

Office Building Available For Sale
1300 Bailey Ave., Needles, CA 92363



Asking Price: \$769,500

Property Features

- APN: 0185-233-69
- Bldg. Sq. Ft. ±7,695
- Year Built: 1992
- Lot Acreage: ±1.53 Acres
- Zoning: The property is currently zoned Two-Family with a proposed zoning change to Neighborhood Commercial
- Free-standing office space, formerly a county services building
- Features multiple private offices, conference rooms, break rooms, and restrooms.
- Strategically located in the heart of Needles, CA, directly across from Colorado River Medical Center
- Provides easy access to both Interstate 40 and Route 95
- Ideal location for various professional uses

LIC # 01057618

The
BRADCO
Companies
a commercial real estate company

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DRE LIC #00773589

P.O. Box 2710
Victorville, CA 92393

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Office Building Available For Sale

1300 Bailey Ave., Needles, CA 92363

DEMOGRAPHIC SUMMARY

1300 Bailey Ave, Needles, California, 92363
Ring of 1 mile

KEY FACTS

3,167

Population



1,306

Households

40.8

Median Age

\$35,335

Median Disposable Income

EDUCATION

17%

No High School Diploma



36%

High School Graduate



34%

Some College



12%

Bachelor's/Grad/Prof Degree

INCOME



\$39,460

Median Household Income



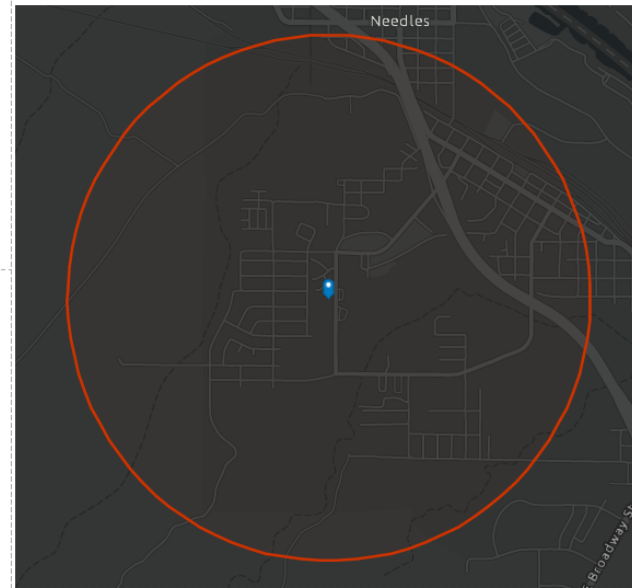
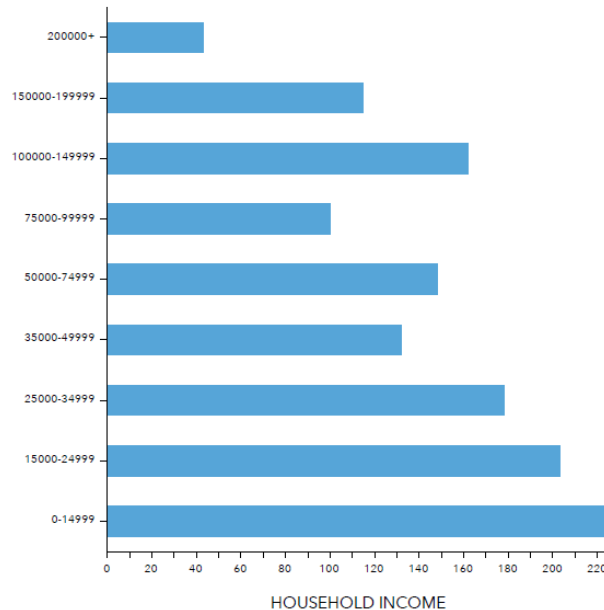
\$28,011

Per Capita Income



\$47,763

Median Net Worth



EMPLOYMENT



57%

White Collar



19%

Blue Collar



24%

Services

11.1%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2023, 2028.

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Office Building Available For Sale

