



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

9327 Fairway View Pl., #300 // Rancho Cucamonga, CA 91730 // 909.786.4300 // alliedcommercialrealestate.com

Presented By:

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ALLIED 
COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$.62 1/2 SF/month (MG)
Building Size:	16,768 SF
Available SF:	4,000 SF
Year Built:	1986
Zoning:	Industrial

PROPERTY OVERVIEW

Beautiful upstairs office with 4,000 square feet of privacy, 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 along with open flex bullpen areas. This unit has nice tile flooring along with commercial grade carpet. The office is outfitted with plenty of large windows to allow for natural lighting. This space would be perfect for any professional office uses. The landlord is open to many uses and negotiable on pricing. Now available at \$3,200 per month. The nicest office in the high desert at the best price, now just \$2,500 per month.

PROPERTY HIGHLIGHTS

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

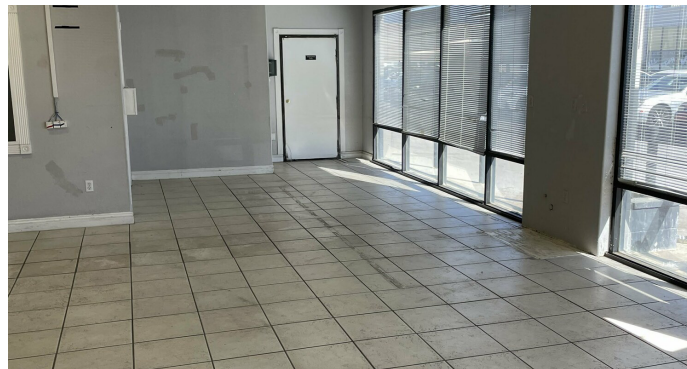
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ADDITIONAL PHOTOS



