

MEDICAL/PROFESSIONAL SUITE FOR LEASE 18523 CORWIN RD SUITE C

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 well-appointed $\pm 2,304$ SF unit offers a spacious and efficient layout, making it ideal for medical, office, or professional service uses. The space features a large front office area, creating a welcoming and functional workspace. The front reception and waiting area provide a comfortable entry point for clients or patients. A large break room with a kitchenette offers convenience for staff, while a dedicated IT closet ensures secure storage for technology and networking equipment.

The unit includes three exam rooms, a private doctor's executive office complete with an en-suite restroom and shower, and a separate consultation room for private meetings. Additionally, the space offers both a public restroom and a staff restroom, along with a conference room for team meetings or client presentations.

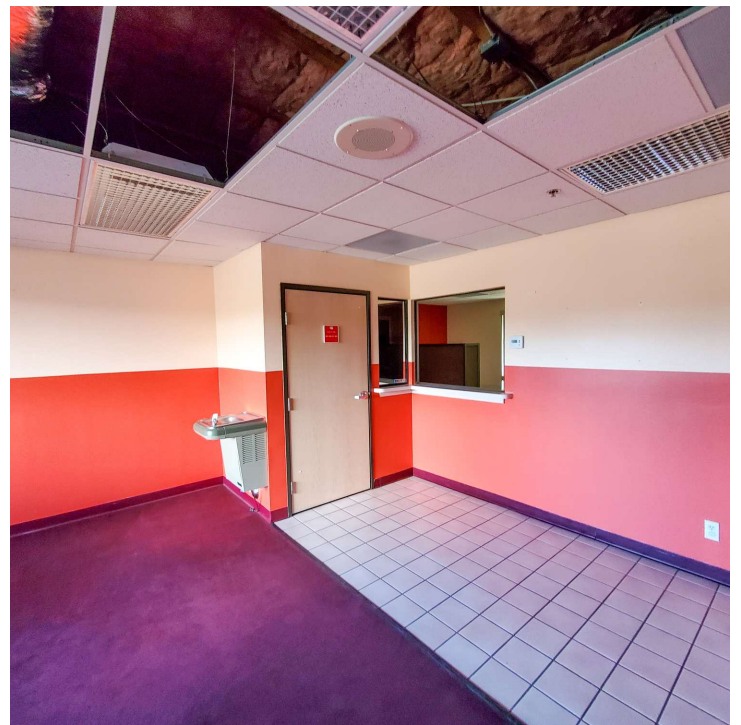
PROPERTY HIGHLIGHTS

- - High-traffic location
- - Ample parking
- - Modern construction
- - Versatile floor plan
- - Prime signage opportunities

