

HISTORIC OFFICE/RETAIL SUITES FOR LEASE 20600 US HWY 18

Apple Valley, CA 92307



ECONOMIC DATA

LEASE RATE: \$1,350.00 - 1,500.00 per month (MG)

PROPERTY INFORMATION

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

BUILDING DATA

TOTAL BUILDING SF: 64,784 SF
ZONING: General Commercial

LISTING DATA

AVAILABLE SF: 875 - 900 SF

PROPERTY OVERVIEW

Step into a piece of history with office spaces at the iconic Apple Valley Inn, located in the heart of Apple Valley, CA. This historic landmark, once a popular getaway for Hollywood legends such as Bob Hope, Marilyn Monroe, John Wayne, and Richard Nixon, is now transforming into a vibrant hub for small businesses.

With its distinctive architecture and central location, the Apple Valley Inn offers a unique blend of old-world charm and modern convenience. Whether you're launching a startup, expanding your practice, or seeking a distinctive setting for your business, these office spaces provide a memorable and inspiring environment.

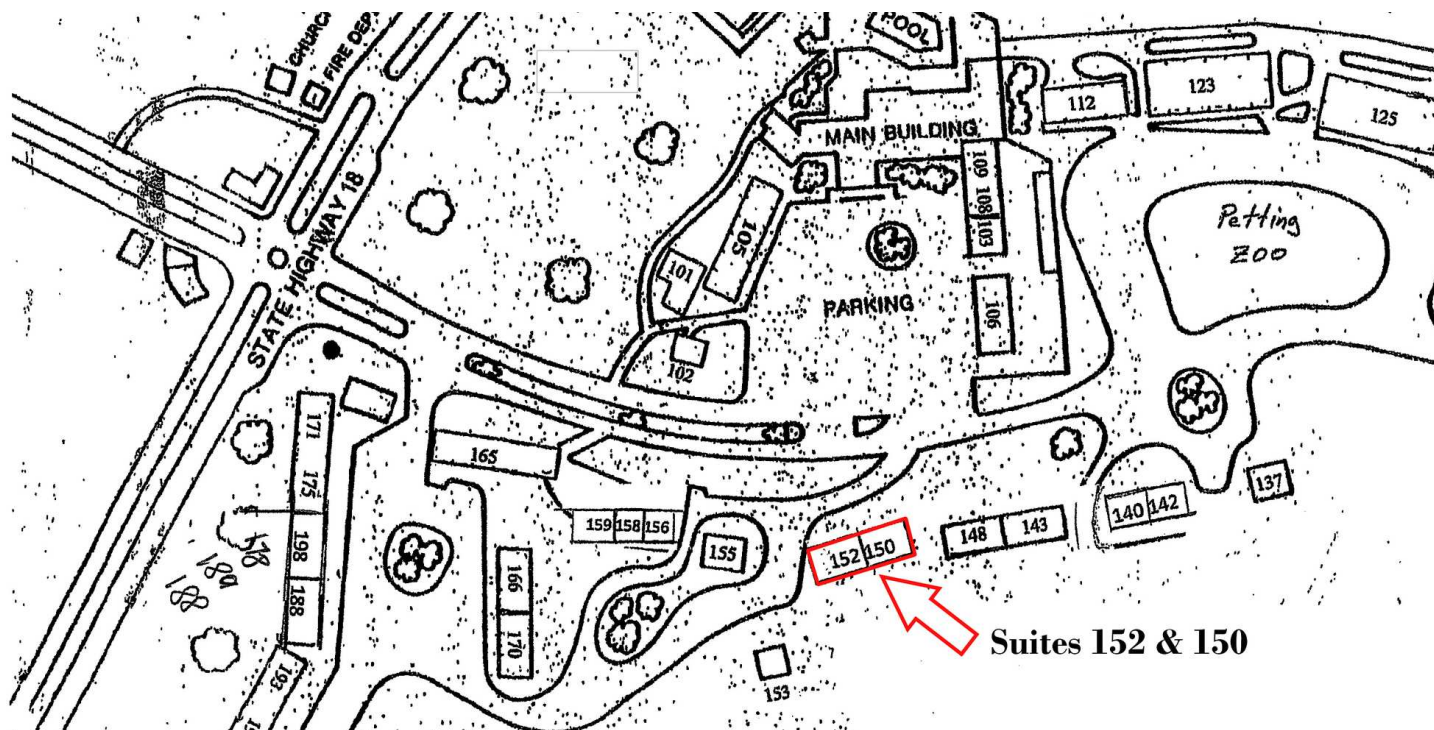
Join a diverse community of professionals in this dynamic, historically-rich building, and enjoy the benefits of being situated in the town's thriving business district. With easy access to local amenities and the enduring allure of its storied past, the Apple Valley Inn is the perfect place for businesses that appreciate character, history, and a central, accessible location.

