



OFFICE BUILDING FOR LEASE
15260 ANACAPA RD.
VICTORVILLE, CA 92392

9327 Fairway View Place, Suite 300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com

Presented By:

TONY M. GUGLIELMO, CCIM

909.786.4302
tony@alliedcre.com
CalDRE #01301532

BILL FAULKNER

909.578.8233
bill@alliedcre.com
CalDRE #02068702

ALLIED 
COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$1.30 SF/month (MG)
Building Size:	16,768 SF
Available SF:	5,200 SF
Year Built:	1986
Zoning:	Industrial

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PROPERTY OVERVIEW

Beautiful two story 5,200 square feet of private office space with a full kitchen and two restrooms. Available suites are labeled Ste A8, A9, A10, A11, A12. Ample private and gated parking designated for the unit. It has three private offices upstairs along with open flex bullpen areas. The offices downstairs can be used for retail or opened up to create an open automotive concept for repairs. This unit has nice tile flooring along with commercial grade carpet. This space would be perfect for any professional office uses.

PROPERTY HIGHLIGHTS

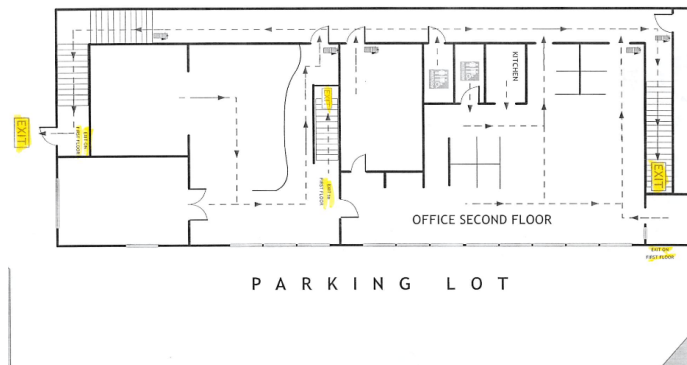
- 5 private offices
- Full kitchen
- Plenty of secured parking
- Retail and Industrial uses
- No HOA's
- Centrally located near the 15 freeway



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ADDITIONAL PHOTOS



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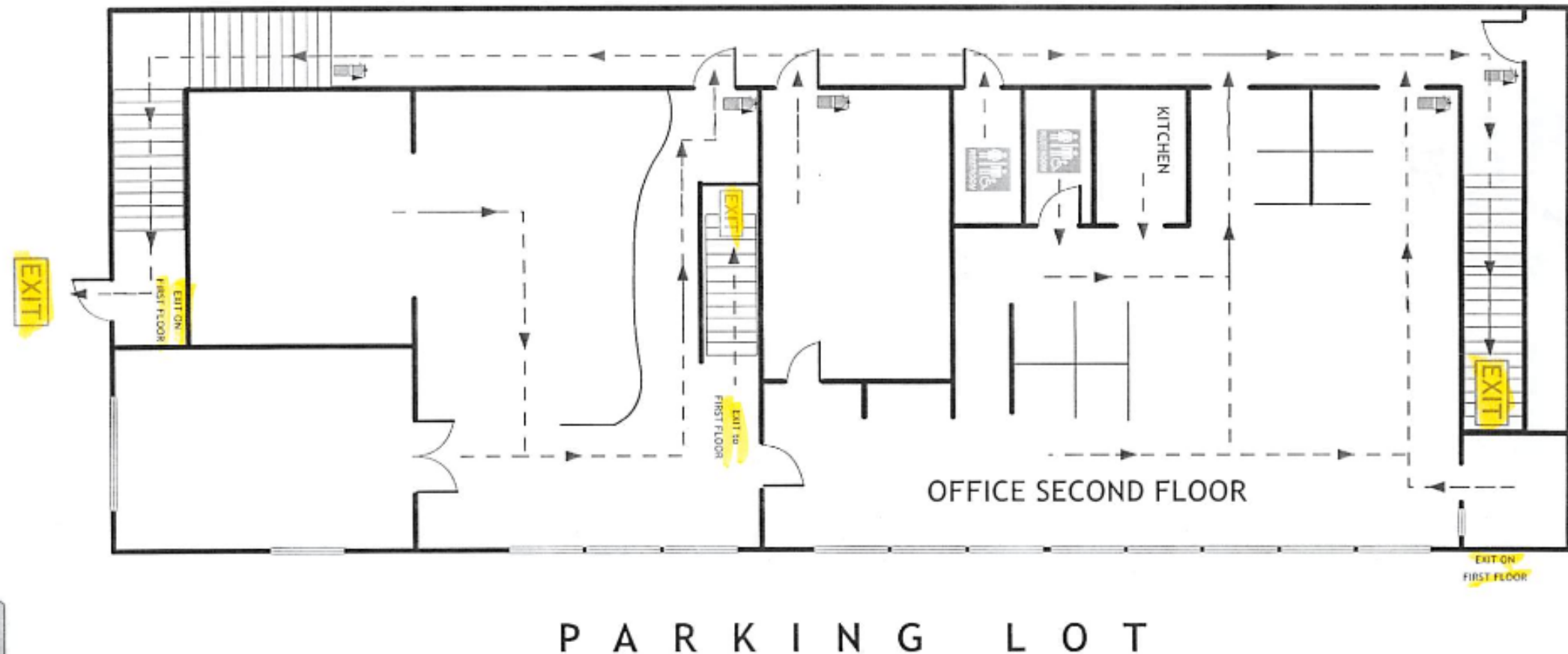


