORVILLE
Market:	Inland Empire
Submarket:	High Desert

PROPERTY OVERVIEW

This well-maintained two-story office building in Victorville's prestigious Civic Center offers an outstanding opportunity to acquire a versatile C-2 zoned retail/office investment. Located just off Amargosa Road near Palmdale Road and minutes from Interstate 15, the property boasts excellent visibility and proximity to government offices, professional services, restaurants, and major transportation routes. Its flexible zoning supports a wide range of retail, office, medical, and professional uses, making it equally attractive to NNN investors and owner-users.

The property features an established, diverse tenant mix with a proven occupancy history, offering dependable cash flow and future rent growth potential as leases roll to market rates. Owner-users benefit from the unique ability to occupy suites as leases mature, offsetting occupancy costs with rental income from remaining tenants. Recent capital improvements underscore strong pride of ownership, including a newly painted exterior, drought-tolerant landscaping, a resurfaced parking lot, renovated common areas, and roughly 30% of units recently remodeled with new flooring and fresh paint—along with prominent monument and pylon signage and ample on-site parking.

This is a prime Civic Center location with excellent access to I-15, Palmdale Road, and Bear Valley Road; stable, established tenant base; flexibility for immediate occupancy or phased owner-use; professionally managed with significant recent capital improvements; and strong long-term fundamentals with value-add upside.

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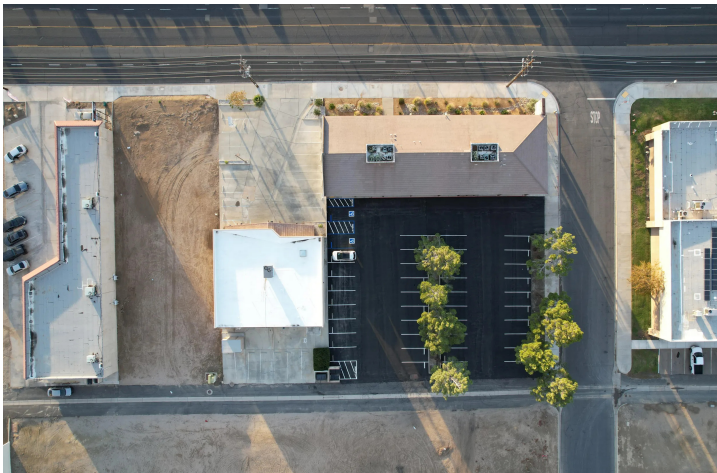
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PROPERTY HIGHLIGHTS

- Prime Civic Center location in Victorville, California
- Excellent access to Interstate 15, Palmdale Road, Bear Valley Road, and the surrounding business district
- Ideal opportunity for both NNN investors and owner-users
- Stable tenant base with an established operating history
- Opportunity for future rent growth and increased property value
- Flexible for immediate occupancy & options as leases mature
- Professionally managed asset
- Significant recent capital improvements
- Excellent parking and highly visible monument and pylon signage
- Strong long-term investment fundamentals with value-add potential

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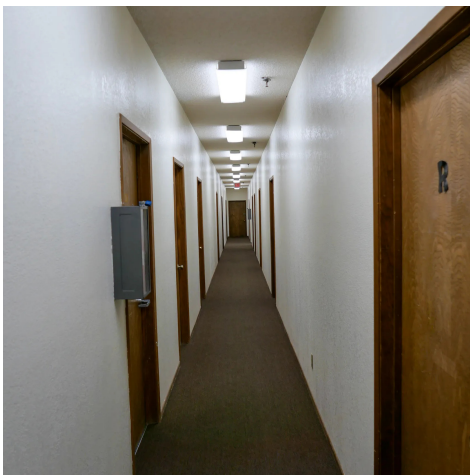
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LOCATION INFORMATION



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SALE COMPARABLES



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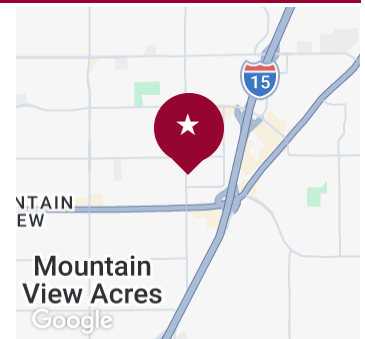
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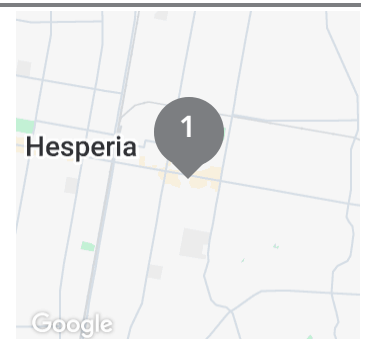
Price:	\$1,650,000	Bldg Size:	8,844 SF
Lot Size:	27,286 SF	No. Units:	20
Year Built:	1982	Price/SF:	\$186.57



