

FOR LEASE | ±1,141 SF | Upstairs Office Suite

16070 Tuscola Rd Unit #202, Apple Valley, CA 92307



\$1.60/sf/mon/Modified Gross

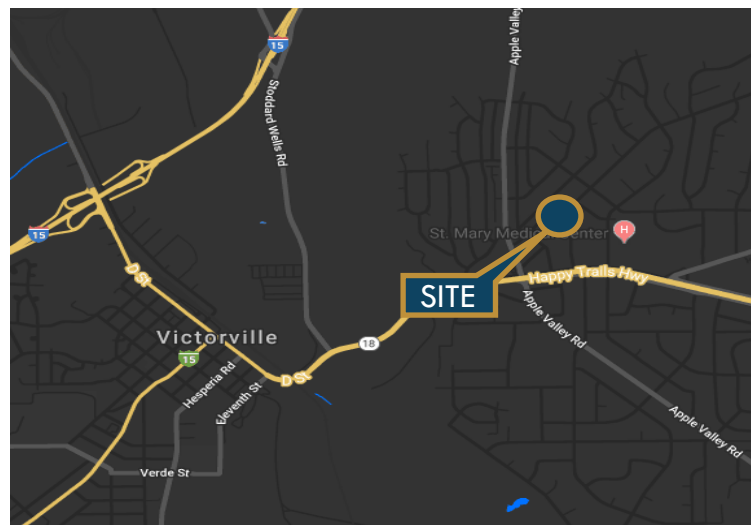
LOCATION HIGHLIGHTS

- Right off Hwy 18 & Apple Valley Rd where ±43,000 cars travel daily; minutes from Interstate 15 freeway
- Within a professional, medical, retail hub of Apple Valley
- Built in 2007, the ±10,492 SF 2-Story building is well-maintained with front and side parking, landscaped, outdoor lighting, and in an excellent location
- Walking distance to Starbucks, Jersey Mike's, Providence St. Joseph/St. Mary Hospital, 7-11, Jack in the Box, Pollo Loco, medical, local businesses, retail and other professional services

RATE INCLUDES WATER/TRASH/COMMON AREA

LAST SUITE AVAILABLE

- Suite 202 ±1,141 SF Office: 2nd Floor; open floor plan with back office, 2 access door and inside restroom
- Accessible via elevator or stairs, the suite brings in amazing light, great views of the Apple Valley area
- Current tenants include beauty salon, pharmacy, medical, and hospice administration



Demographics	1-Mile	3-Mile	5-Mile
Population	3,456	37,750	103,400
Avg. HH Income	\$97,623	\$78,398	\$82,387

CONTACT:

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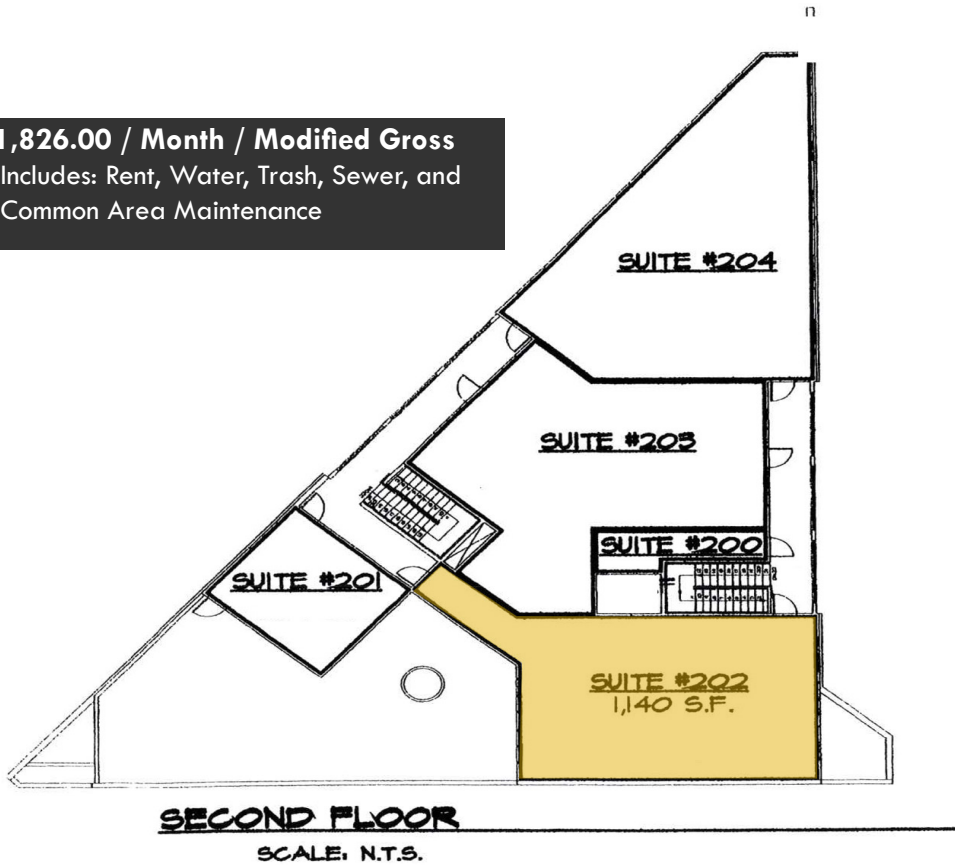


FOR LEASE | ±1,141 SF | Upstairs Office Suite

16070 Tuscola Rd Unit #202, Apple Valley, CA 92307

\$1,826.00 / Month / Modified Gross

Includes: Rent, Water, Trash, Sewer, and
Common Area Maintenance



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses, zoning, utilities, feasibility of development and other conditions. Consult your attorney, accountant, or other professional advisor.

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