

LANDLORD SPECIAL: ONE MONTH FREE RENT VICTOR PROFESSIONAL CENTER

16519 Victor St. Victorville, CA 92395



ECONOMIC DATA

LEASE RATE: Unit 327 \$1,385.00 Monthly
Unit 350 \$2,400.00 Monthly
Unit 401 \$1,385.00 Monthly

PROPERTY INFORMATION

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

BUILDING DATA

TOTAL BUILDING SF: ±46,332 SF
YEAR BUILT: 1981

LISTING DATA

AVAILABLE SF: ±1,108 SF - Unit 327
±1,920 SF - Unit 350
±1,108 SF - Unit 410

PROPERTY OVERVIEW

Welcome to the Victor Professional Center where convenience and accessibility converge to offer you an ideal location for your professional offices.

Located at 16519 Victor Street in Victorville this prime office property boasts ample parking, on site security with daily patrols, a great tenant mix and is in close proximity to the Victorville DMV.

Moreover, this centralized location places you in easy reach of a variety of restaurants and shopping centers, perfect for that lunch meeting or quick shopping trip. Being a short distance from the 15 Freeway makes this property commuter friendly, and you'll find this location is positioned to allow you easy access to Hesperia and Apple Valley. Don't miss the opportunity to make Victor Professional Center the home for your business's success.

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

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

OFFICE FOR LEASE
VICTOR PROFESSIONAL CENTER

16519 Victor St., Victorville, CA 92395



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
16519 Victor Street, #327	Available	1,098 SF	Modified Gross	\$1,385.00 per month	Available September 1st: Move-in ready and professionally built out, this suite offers a functional layout ideal for a variety of businesses. The space includes a welcoming waiting room with reception window and built-in front desk, multiple private offices, and flexible open work space. A spacious executive office offers natural light and room for meetings, while a bright, freshly painted office is ready for your personal touch. Modern flooring, lighting, a break area, and an updated private restroom complete the space. Ideal for professional services, staffing agencies, counseling practices, or any business wanting a polished, client-facing space without the cost of a build-out.

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

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

OFFICE FOR LEASE
VICTOR PROFESSIONAL CENTER

16519 Victor St., Victorville, CA 92395



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
16519 Victor Street, #350	Available	1,950 SF	Modified Gross	\$2,400.00 per month	Available September 1st: Move-in ready and thoughtfully finished, this versatile suite offers a warm, professional environment suited to a wide range of uses. The layout features a welcoming reception and waiting area with a stylish front desk, a second interior lounge/waiting area, and multiple private offices and treatment or consultation rooms along a central hallway. A standout kitchenette and break room includes cabinetry, sink, counter seating, and space for a full-size refrigerator, ideal for staff or client hospitality. Two private restrooms, modern flooring, updated lighting, and decorative glass partition walls complete the space. Perfect for wellness, spa, or massage practices, counseling or therapy offices, medical or professional services, or any client-facing business seeking a polished space without the cost of a build-out.

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

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFICE FOR LEASE
VICTOR PROFESSIONAL CENTER

16519 Victor St., Victorville, CA 92395



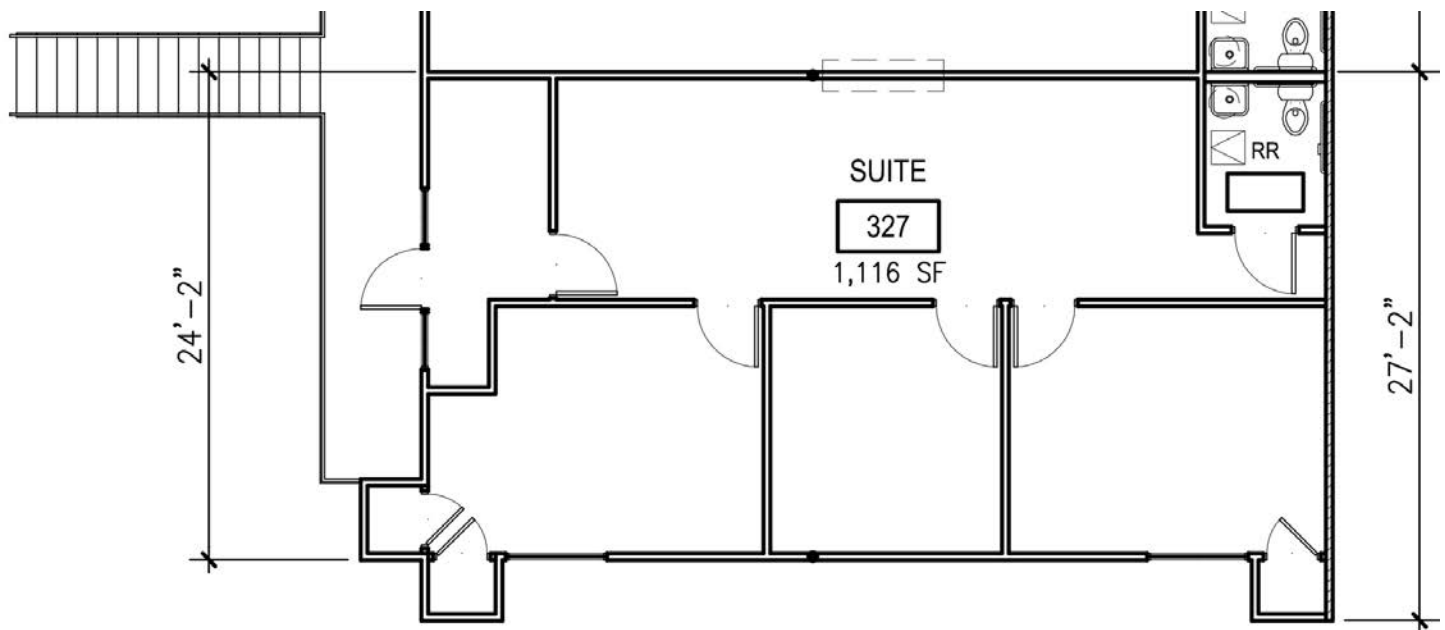
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
16519 Victor Street, #401	Available	1,116 SF	Modified Gross	\$1,385.00 per month	Available September 1st: Move-in ready and professionally built out, this light-filled suite offers a clean, welcoming layout suited to a variety of uses. The space features a spacious reception and waiting area with a built-in front desk, multiple private offices along a central hallway, and a larger flex room ideal for meetings, group sessions, or collaborative work. Modern flooring, updated lighting, restroom, and a utility/storage room complete the space. Perfect for counseling or therapy practices, medical or wellness services, professional offices, or any client-facing business seeking a polished space without the cost of a build-out. Convenient street-front access with window signage visibility.

