

# 9 UNIT OFFICE BUILDING FOR SALE HAYES PROFESSIONAL CENTER

14270 7th St. Victorville, CA. 92395



## ECONOMIC DATA

**SALE PRICE:** \$1,300,000

## PROPERTY INFORMATION

**COUNTY:** San Bernardino

**MARKET:** Inland Empire

**SUBMARKET:** Victorville

## BUILDING DATA

**TOTAL BUILDING SF:** 6,481 SF

**YEAR BUILT:** 1983

**ZONING:** CITY OF VICTORVILLE

## LISTING DATA

## PROPERTY OVERVIEW

This 100 % occupied well-positioned multi-tenant office building in The City of Victorville offers an exceptional investment or owner-user opportunity. Located just off the 15 Freeway at the Palmdale Road exit, the property is easily accessible and centrally located, making it a prime destination for business. The complex is home to long-term, stable tenants, providing a reliable income stream for investors.

Constructed with quality and durability in mind, the building features drought-resistant landscaping, reducing maintenance costs while contributing to sustainability. The property also boasts private perimeter fencing for security, ensuring safety and peace of mind for all tenants and visitors.

With room for upside, this property presents great potential for both investors and owner-users looking to expand their portfolio or establish a base in a thriving business hub. Its combination of stability, security, and opportunity makes it a standout choice in within the High Desert Real Estate Market.