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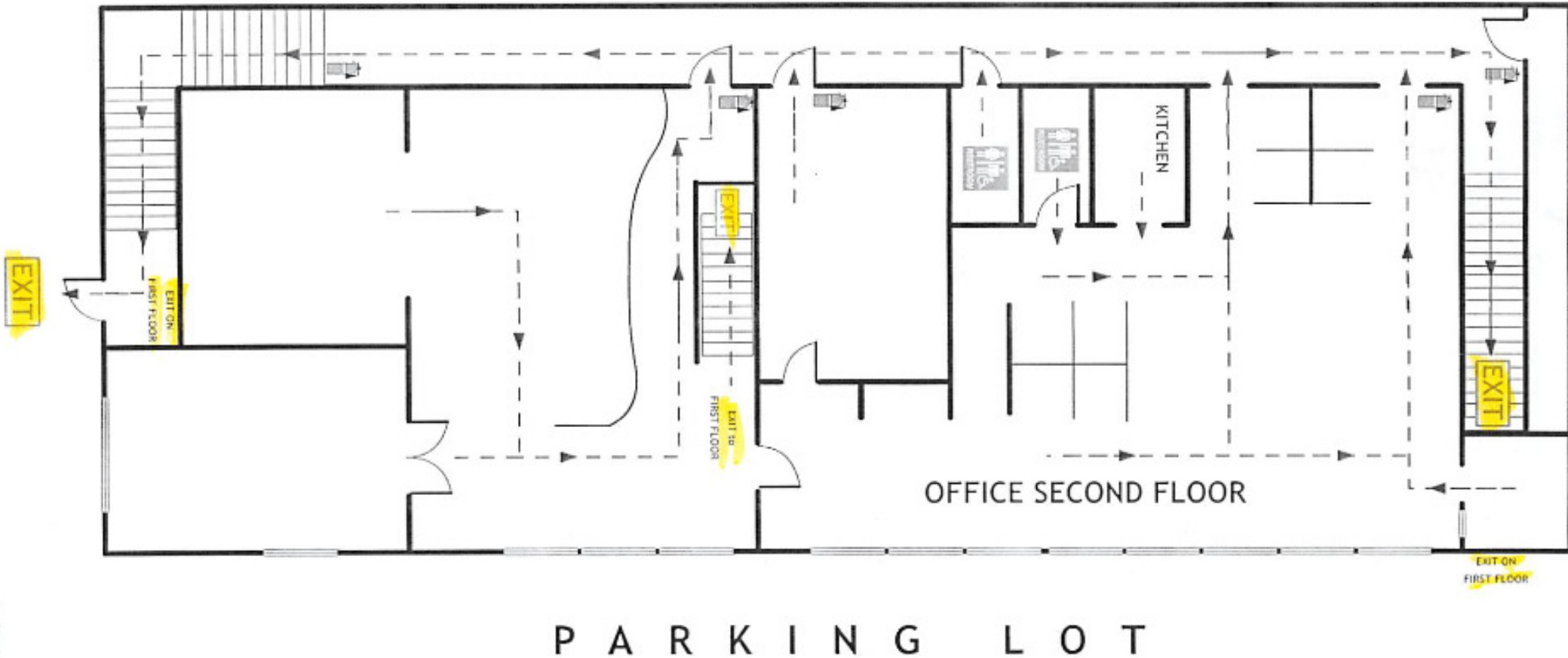
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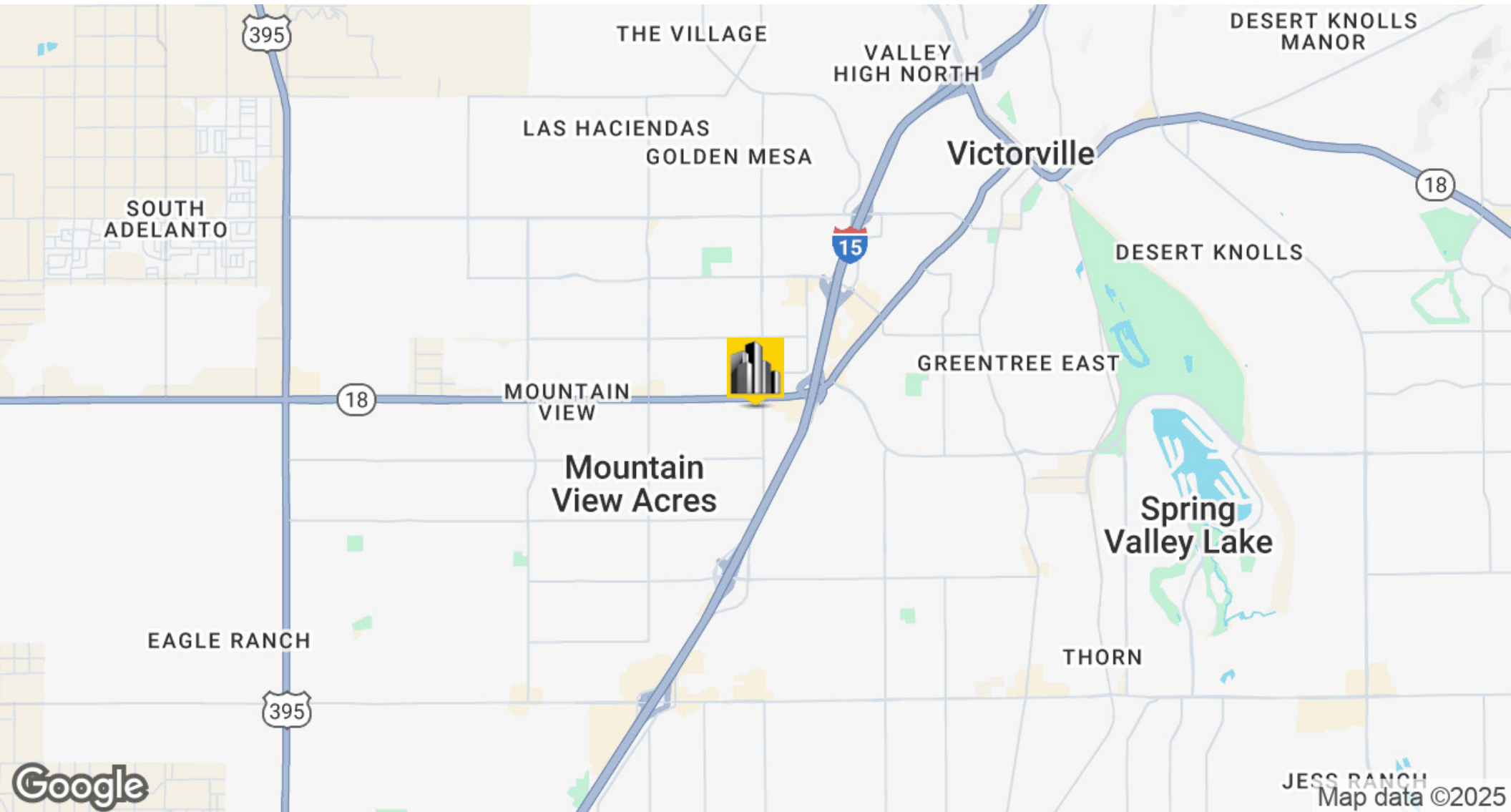
2ND FLOOR PLAN



