

FORMER MEDICAL IMAGING SUITE FOR LEASE

18523 CORWIN RD SUITE J

Apple Valley, CA 92307



ECONOMIC DATA

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

PROPERTY INFORMATION

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

BUILDING DATA

TOTAL BUILDING SF: 28,929 SF
YEAR BUILT: 1992
ZONING: Office Professional (OP)

PROPERTY OVERVIEW

This versatile former medical imaging suite is ±2,360 square feet and thoughtfully designed to support a variety of healthcare operations. It features two spacious waiting rooms, a welcoming reception area, dedicated rooms for CT scanning, X-ray imaging, and ultrasound services, as well as a fully-equipped dark room. Additional amenities include a medical file room, two private offices, an employee lounge for staff comfort, and four conveniently located restrooms. This well-appointed space is ready to accommodate a range of medical or diagnostic practices.

PROPERTY HIGHLIGHTS

- - High-traffic location
- - Ample parking
- - Modern construction
- - Versatile floor plan
- - Prime signage opportunities
- - Spacious interior
- - Updated amenities
- - Strategically located

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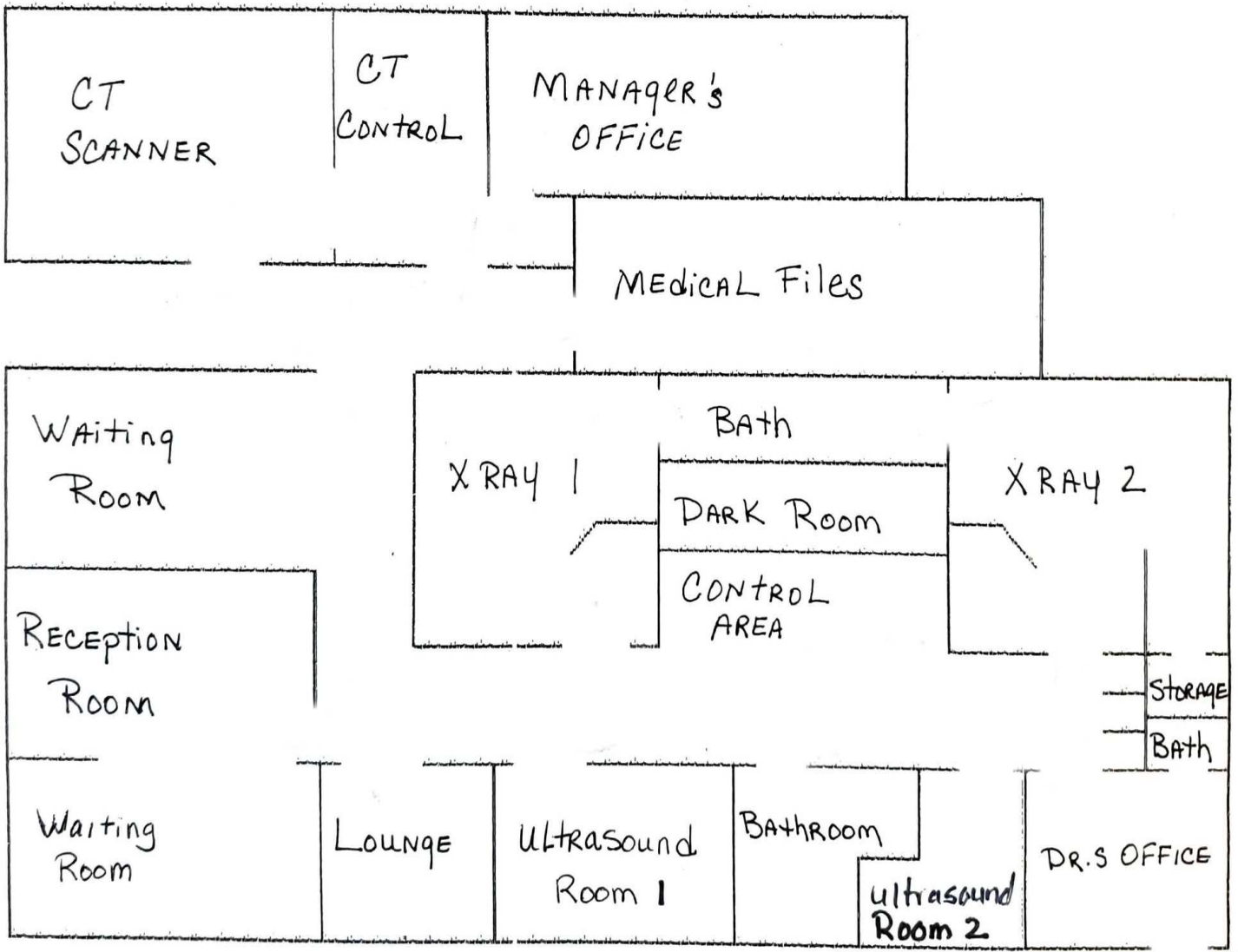


