

# OFFICE BUILDING FOR LEASE

RARE INLAND EMPIRE NORTH OFFICE BUILDING – FOR LEASE AT \$1.10 PSF NNN

13875 Park Ave, Victorville, CA 92392



## ECONOMIC DATA

**LEASE RATE:** \$1.10 SF/month (NNN)

## PROPERTY INFORMATION

**COUNTY:** San Bernardino

**MARKET:** Inland Empire North

**SUBMARKET:** High Desert

## BUILDING DATA

**YEAR BUILT:** 1973

**ZONING:** C-2

## PROPERTY OVERVIEW

Seize this rare opportunity to secure a premier office building located in the financial hub of the Inland Empire North. This ±10,859 SF administrative office property is strategically positioned just off the I-15 freeway, ensuring excellent accessibility and visibility. This building combines professional design, functional layouts, and convenient access—perfect for a corporate headquarters, financial services, or administrative operations. With ample parking, a large break room, and modern amenities, this is an opportunity not to be missed.

## PROPERTY HIGHLIGHTS

- ±10,859 SF of flexible office space
- Multiple large private offices + spacious work area
- Large break room for staff convenience
- Recently updated, ADA-compliant restrooms
- Abundant on-site parking, including shaded/covered spaces
- Multiple entry points - ideal for separating staff and client access
- Located directly on the I-15 freeway with monument signage availability
- Central location near major business and retail corridors
- Asking Rate: \$1.10 PSF NNN

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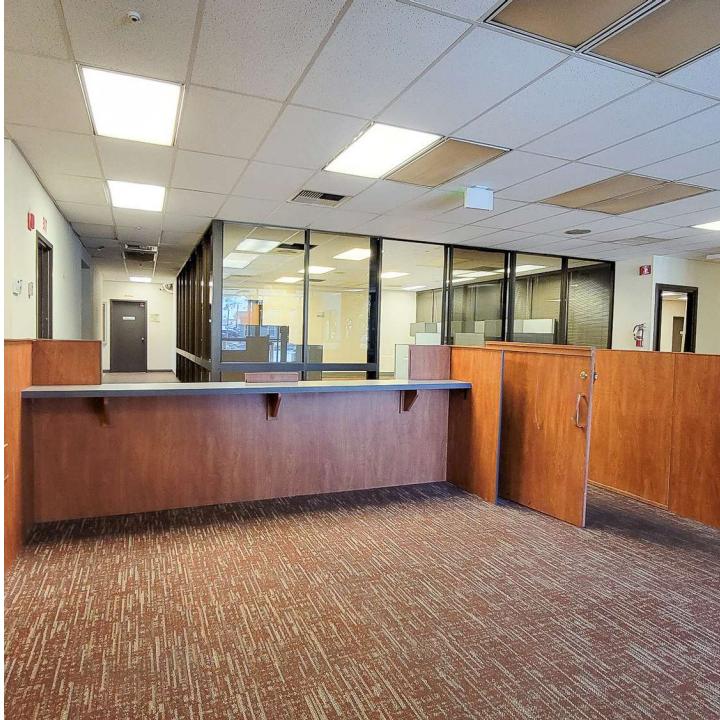
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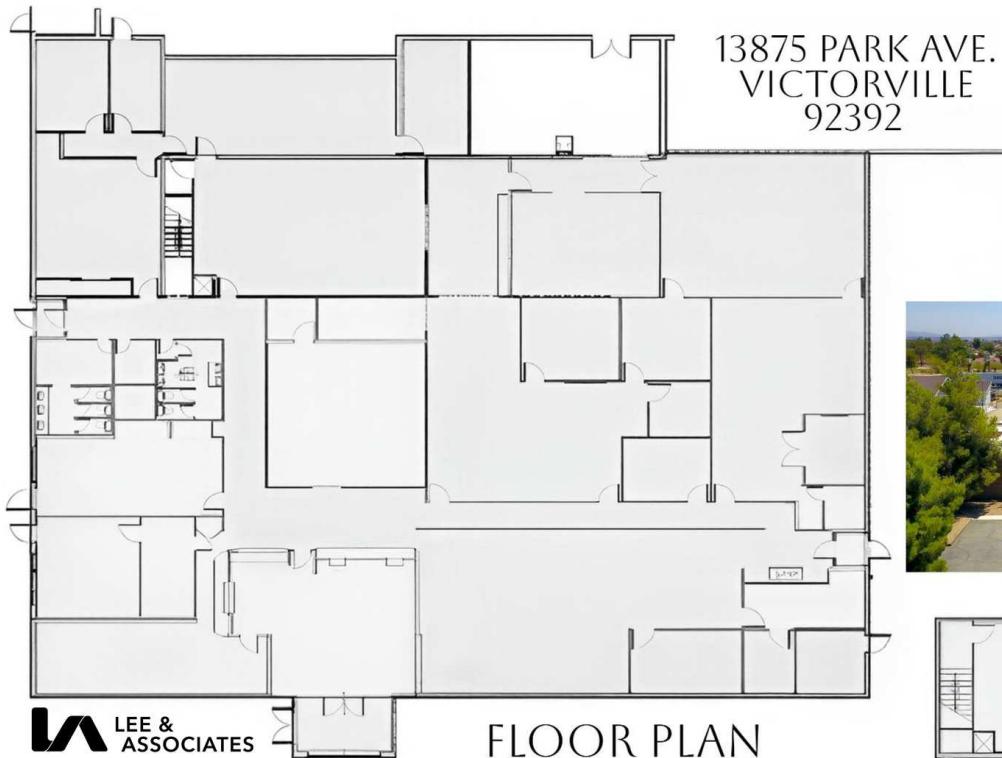
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2ND FLOOR