17151 MAIN STREET

Hesperia, CA 92345

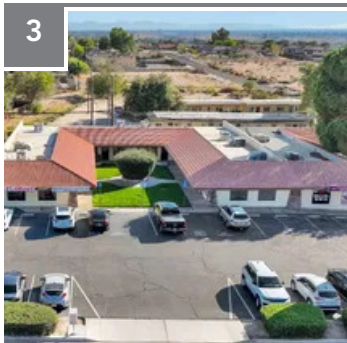
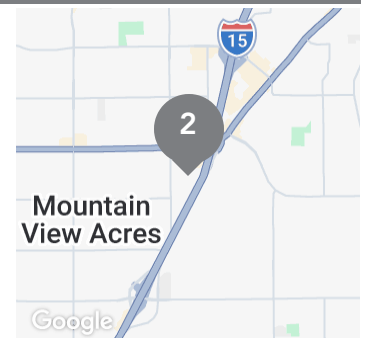
Price:	\$1,168,000	Bldg Size:	6,000 SF
Lot Size:	20,038 SF	No. Units:	4
Year Built:	1981	Price/SF:	\$194.67



15367 BONANZA ROAD

Victorville, CA 92392

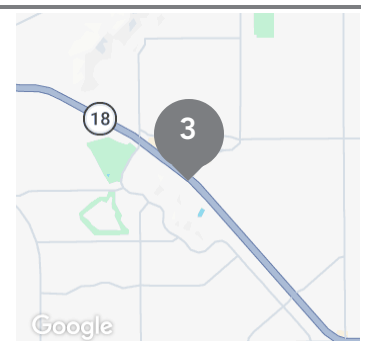
Price:	\$510,000	Bldg Size:	2,816 SF
Lot Size:	20,909 SF	Year Built:	1989
Price/SF:	\$181.11		



18245 US HWY 18

Apple Valley, CA 92307

Price:	\$1,295,000	Bldg Size:	6,946 SF
Lot Size:	20,909 SF	Year Built:	1978
Price/SF:	\$186.44		



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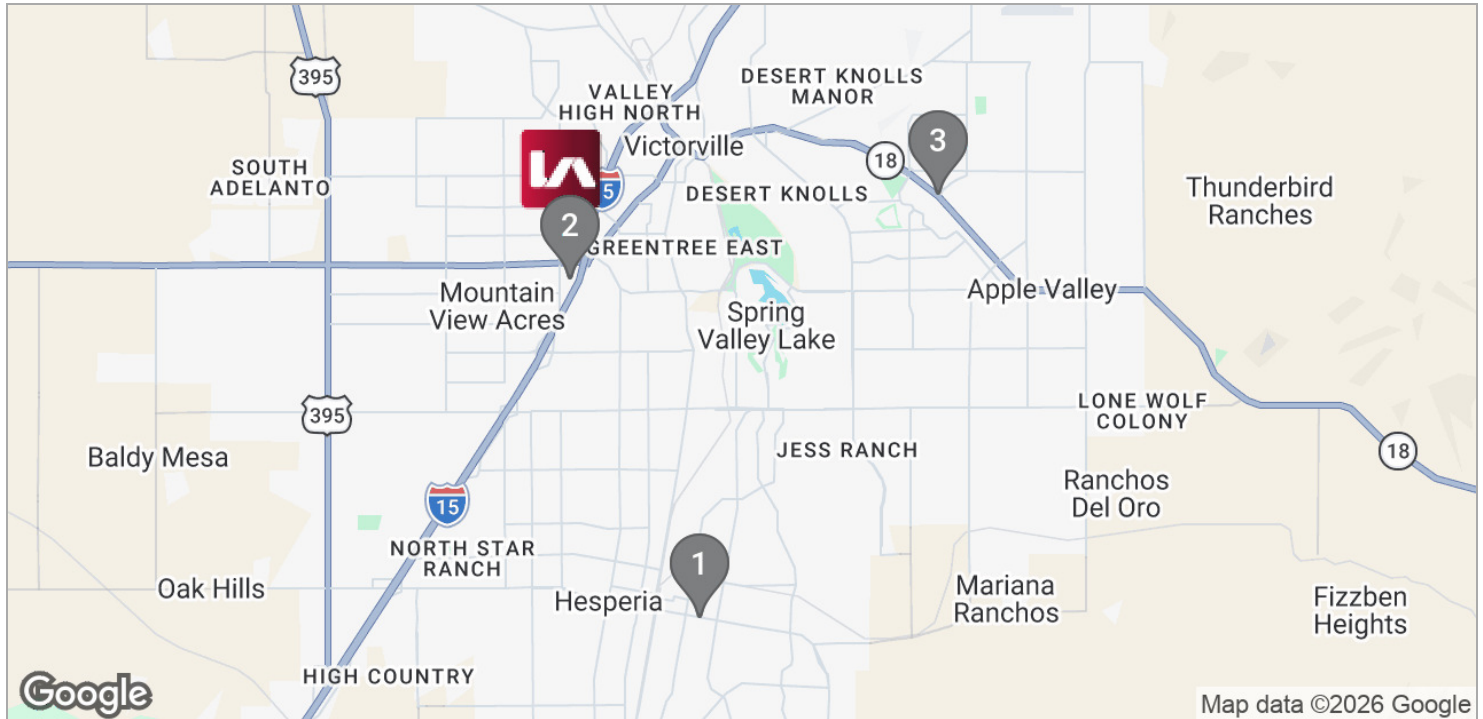
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LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	PRICE/SF
★	14359 Amargosa Rd Victorville, CA	\$1,650,000	8,844 SF	27,286 SF	20	\$186.57
1	17151 Main Street Hesperia, CA	\$1,168,000	6,000 SF	20,038 SF	4	\$194.67
2	15367 Bonanza Road Victorville, CA	\$510,000	2,816 SF	20,909 SF	-	\$181.11
3	18245 US HWY 18 Apple Valley, CA	\$1,295,000	6,946 SF	20,909 SF	-	\$186.44
AVERAGES		\$991,000	5,254 SF	20,619 SF	4	\$187.41

