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ADDRESS

15099 Kamana Rd. Apple Valley, CA

ASSESSORS PARCEL NUMBER

0473-414-06

PROPERTY OVERVIEW

Built in 1991 the subject property is an ±8,236 square foot two-story office building located in the City of Apple Valley. Conveniently located near St. Mary's Medical Center in the Medical/Office Hub; this area is home to many medical and professional users. The property sits just one block northeast of the intersection of Hwy 18 & Apple Valley Rd - a primary traffic signal.

Entire Second Floor Available for Lease. Newly Elevator Served. The space is currently in a blank slate state just waiting for you to design your dream practice. Ownership is proficient in Medical Office Design and Build. Bring your ideas and let the Landlord's architect assist you in designing a space that suits your needs to perfection. ±4,173 sqft of rentable space including ±1,300sqft of private veranda along three sides of the building. This building is highly visible from the heavily traveled intersection of Hwy 18 & Apple Valley Rd – building top signage is negotiable. Identity, Prominence, Visibility, Custom, YOU – its time to upgrade your practice don't miss out on this opportunity.

MUNICIPALITY

City of Apple Valley | County of San Bernardino

ZONING

C-G (General Commercial)

AVAILABLE SPACE

±4,173 SF | 2nd Floor

PARKING

62 stalls/ Paved on-site parking

FRONTAGE

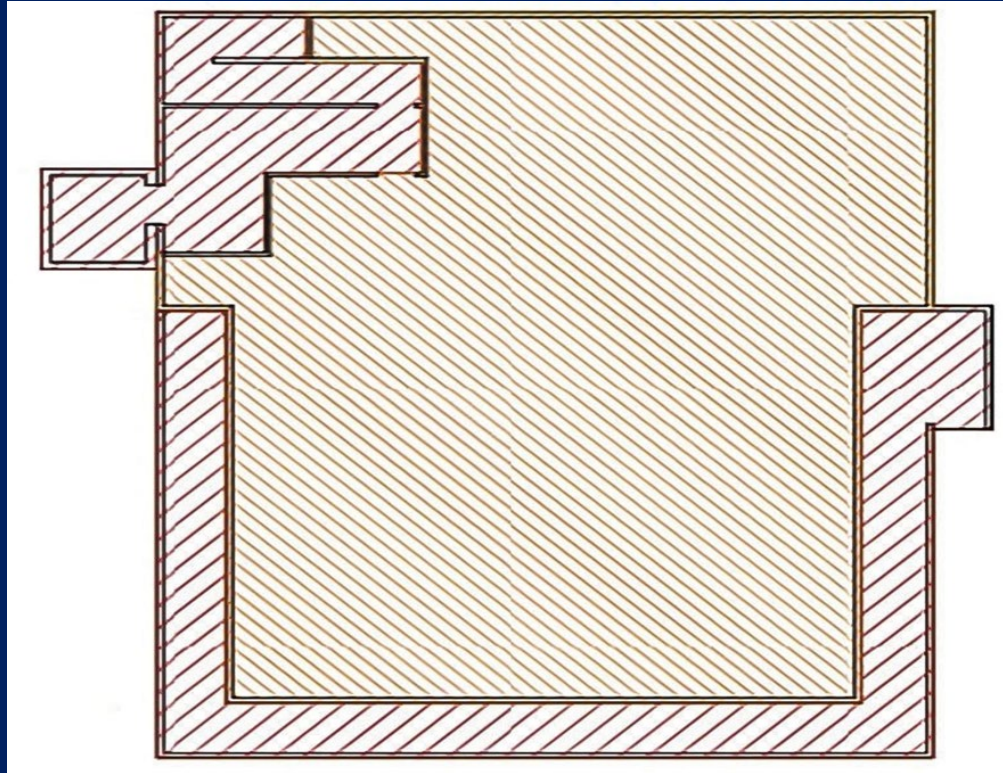
Paved, Kamana Road

ASKING FOR LEASE PRICE

\$2.25 per sqft RSF NNN

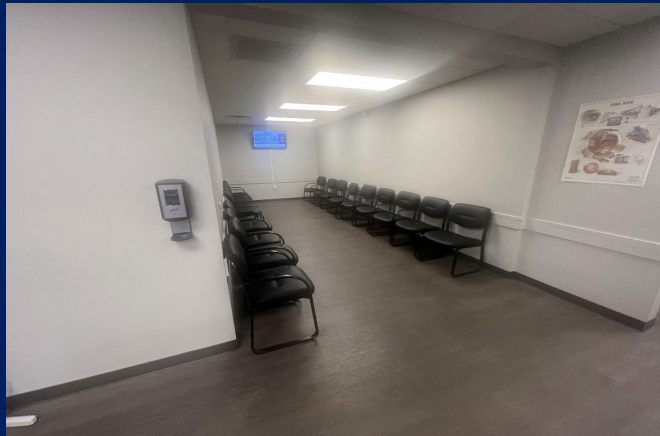
SECOND FLOOR

±4,173 RSF

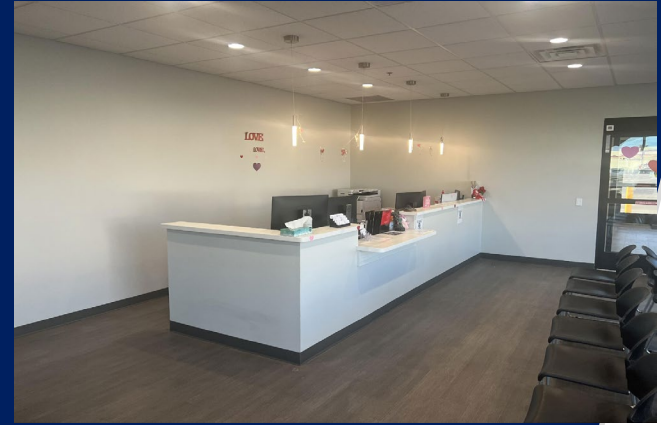




POTENTIAL BUILD-OUT EXAMPLE



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With a completion date expected in 2028, Brightline West will be the country's first true high-speed passenger rail operation. The Victor Valley station, located on nearly ±300 acres at Dale Evans Parkway and I-15, will serve as the Maintenance of Way facility and possible future hub for the proposed High Desert Corridor and California High Speed Rail lines. The project is expected to provide over 35,000 construction jobs and 1,000+ permanent jobs while connecting two of America's most popular destinations in Los Angeles and Las Vegas.