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

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFICE FOR LEASE VICTOR PROFESSIONAL CENTER

16519 Victor St., Victorville, CA 92395



Unit 327 Floor Plan

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

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

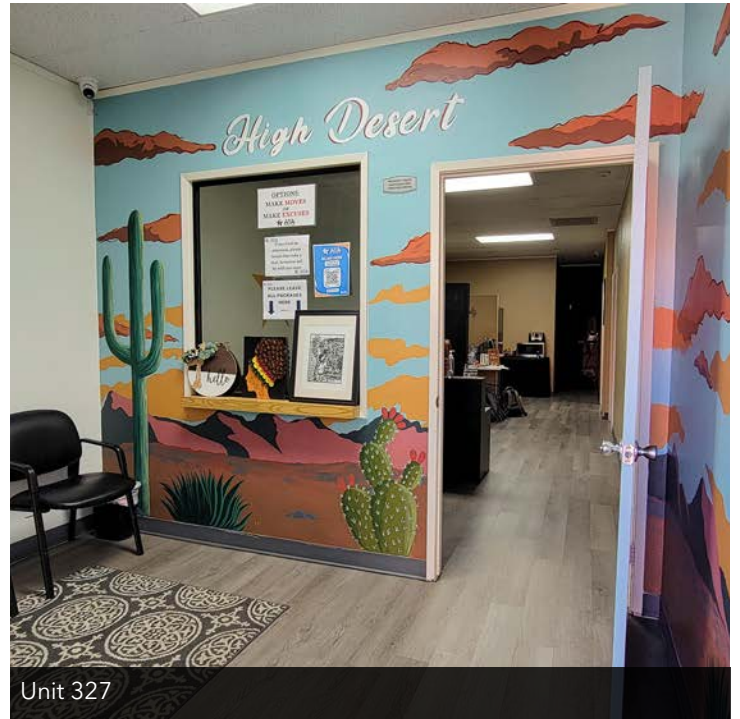
OFFICE FOR LEASE VICTOR PROFESSIONAL CENTER

16519 Victor St., Victorville, CA 92395

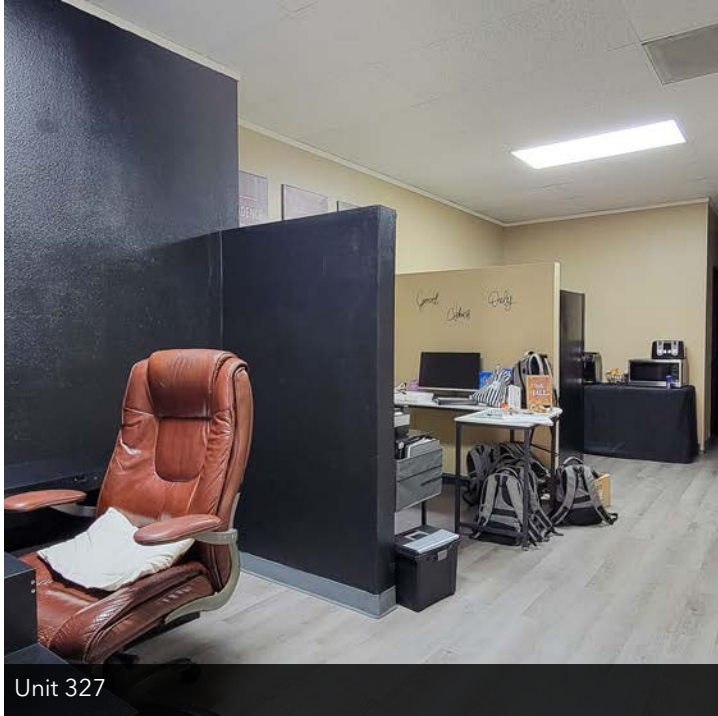
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