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FLOOR PLAN



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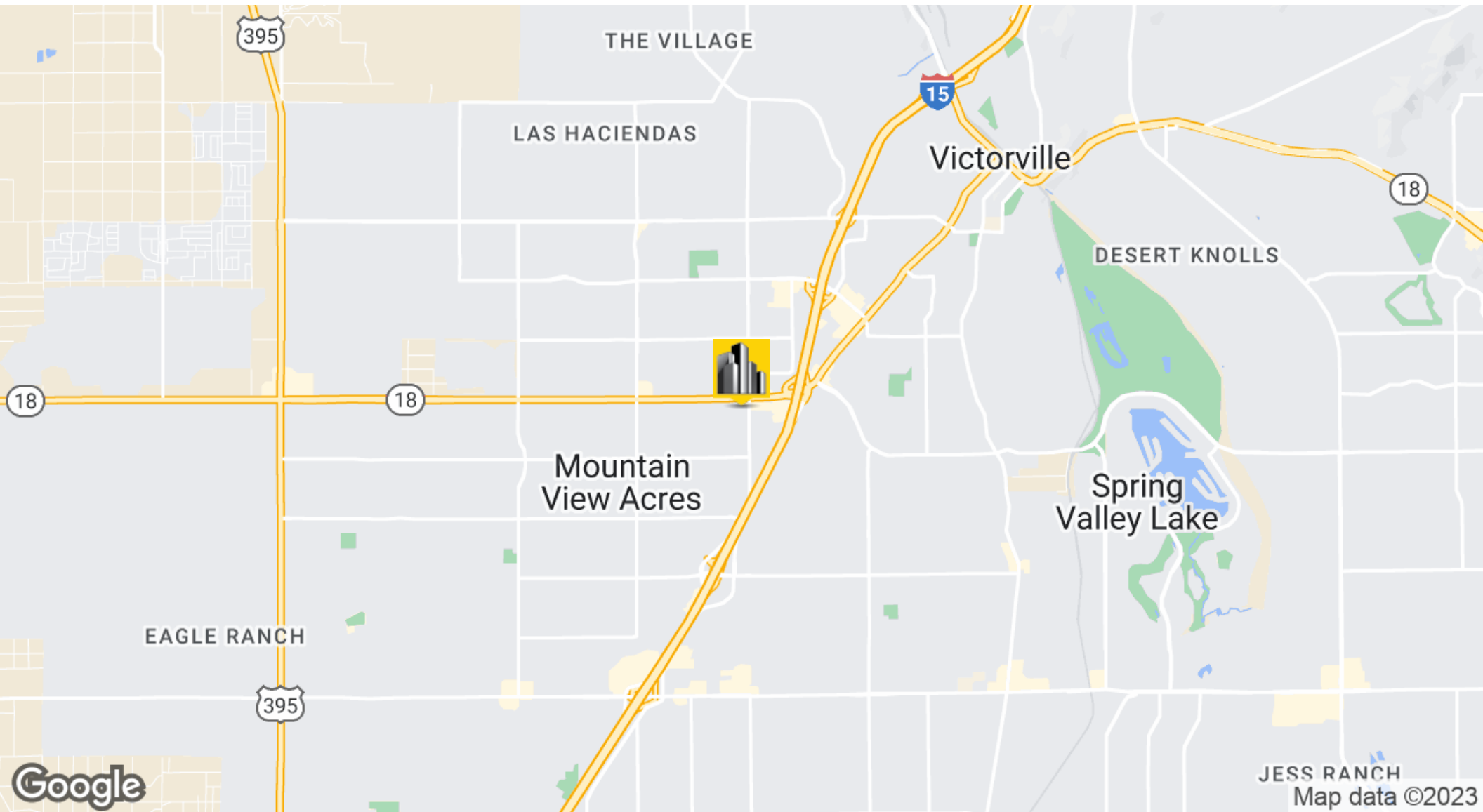
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LOCATION MAP