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Suites 152 & 150

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	875 - 900 SF	Lease Rate:	\$1,350.00 - \$1,500.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
20600 US HWY 18 Suite 150	Available	900 SF	Modified Gross	\$1,350 per month	This ±900 square foot unit includes four offices, a reception area, and two restrooms, making it ideal for professional office users such as real estate, insurance, law firms, counseling practices, engineering firms, architects, and more.
20600 US HWY 18 Suite 152	Available	875 SF	Modified Gross	\$1,500 per month	This ±875 square foot unit includes a reception/waiting area, a kitchenette with plenty of storage, one restroom, and a spacious open area, making it an ideal space for a barbershop or salon.

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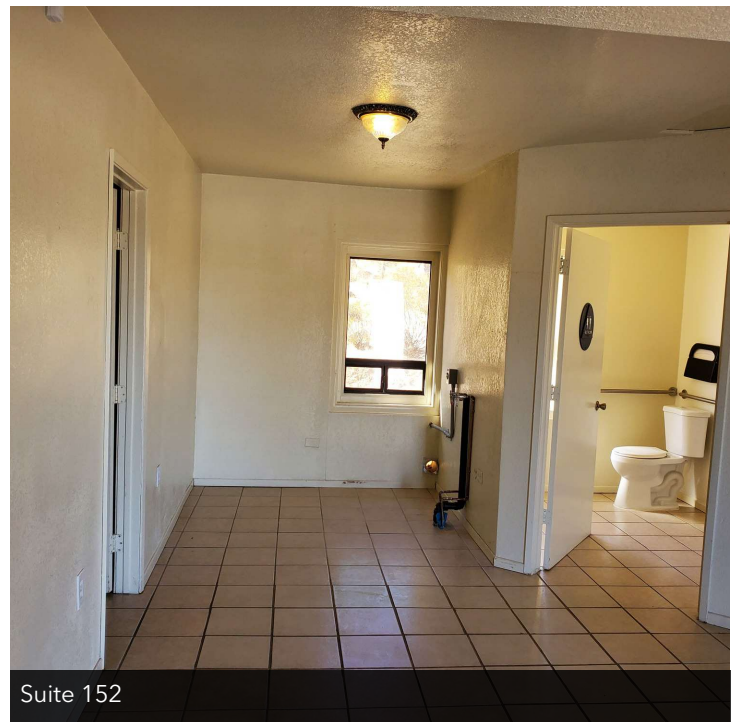
Suite 152