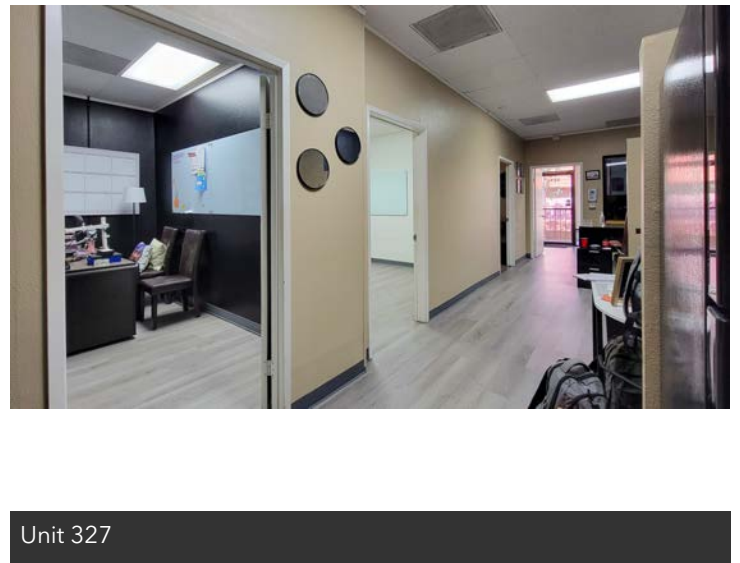
Unit 327 Entry



Unit 327



Unit 327



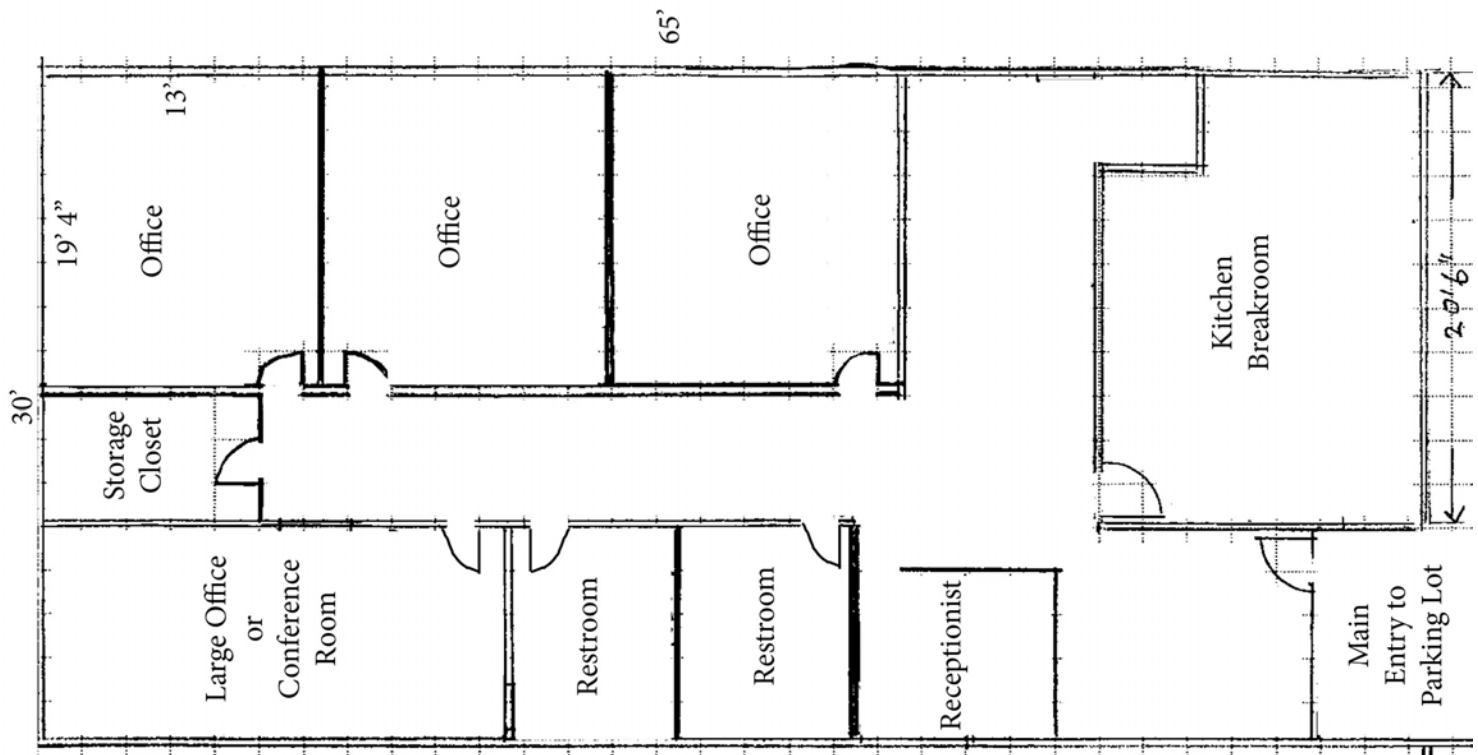
Unit 327

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

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

OFFICE FOR LEASE VICTOR PROFESSIONAL CENTER

16519 Victor St., Victorville, CA 92395



Unit 350 Floor Plan

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

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

OFFICE FOR LEASE VICTOR PROFESSIONAL CENTER

16519 Victor St., Victorville, CA 92395



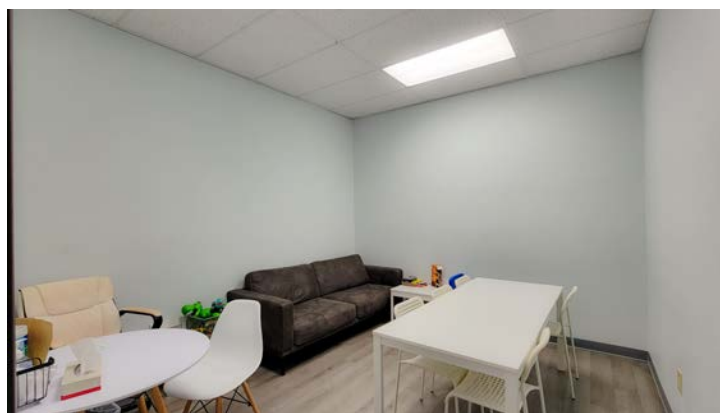
