

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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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
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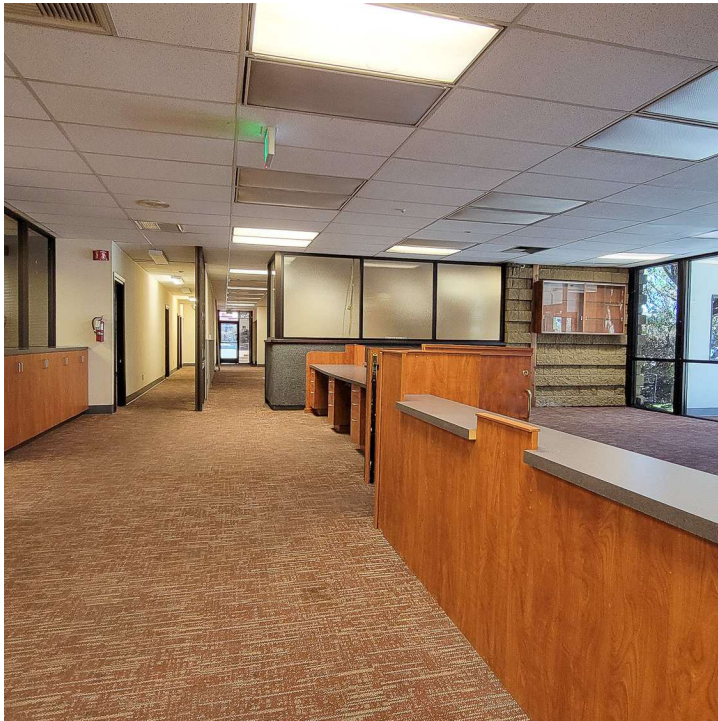
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Floor Plan