13875 PARK AVE.  
VICTORVILLE  
92392

## ECONOMIC DATA:

COUNTY: SAN BERNARDINO  
MARKET: INLAND EMPIRE NORTH  
SUBMARKET: HIGH DESERT  
TOTAL BUILDING SF: ±10,859SF  
LEASE RATE: \$1.10 PSF NNN

## Floor Plan

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## Parking

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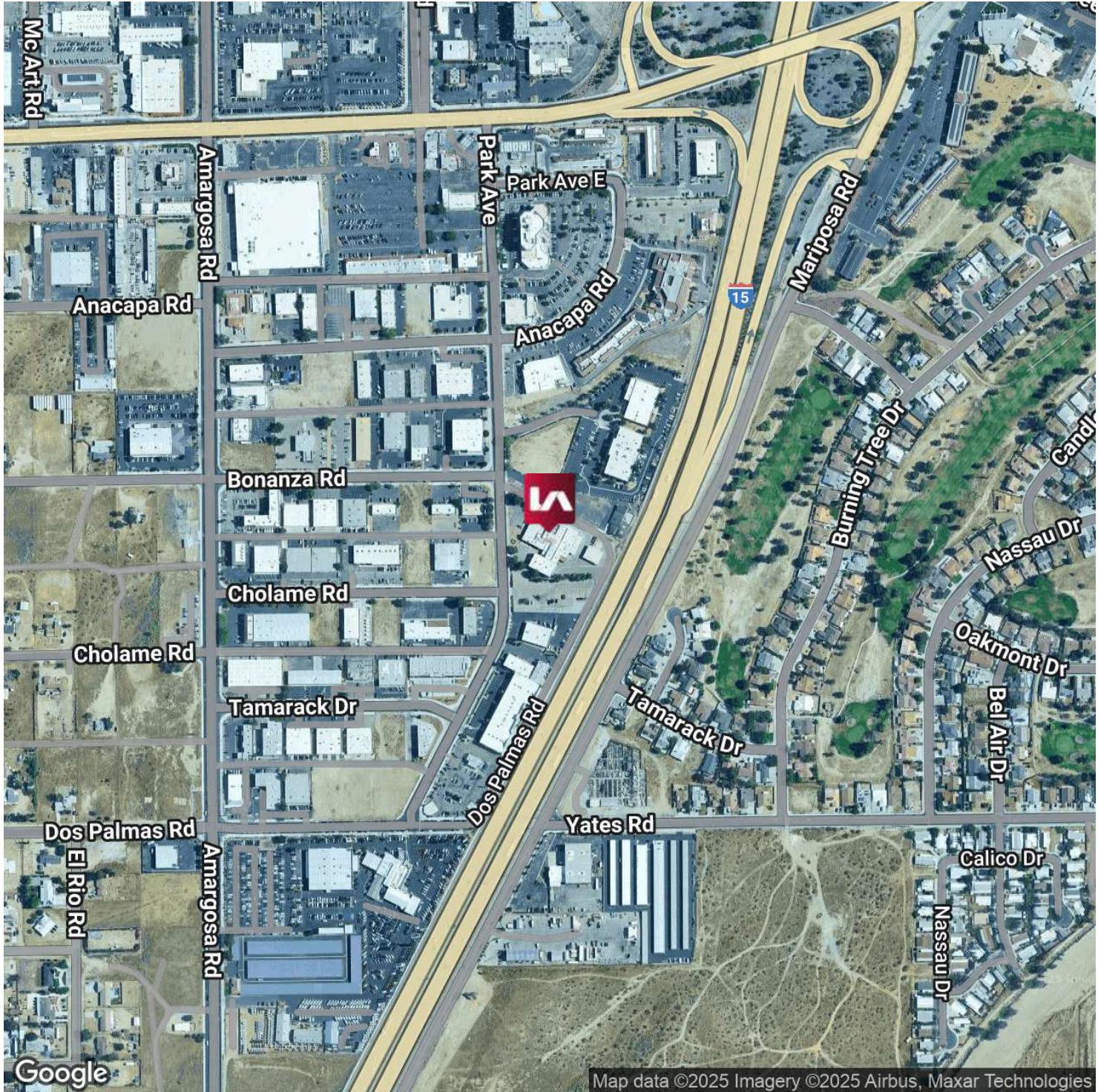
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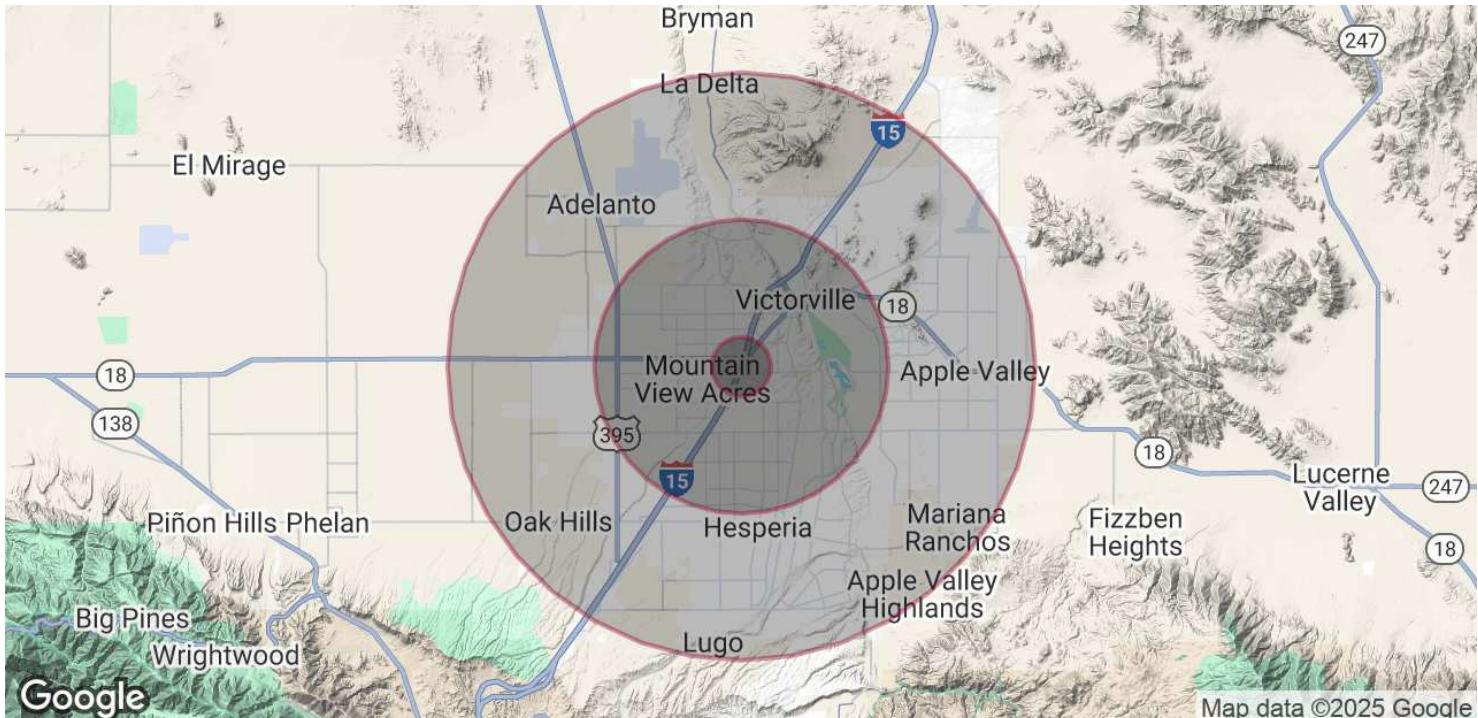
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	9,764	192,230	385,138
Average Age	37	36	37
Average Age (Male)	35	35	36
Average Age (Female)	38	37	37

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,227	54,899	113,546
# of Persons per HH	3	3.5	3.4
Average HH Income	\$67,945	\$97,190	\$93,344
Average House Value	\$226,591	\$391,427	\$404,713

Demographics data derived from AlphaMap

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