Unit 350 Entry



Unit 350



Unit 350



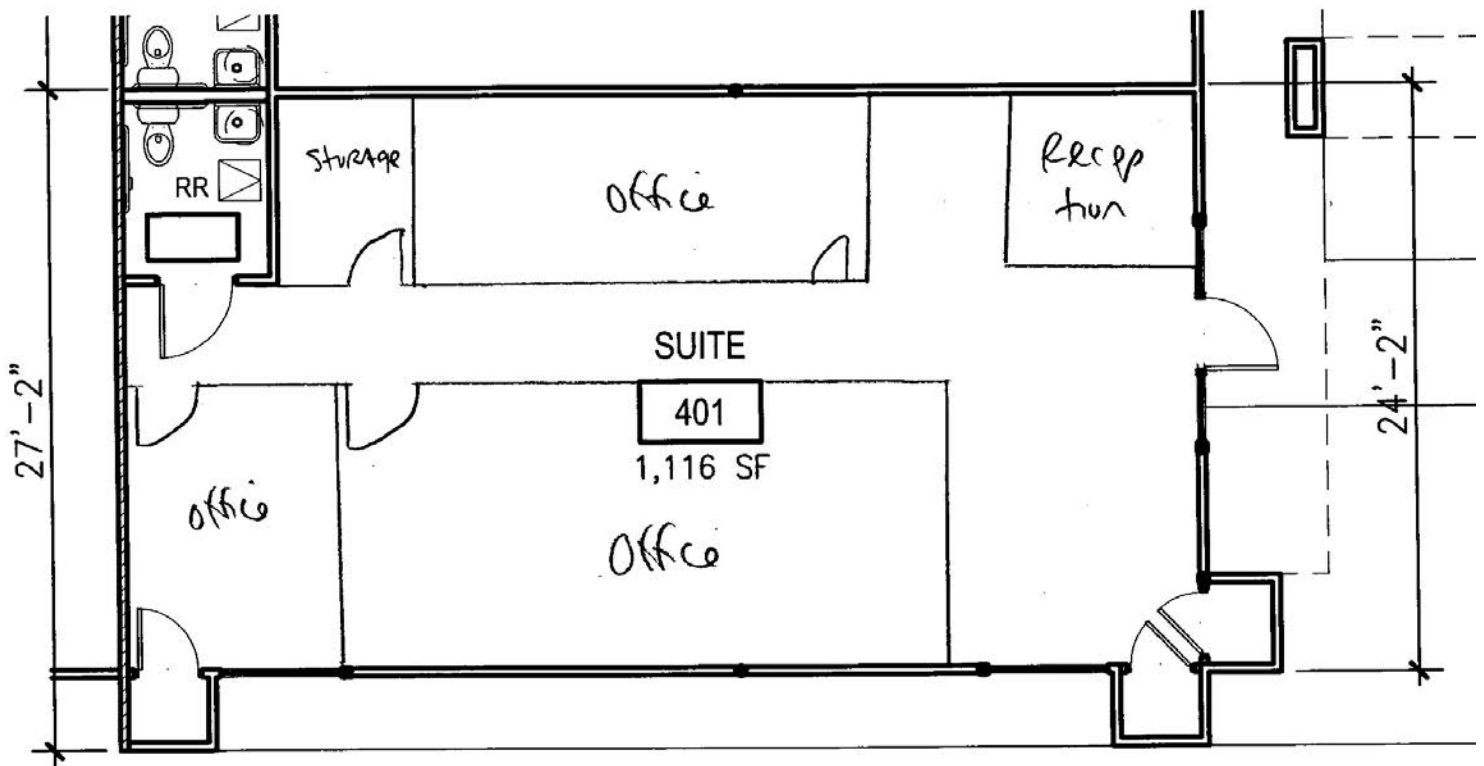
Unit 350

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

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

OFFICE FOR LEASE VICTOR PROFESSIONAL CENTER

16519 Victor St., Victorville, CA 92395



Unit 401 Floor Plan

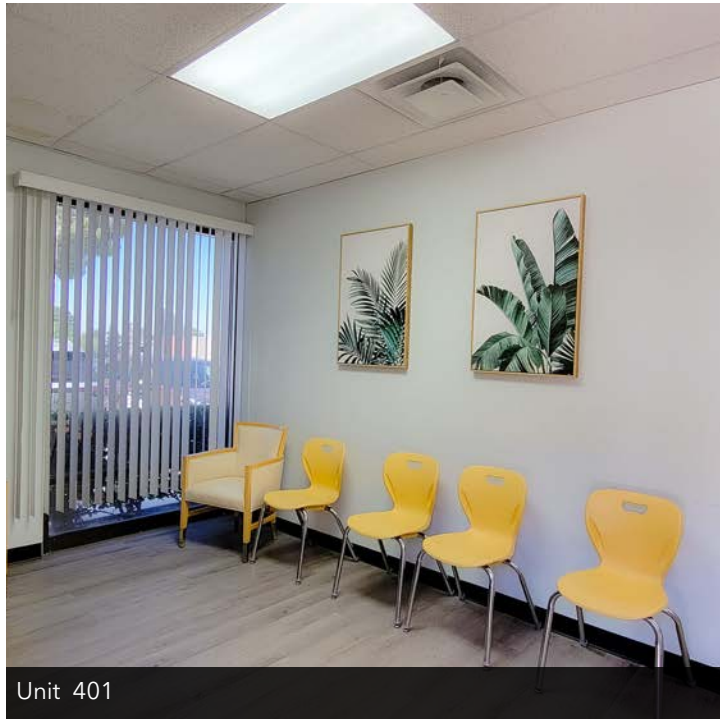
Paul A. Casilla
PCasilla@Lee-Associates.com
D 760.684.4541

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

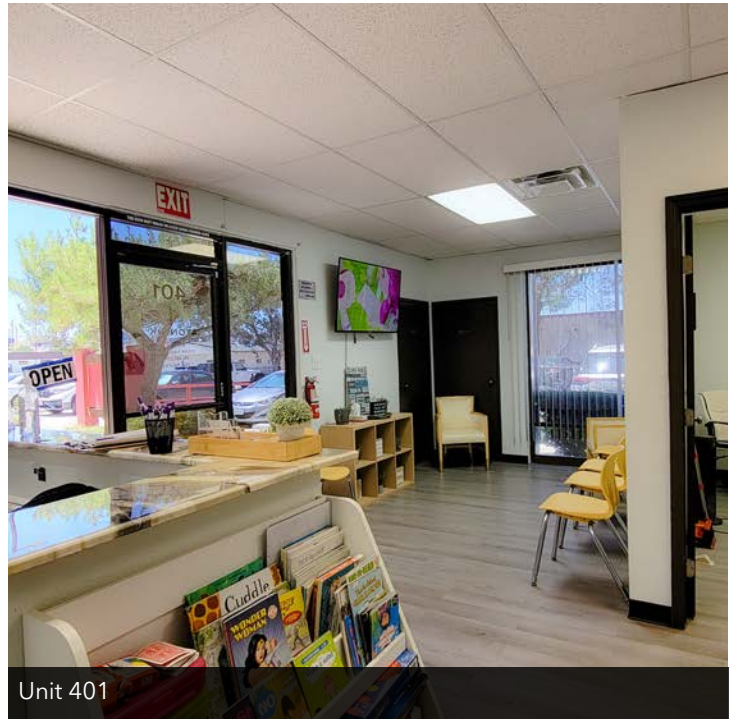
OFFICE FOR LEASE VICTOR PROFESSIONAL CENTER