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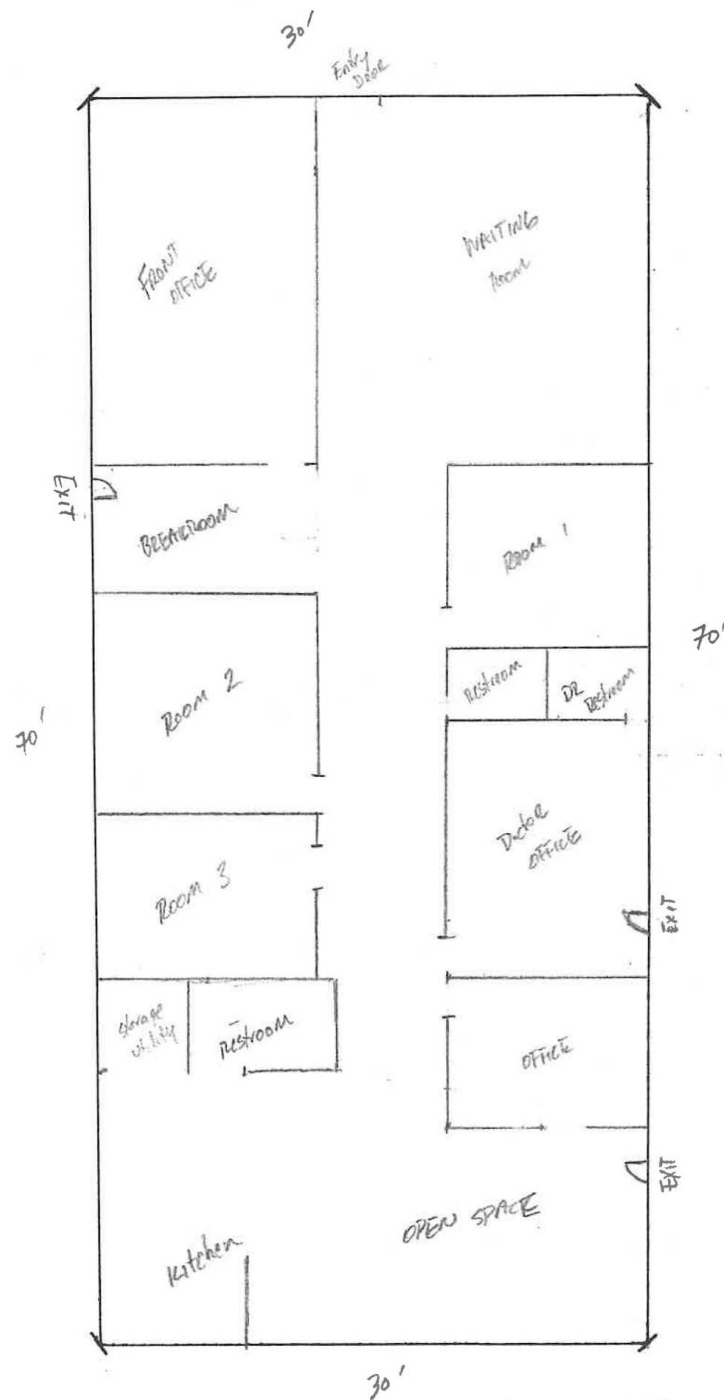
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OFFICE FOR LEASE
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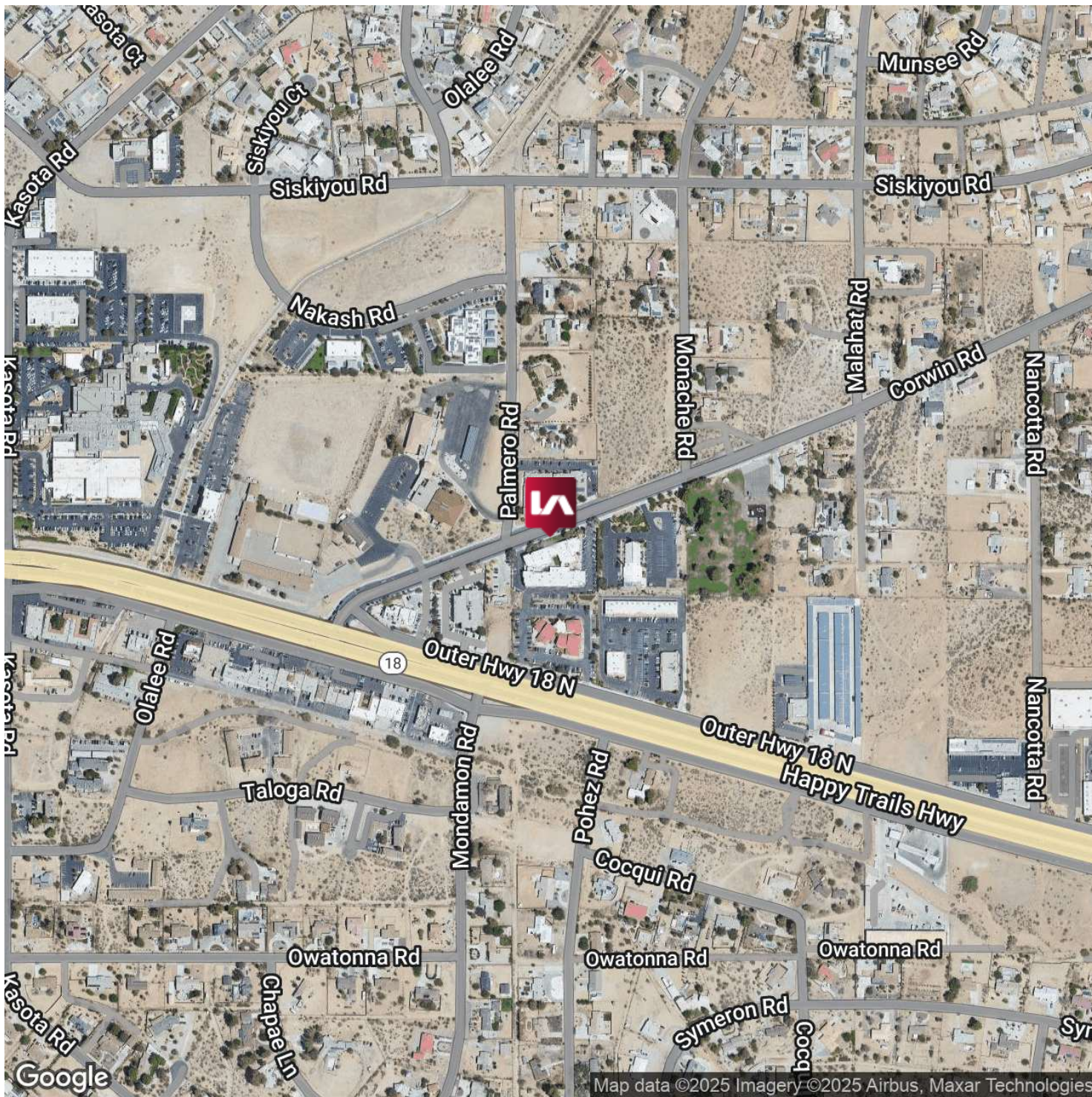
Suite C Floor Plan (Drawing is approximate layout and is not to scale)

