

SMALL OFFICE FOR LEASE - PRIME COURTHOUSE LOCATION  
**THE CONTINENTAL BUILDING UNIT #6**

14420 Civic Dr #6, Victorville, CA 92392



#### ECONOMIC DATA

**LEASE RATE:** \$1,275 Per Month

#### PROPERTY INFORMATION

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

#### BUILDING DATA

**TOTAL BUILDING SF:** 9,492 SF  
**YEAR BUILT:** 1989  
**ZONING:** SP

#### LISTING DATA

**AVAILABLE SF:** ±850 SF

#### PROPERTY OVERVIEW

Position your business in the hub of the High Desert's administrative district. These small office spaces offer convenience, visibility, and a professional environment.

#### PROPERTY HIGHLIGHTS

- Centrally located with direct I-15 access
- Across the street from courthouse & administrative offices
- Small office suites ideal for solo professionals or small teams
- Ample on-site parking
- Close to thriving professional and government services

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**LEASE INFORMATION**

Lease Type: MG Lease Term: Negotiable  
Total Space: 850 SF Lease Rate: \$1,275.00 per month

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
#6	Available	850 SF	Modified Gross	\$1,275 per month	Unit #6 is an ±850 square foot upstairs suite featuring three private offices, a welcoming waiting room, and a dedicated reception area. The layout is well-suited for professional or administrative use, offering both functionality and privacy. The unit is available for lease at \$1,275 per month.  Perfect For: Attorneys, accountants, consultants, real estate agents, and small businesses.

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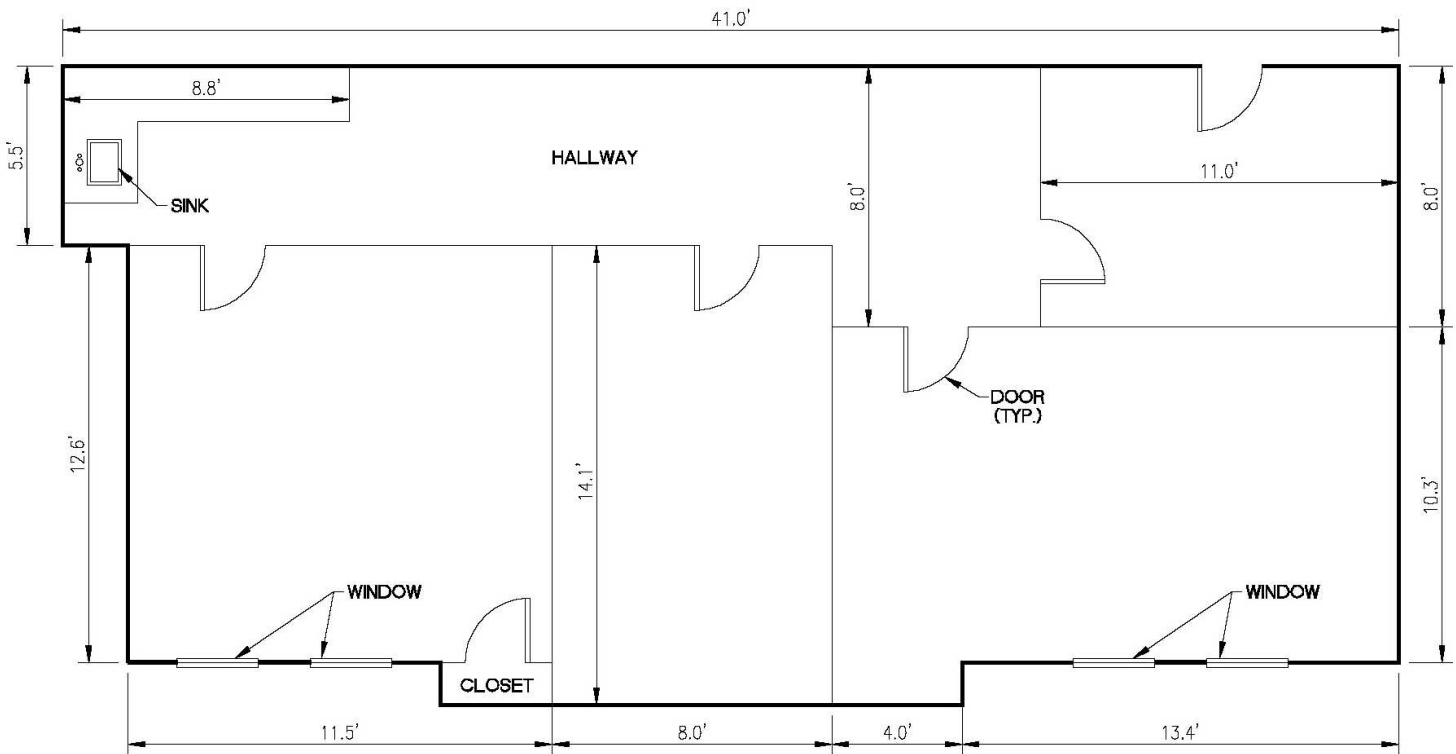