16519 Victor St., Victorville, CA 92395

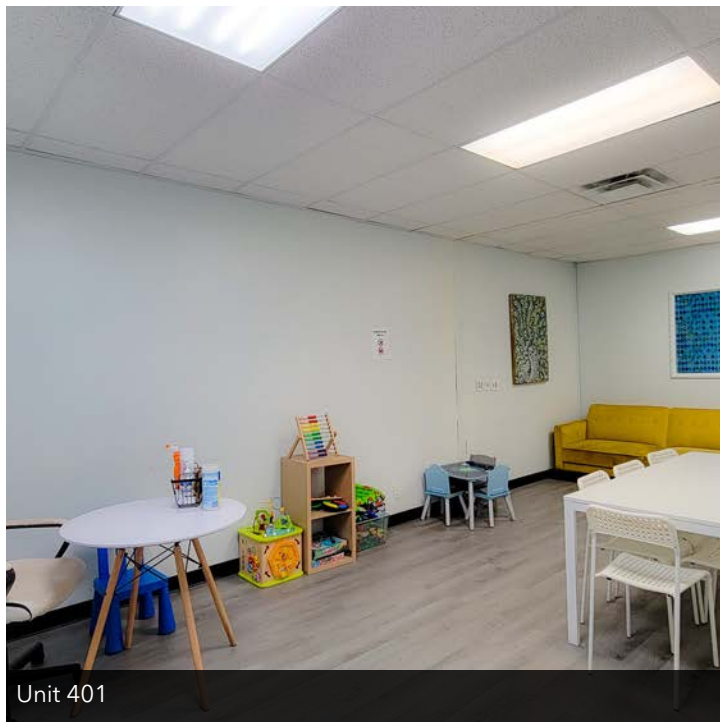
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