Suite 152



Suite 152



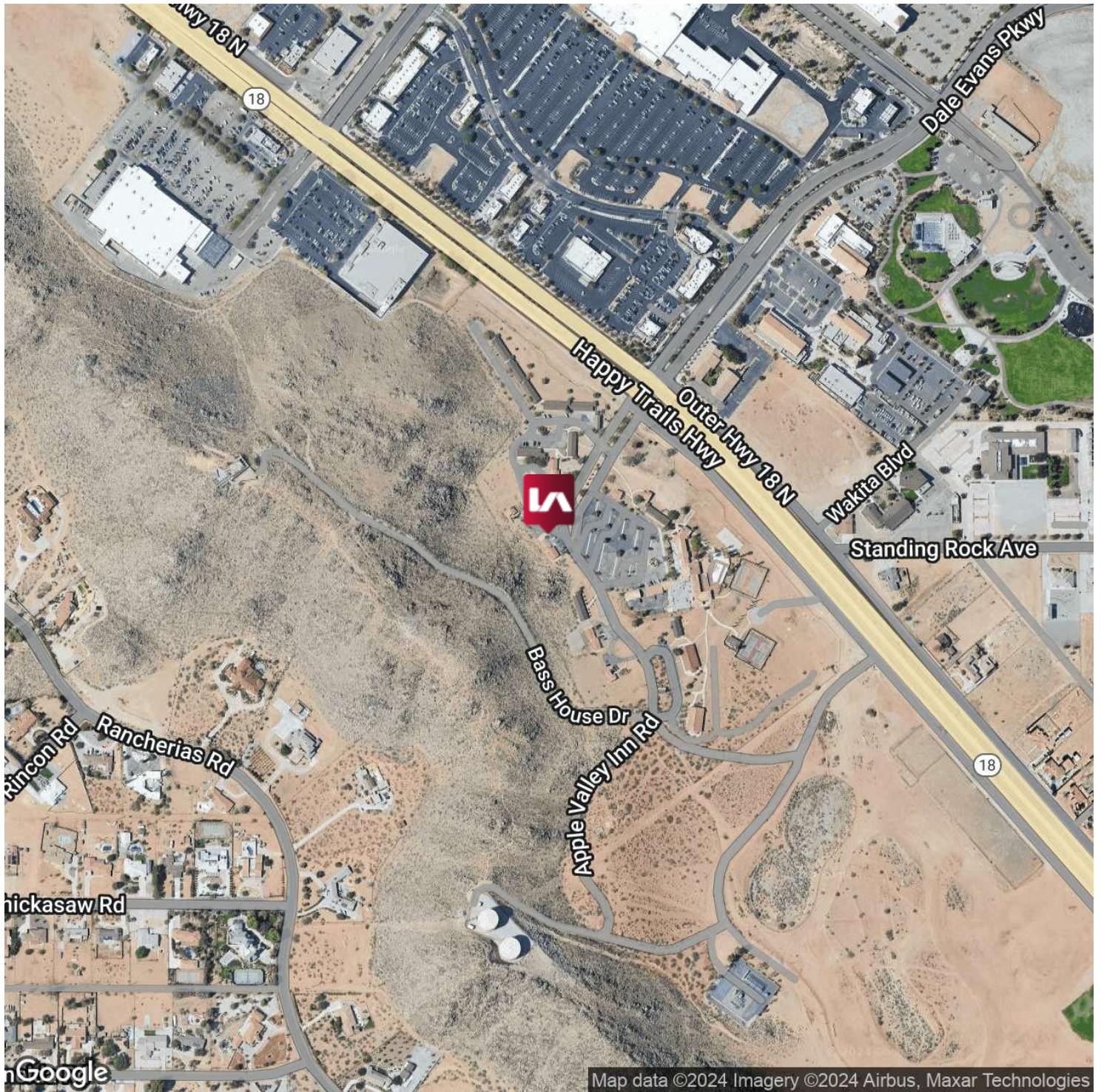
Suite 152

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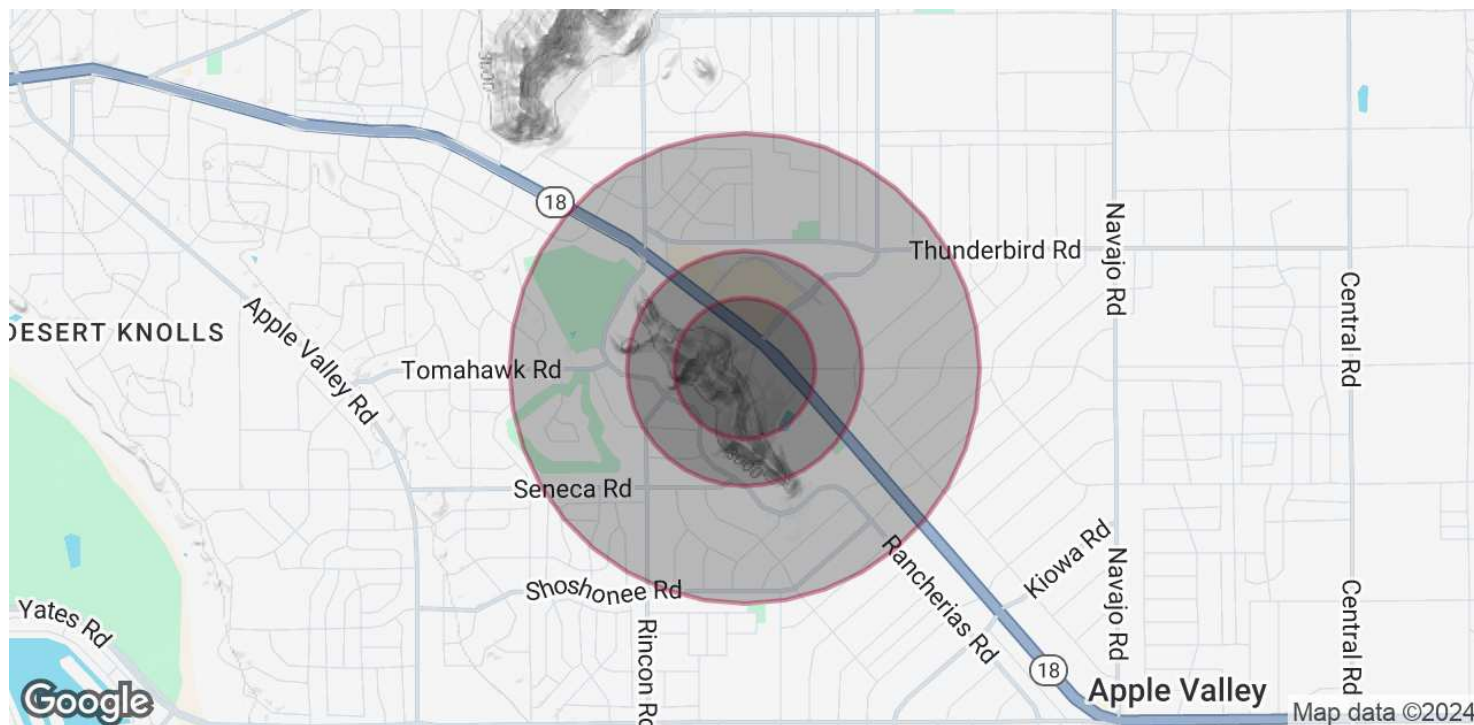


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	117	564	4,872
Average Age	40	39	38
Average Age (Male)	39	38	37
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	36	172	1,527
# of Persons per HH	3.3	3.3	3.2
Average HH Income	\$83,879	\$77,870	\$85,208
Average House Value	\$441,281	\$418,403	\$439,929

Demographics data derived from AlphaMap

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