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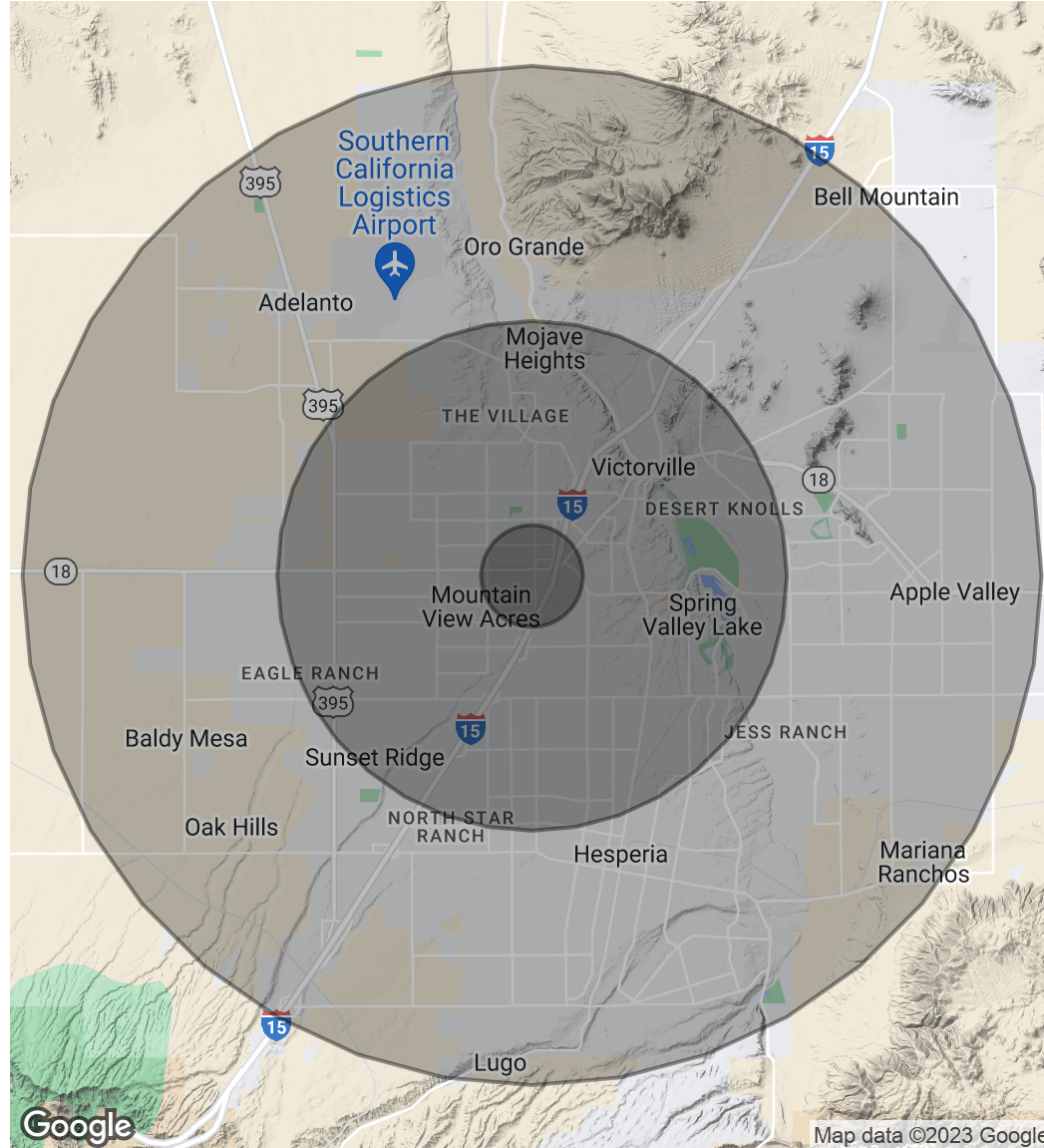
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,347	167,172	342,991
Average Age	29.6	31.7	32.9
Average Age (Male)	29.0	29.8	31.7
Average Age (Female)	28.6	33.2	34.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,418	50,718	104,742
# of Persons per HH	2.7	3.3	3.3
Average HH Income	\$51,679	\$69,421	\$68,554
Average House Value	\$105,669	\$229,072	\$240,581

RACE	1 MILE	5 MILES	10 MILES
Total Population - White	5,560	102,493	227,814
Total Population - Black	1,502	23,164	37,863
Total Population - Asian	623	6,402	10,850
Total Population - Hawaiian	21	235	564
Total Population - American Indian	11	1,685	3,000
Total Population - Other	636	17,166	31,225

* Demographic data derived from 2020 ACS - US Census



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