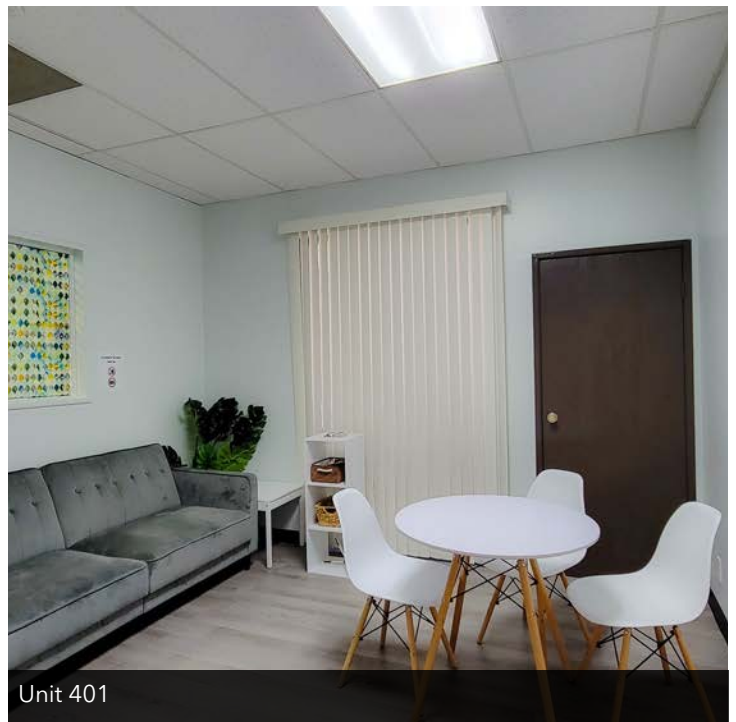
Unit 401



Unit 401



Unit 401



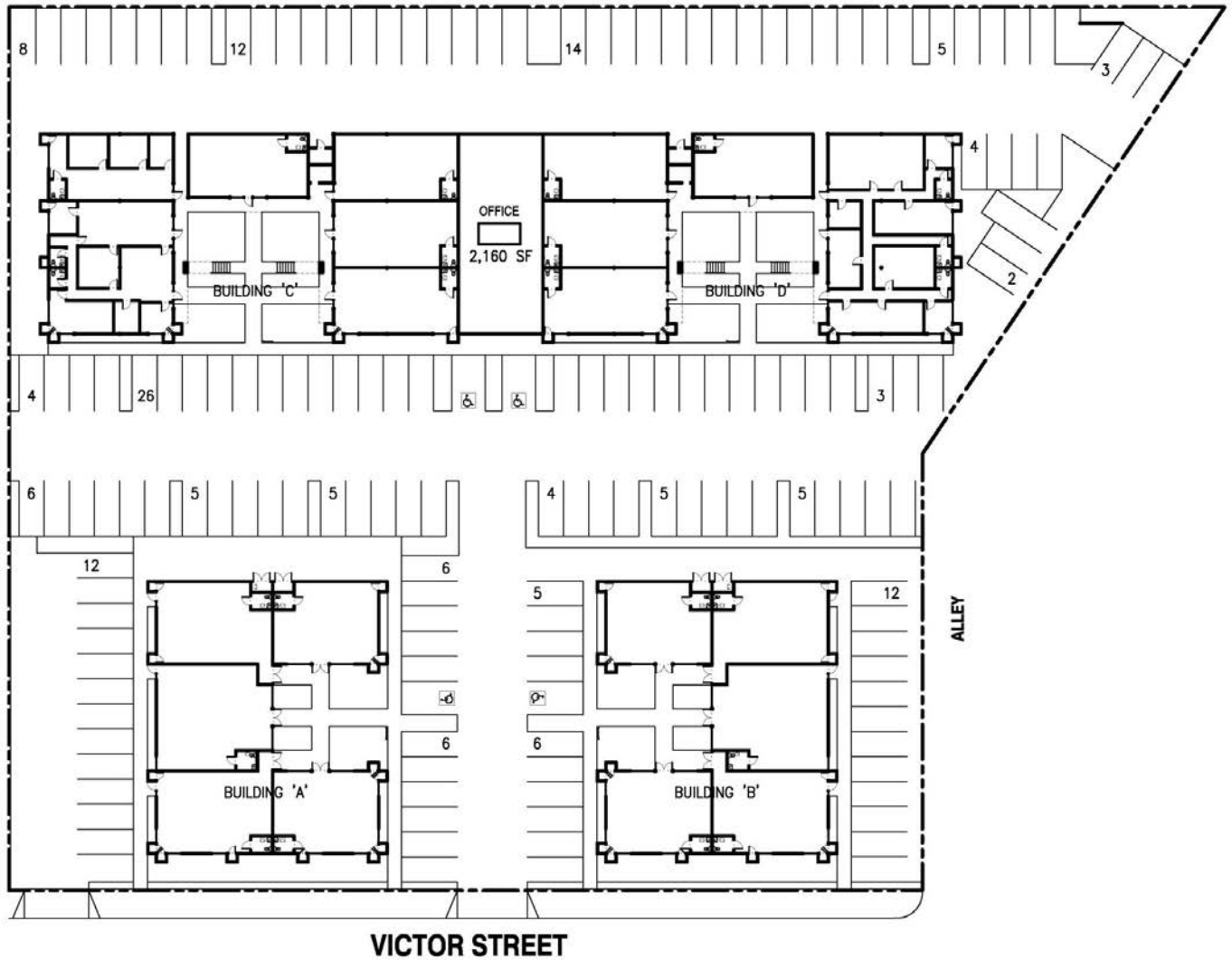
Unit 401

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

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