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Parking

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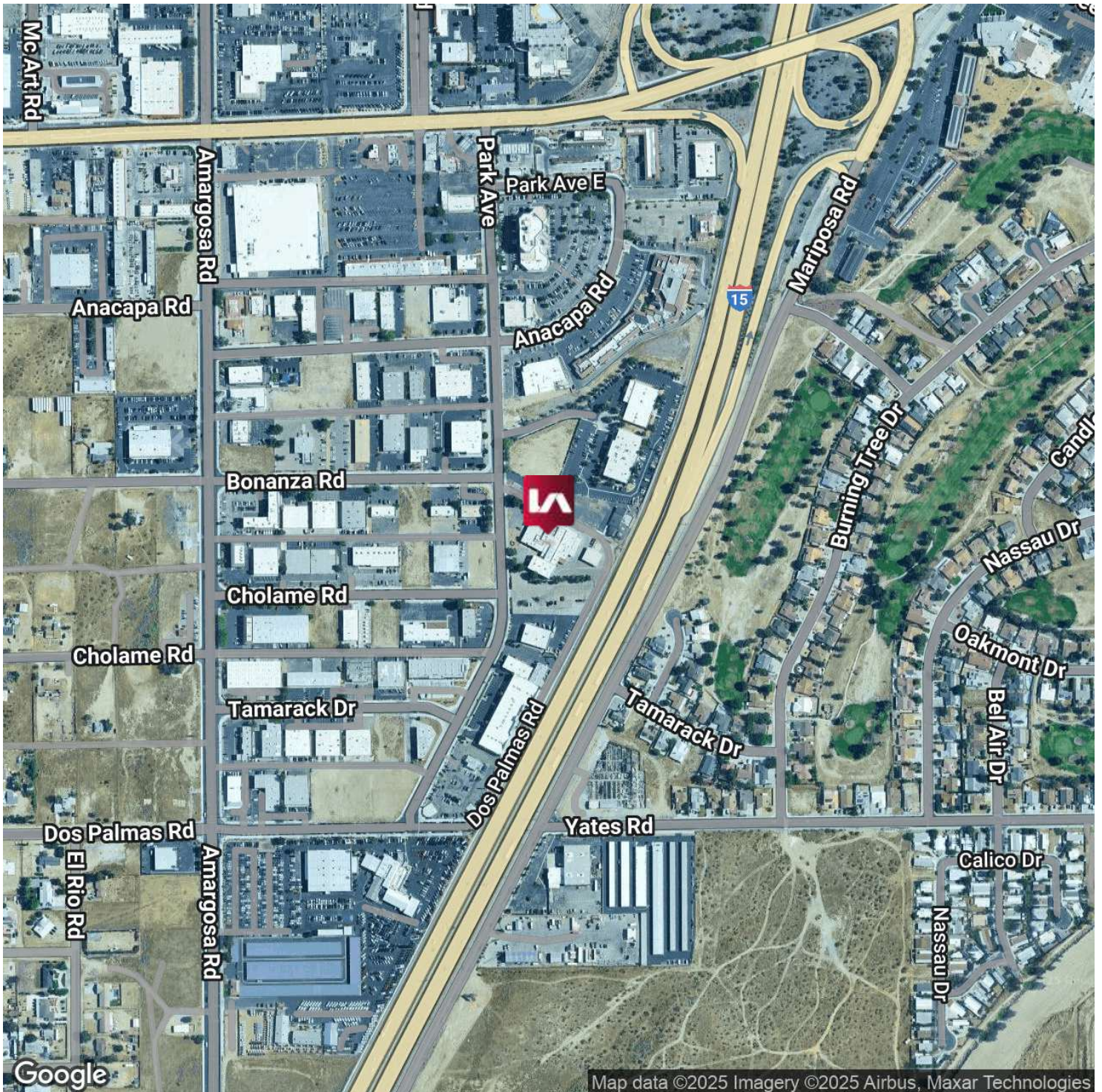
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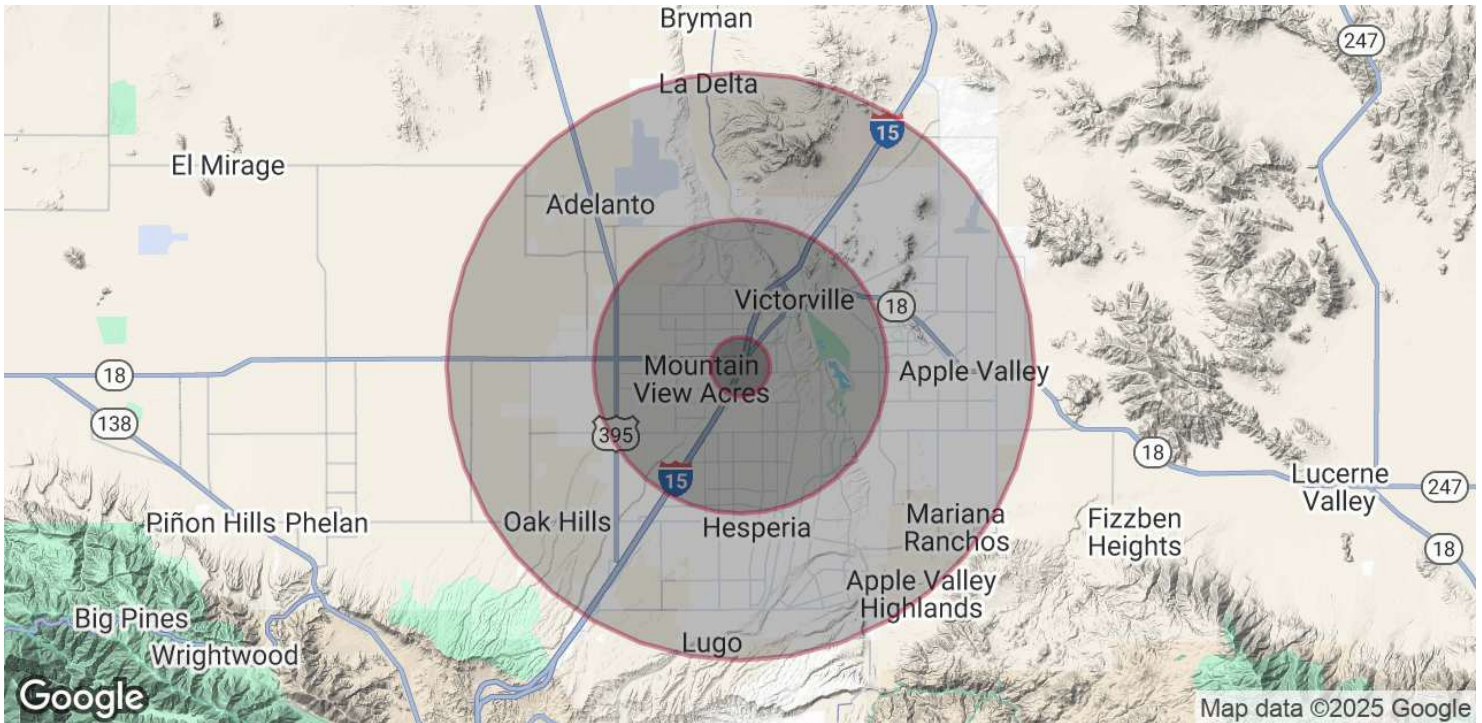
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POPULATION

	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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