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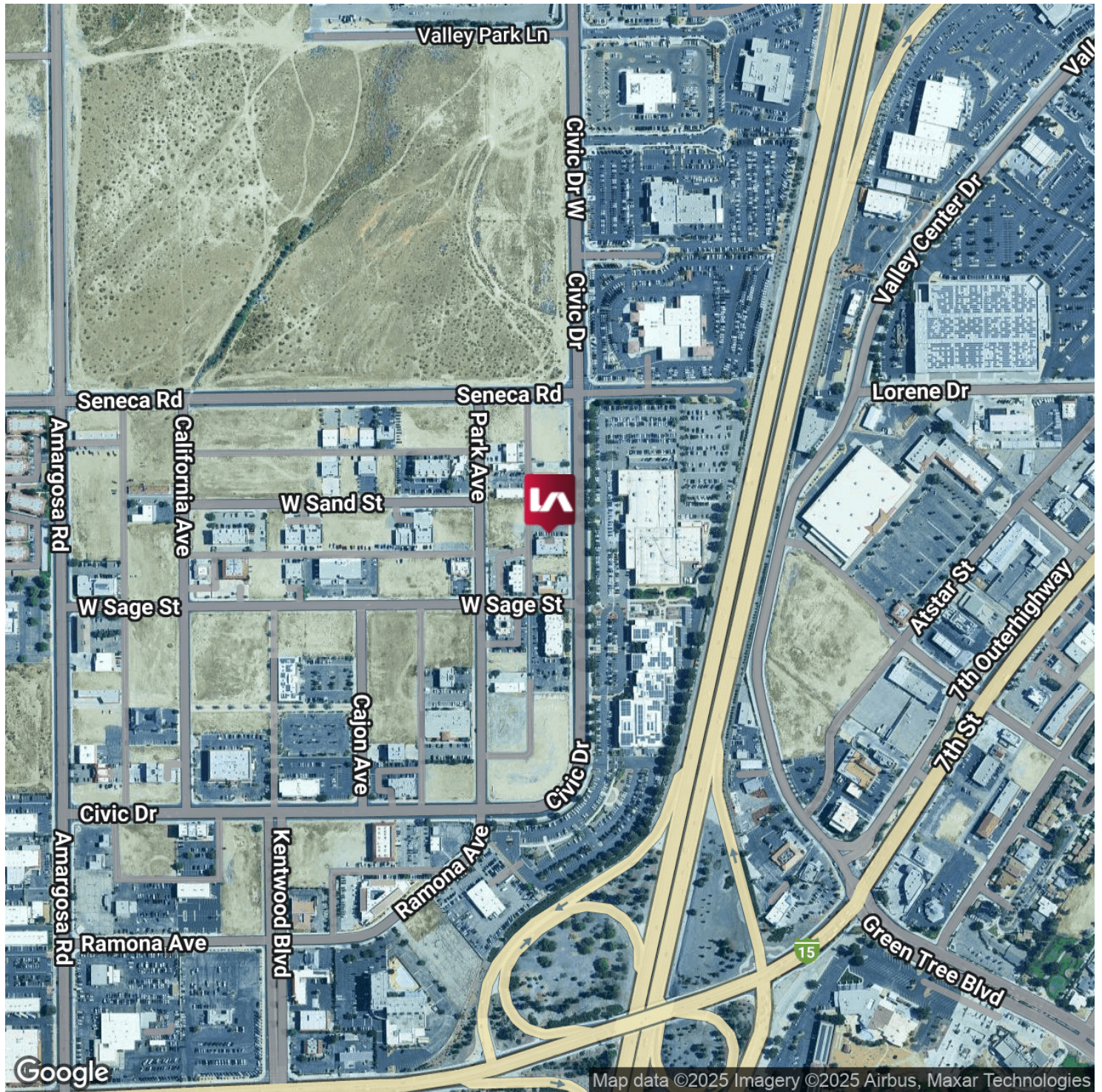
## Unit 6 Floor Plan