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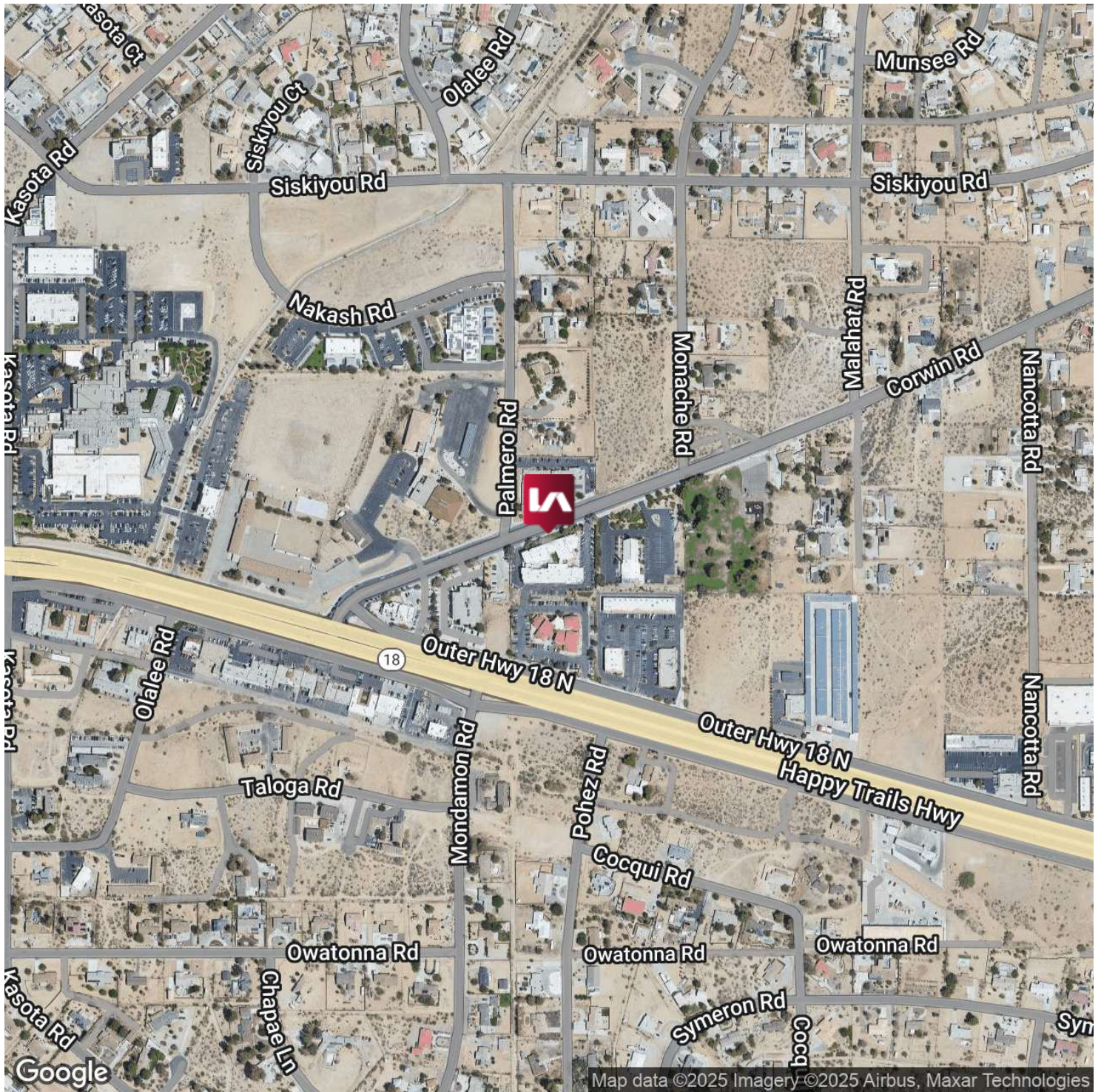