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LOCATION MAP



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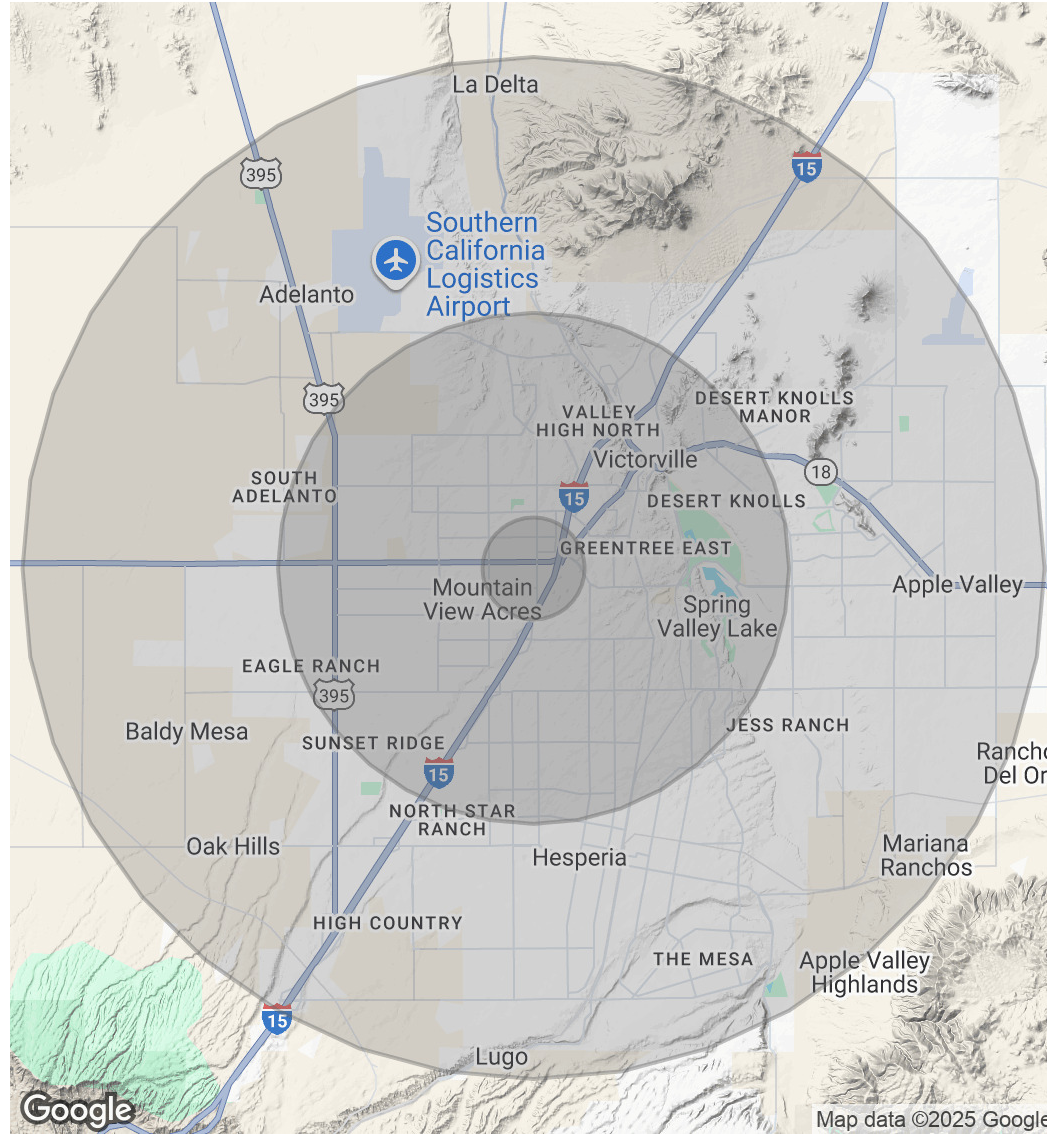
DEMOGRAPHICS MAP & REPORT

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

2020 American Community Survey (ACS)



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