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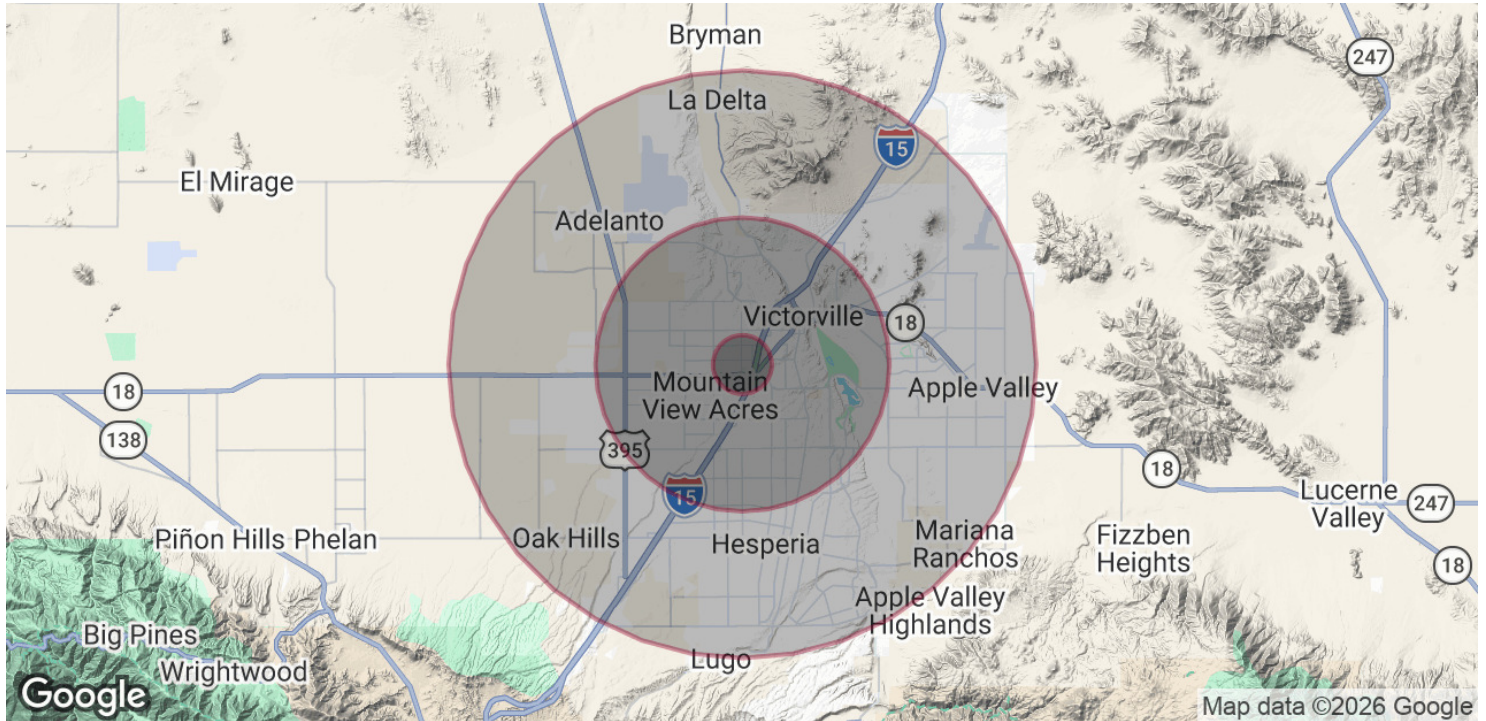
DEMOGRAPHICS