Suite J Floor Plan (Drawing is approximate layout and is not to scale)

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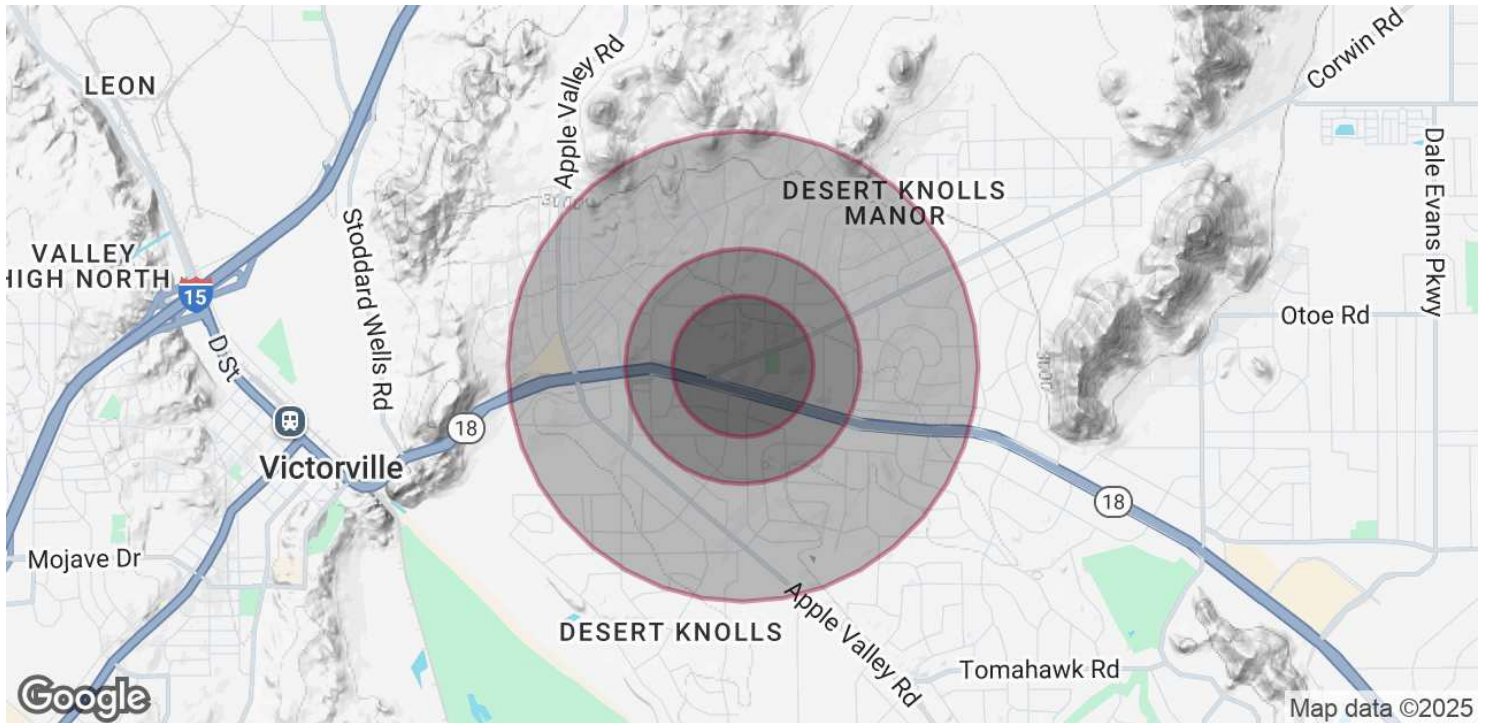


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POPULATION

	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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