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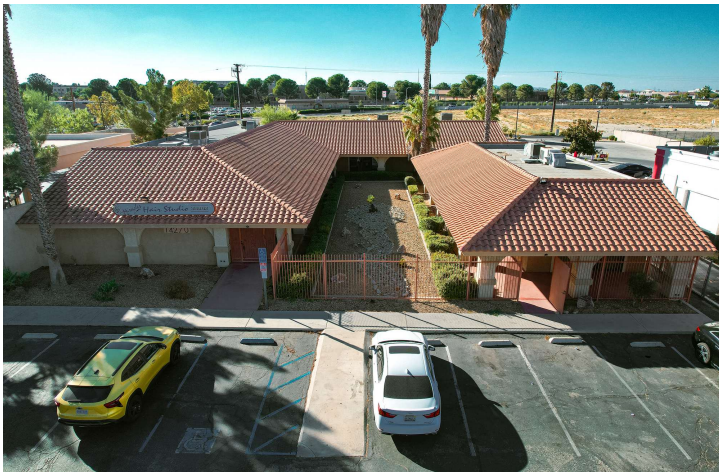
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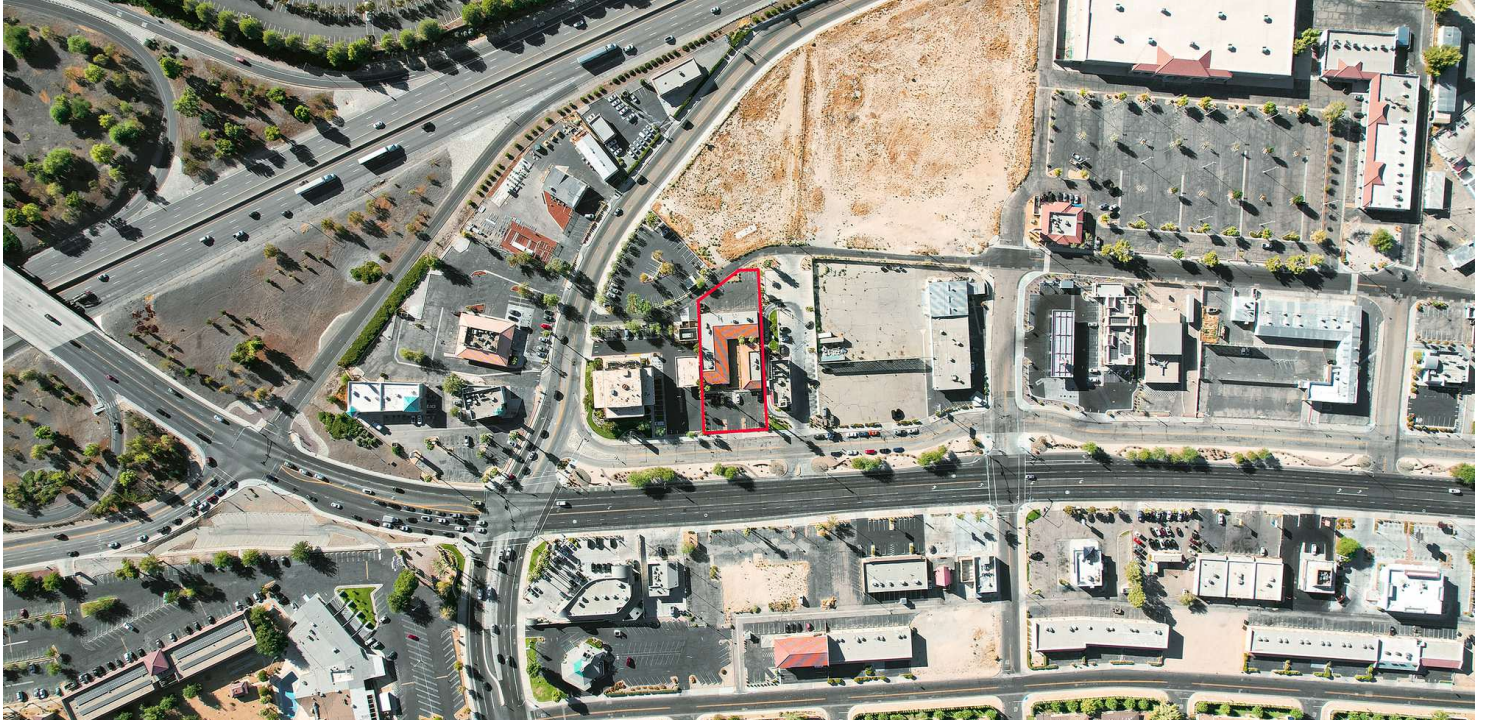
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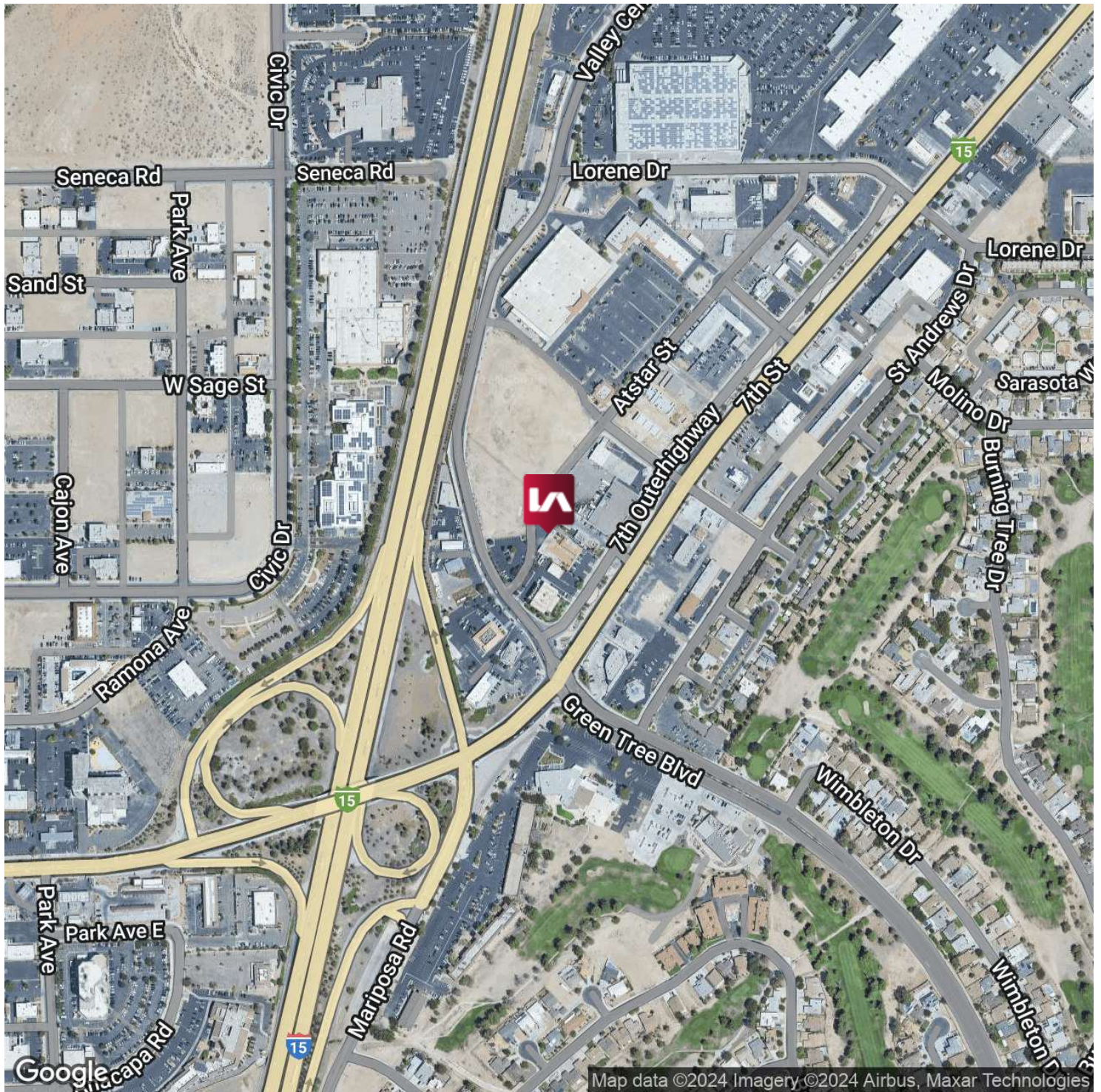
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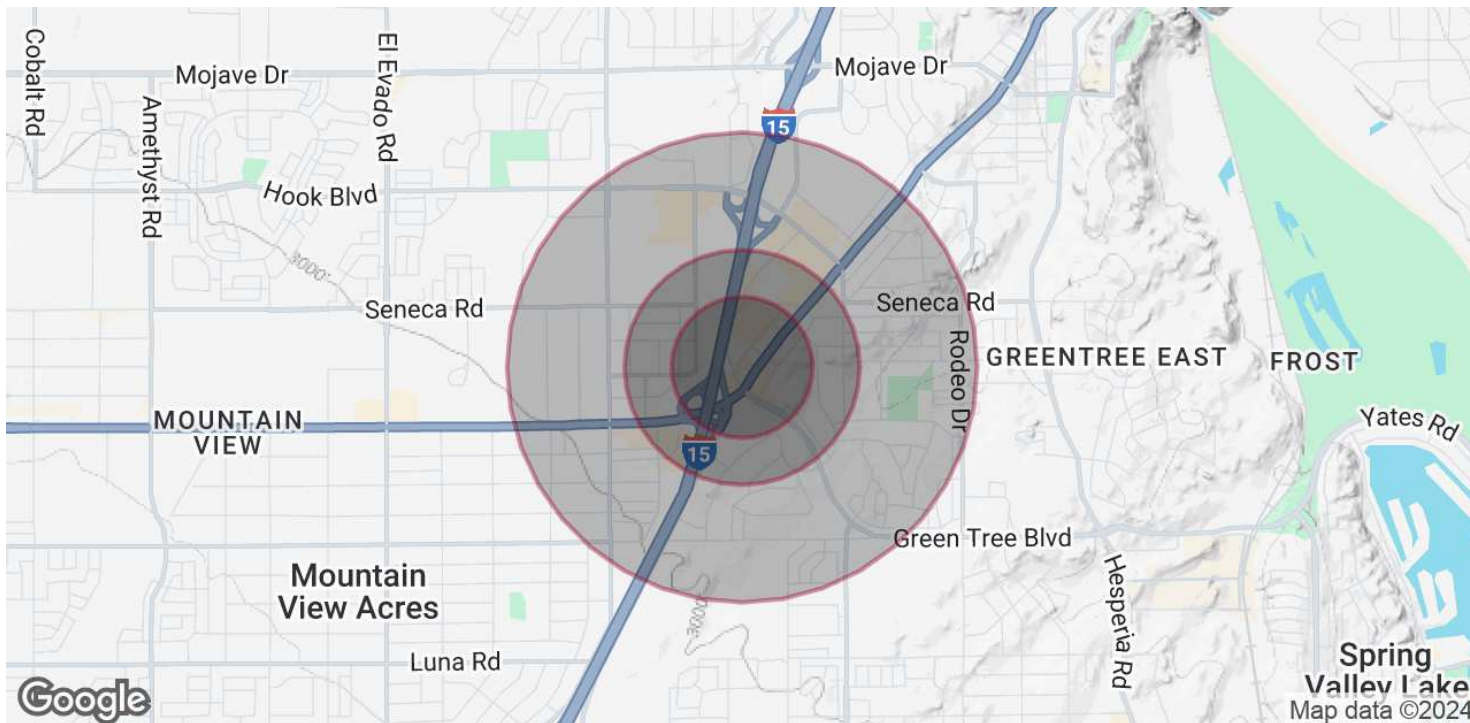
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	455	1,334	10,781
Average Age	37	37	35
Average Age (Male)	36	36	33
Average Age (Female)	38	38	37

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	146	434	3,540
# of Persons per HH	3.1	3.1	3
Average HH Income	\$67,228	\$67,419	\$61,843
Average House Value	\$255,355	\$246,233	\$209,318

Demographics data derived from AlphaMap

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