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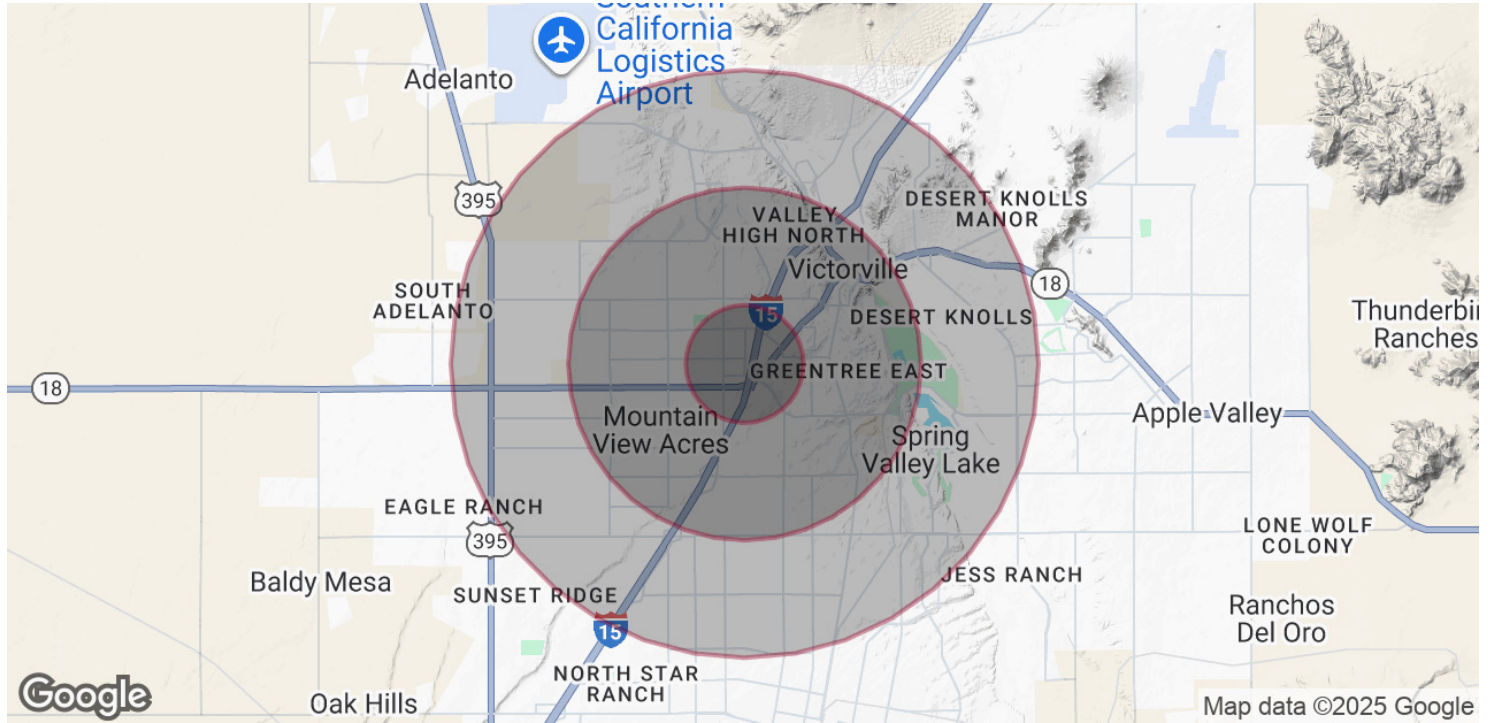


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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	10,262	69,284	138,883
Average Age	28.0	28.0	29.3
Average Age (Male)	25.6	26.6	28.5
Average Age (Female)	30.3	29.7	30.5

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,391	20,810	41,178
# of Persons per HH	3.0	3.3	3.4
Average HH Income	\$44,357	\$53,528	\$59,695
Average House Value	\$226,109	\$225,915	\$256,645

2020 American Community Survey (ACS)

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