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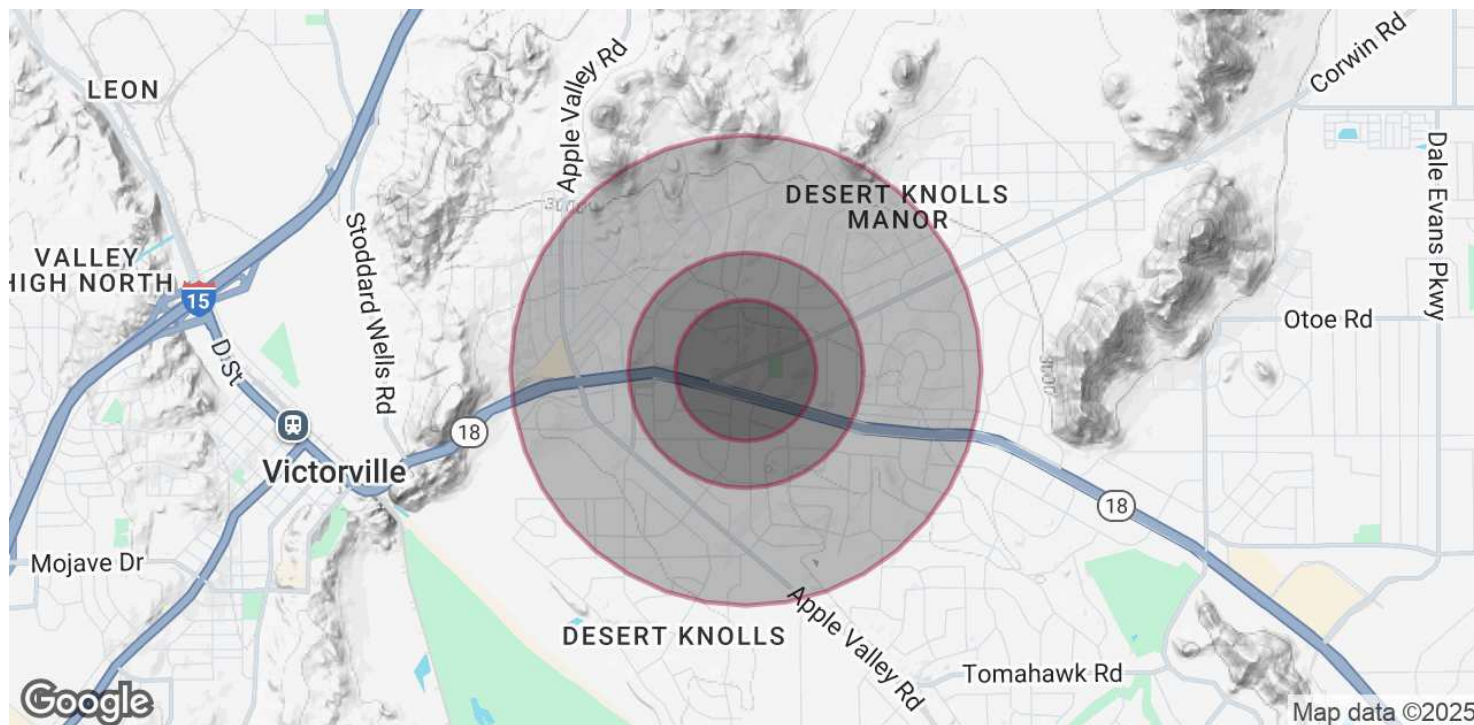


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POPULATION

	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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