1300 Bailey Ave., Needles, CA 92363



DEMOGRAPHIC SUMMARY

1300 Bailey Ave, Needles, California, 92363
Ring of 3 miles

KEY FACTS

6,986

Population



2,825

Households

44.7

Median Age

\$42,510

Median Disposable Income

EDUCATION

14%

No High School Diploma



40%

High School Graduate



32%

Some College



14%

Bachelor's/Grad/Prof Degree

INCOME



\$50,120

Median Household Income



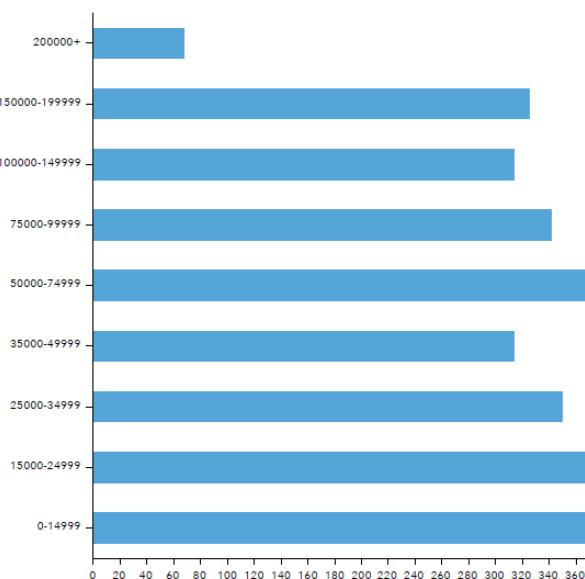
\$29,602

Per Capita Income

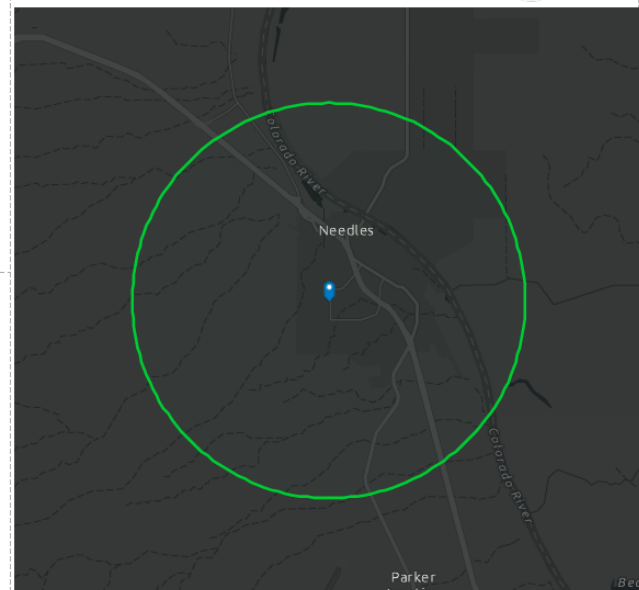


\$102,672

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



51%

White Collar



23%

Blue Collar



26%

Services

9.4%

Unemployment Rate

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Office Building Available For Sale

1300 Bailey Ave., Needles, CA 92363



DEMOGRAPHIC SUMMARY

1300 Bailey Ave, Needles, California, 92363

Ring of 5 miles

KEY FACTS

8,713

Population



3,532

Households

44.7

Median Age

\$45,410

Median Disposable Income

EDUCATION

14%

No High School Diploma



40%

High School Graduate



34%

Some College



13%

Bachelor's/Grad/Prof Degree

INCOME



\$52,957

Median Household Income



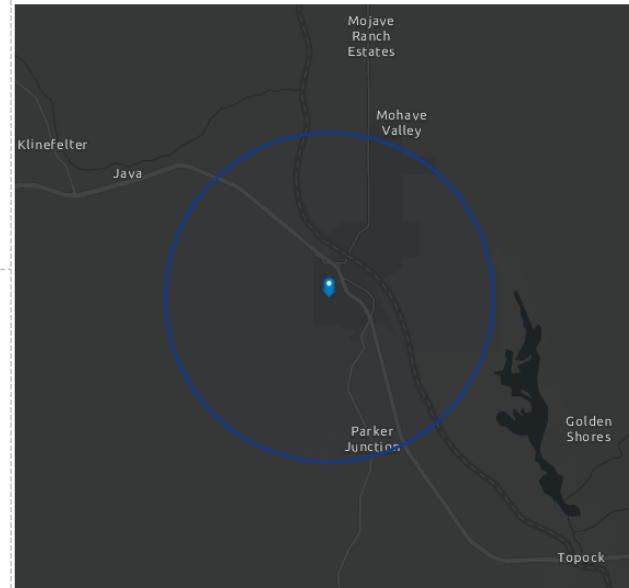
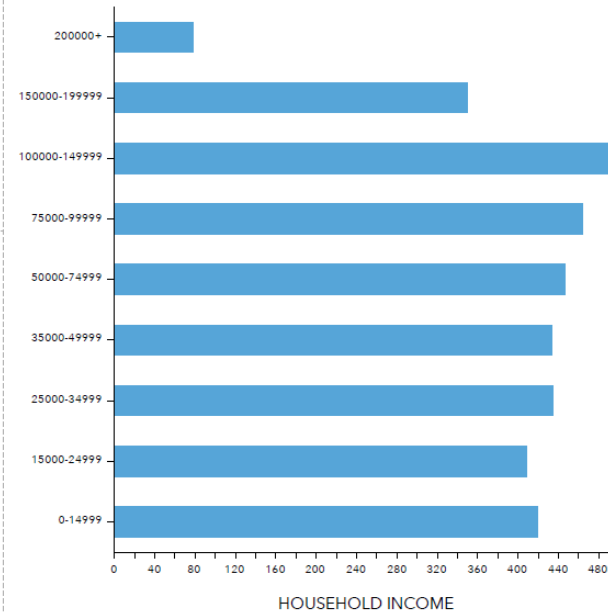
\$29,823

Per Capita Income



\$126,195

Median Net Worth



EMPLOYMENT



48%

White Collar



29%

Blue Collar



23%

Services

8.4%

Unemployment Rate

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