OFFICE FOR LEASE VICTOR PROFESSIONAL CENTER

16519 Victor St., Victorville, CA 92395



Site Plan

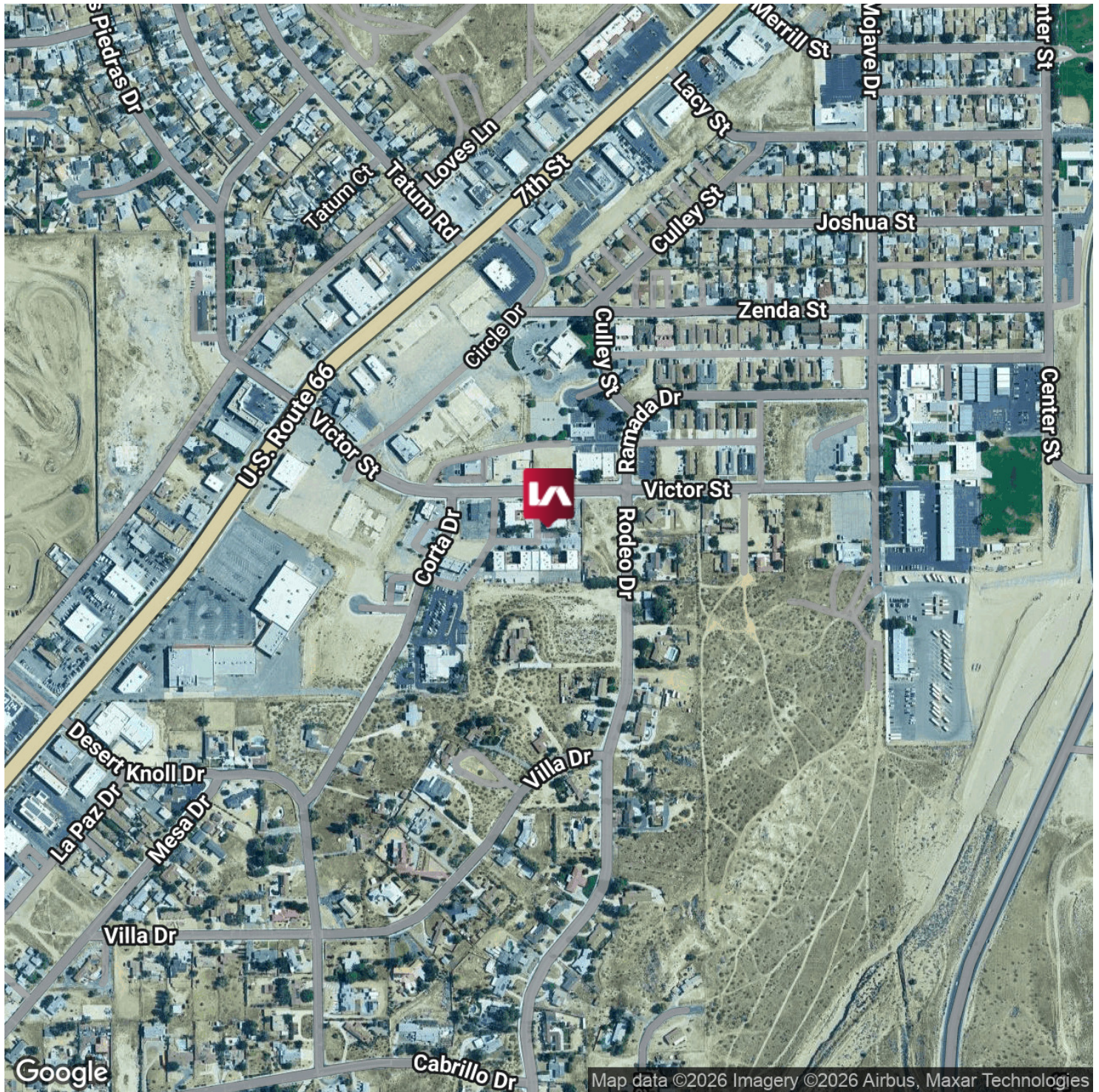
Paul A. Casilla
PCasilla@Lee-Associates.com
D 760.684.4541