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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	9,643	161,855	342,160
Average Age	29.6	31.8	32.9
Average Age (Male)	30.6	29.9	31.7
Average Age (Female)	27.9	33.3	34.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,559	49,294	104,521
# of Persons per HH	2.7	3.3	3.3
Average HH Income	\$67,328	\$69,683	\$68,493
Average House Value	\$108,655	\$229,084	\$240,447

2020 American Community Survey (ACS)

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ADVISOR BIOS



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ELIZABETH BROWN-SIMONE

Executive Vice President

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Direct: **760.954.7571** | Cell:

CalDRE #01382494

PROFESSIONAL BACKGROUND

Elizabeth Brown is a distinguished Commercial Real Estate Sales and Leasing Agent, holding the position of Executive Vice President at Lee & Associates, Inland Empire North, Inc. She also serves in a similar capacity at Preston-Lee Management Company, Inc., a full-service commercial real estate property management company established in 1982.

With a career spanning several years, Elizabeth has become a prominent figure in the commercial real estate industry. Since obtaining her license in 2003, she has consistently ranked as a top broker among her peers, earning multiple accolades for her outstanding contributions to the field.

Known for her exceptional talent in working with commercial property owners, Elizabeth specializes in commercial sales, leasing, and property management. Her extensive knowledge of relocating, expanding, liquidating, and acquiring commercial property assets is a testament to her networking skills and deep understanding of the commercial real estate landscape.

In the dynamic and fast-paced commercial real estate climate, Elizabeth stands out for her diverse understanding of the market and her ability to execute transactions with top-notch professionalism.

Career Summary:

Throughout her tenure with Lee & Associates Inland Empire North, Inc., Elizabeth has successfully completed numerous real estate transactions for commercial property owners. She is a seasoned professional and a go-getter, representing a variety of projects within San Bernardino County. Her primary focus includes Office, Industrial, Retail and vacant land, covering areas such as Commercial Asset & Property Management, Commercial Sales, and Commercial Leasing.

Personal Achievements:

Elizabeth Brown's remarkable career has been recognized with several prestigious awards and honors, including being ranked among the top two Commercial Real Estate Firms by the Inland Empire Business Journal. She has been named the High Desert Top MLS Commercial Agent in 2015, 2016 and 2023 & 2024 received the Best of the Desert Top Agent award in 2013 from the Daily Press, and was recognized as one of the Top 15 Agents in Southern California in 2012 by Real Estate Forum. Elizabeth has also been acknowledged as a Costar Power Broker in 2011, 2012, and 2014 & 2023 & 2024.

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JOSEPH HISQUIERDO

Senior Associate

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PROFESSIONAL BACKGROUND

Joseph Hisquierdo is a multifaceted professional with a robust background in data analysis, finance, marketing, and graphic design. His career journey has seen him assume various roles including General Manager, employee trainer, graphic designer, Director of Public Relations, and Deputy Executive Director, providing him with a comprehensive understanding of organizational dynamics and structures.

Specializing in landlord and owner representation, Joseph has collaborated with a diverse range of clients including municipal governments, institutional clients, medical users, and retail franchisees. His portfolio includes notable entities such as the County of San Bernardino, Town of Apple Valley, City of Victorville, Savas Health, RY Properties, Jamba Juice, T-Mobile, Five Guys, and Jersey Mikes.

At Lee & Associates Inland Empire North, Inc., Joseph leverages his extensive skill set to refine and execute marketing strategies, ensuring a competitive edge in the commercial real estate landscape. With over a decade of professional experience spanning public and private domains, and coupled with his innate creativity, he consistently delivers clarity and tangible results to his clients.

His career highlights include facilitating over 200 sale and lease transactions, totaling over \$15 million in consideration. Beyond transactional endeavors, he actively contributes to the real estate community, currently serving as President of the High Desert Association of Realtors, Chairman of the Commercial Committee, and Co-Chair of both the Government Relations Committee and the High Desert Commercial Real Estate Council. His proactive leadership and dedication to advancing industry standards underscore his commitment to fostering collaborative relationships and driving positive change within the commercial real estate sector.

With a proven track record of success and a passion for excellence, Joseph Hisquierdo is poised to continue making significant contributions to his clients, colleagues, and the broader real estate community.

MEMBERSHIPS

AIR Commercial Real Estate Association (AIR)
High Desert Association of Realtors (HDAOR)
National Association of Realtors (NAR)
California Association of Realtors (CAR)
High Desert Commercial Real Estate Council

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