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

OFFICE FOR LEASE VICTOR PROFESSIONAL CENTER

16519 Victor St. Victorville, CA 92395

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

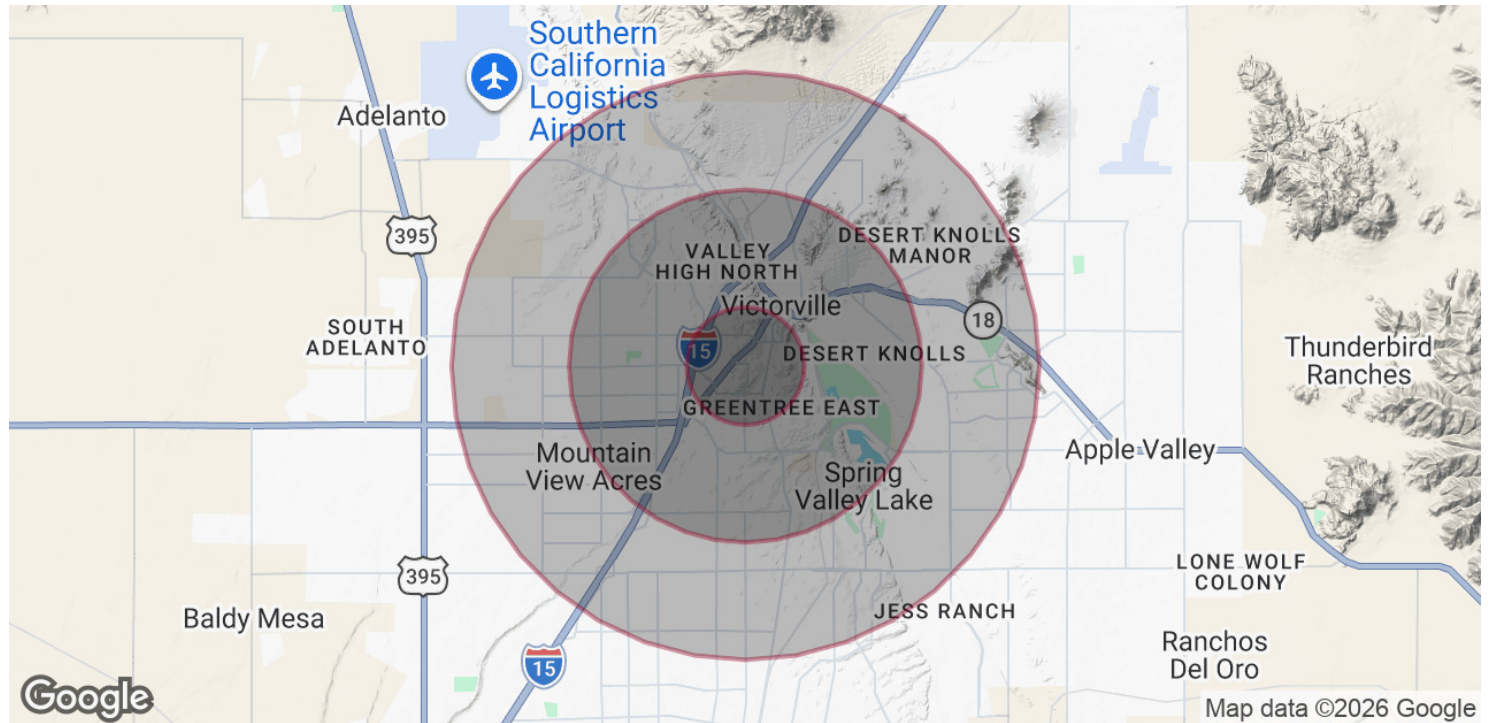


Paul A. Casilla
PCasilla@Lee-Associates.com
D 760.684.4541

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

OFFICE FOR LEASE VICTOR PROFESSIONAL CENTER

16519 Victor St. Victorville, CA 92395



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,920	67,746	156,018
Average Age	31.3	32.1	33.1
Average Age (Male)	27.9	29.6	30.5
Average Age (Female)	31.9	33.4	34.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,658	21,101	46,377
# of Persons per HH	3.4	3.2	3.4
Average HH Income	\$61,743	\$88,565	\$92,594
Average House Value	\$235,250	\$330,464	\$367,733

2023 American Community Survey (ACS)

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

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.