



15329 TAMARACK DR | VICTORVILLE, CA 92392
INVESTMENT POTENTIAL OR FUTURE OCCUPANCY



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PROPERTY DETAILS

PROPERTY DESCRIPTION

INVESTMENT POTENTIAL OR FUTURE OCCUPANCY AT 15329 TAMARACK DRIVE, VICTORVILLE, CA. This 9,000 SqFt industrial building, built in 2006 on a .46-acre lot, is an excellent opportunity for investors or future owner-occupants. Currently leased by a nationally traded company with approximately 1.5 years left on the lease, the property generates immediate rental income with potential for future growth. The versatile layout, combining office and industrial warehouse space, suits a variety of business needs. This property offers both flexibility and upside. Victorville, a rapidly growing city in the High Desert region, benefits from its strategic location along the I-15 freeway, providing easy access to Southern California and Las Vegas. The area is experiencing significant economic development due to affordable real estate, a business-friendly environment, and a growing population. Nearby amenities, including major retail centers, dining, and essential services, add to the location's appeal for businesses and employees. With Victorville's growth and the building's adaptable design, this property presents a prime investment or future occupancy opportunity in a dynamic area.

\$1,620,000

PRICE

Industrial

SALE TYPE

Industrial

LAND USE

9,000 s/f

BUILDING SIZE

20,125 s/f

LAND SIZE

2006

YEAR BUILT

1

STORIES

1

NUMBER OF PROPERTIES

\$180

PRICE PER S/F (BUILDING)

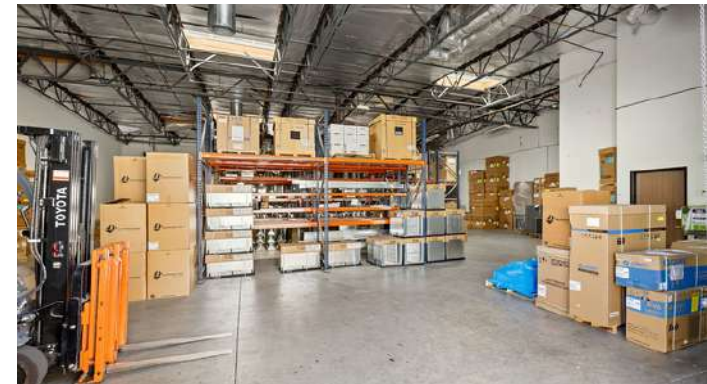


FRONTAGE PHOTOS





INTERIOR PHOTOS





04

REAR PHOTOS





Q5
DEMOGRAPHIC & FINANCIALS



AREA DEMOGRAPHICS

POPULATION

2023 Population

2023 Median HH Income

2023 Average HH Income

1 MILES

5,036

\$56,528

\$78,934

3 MILES

60,827

\$65,864

\$87,375

5 MILES

172,076

\$64,556

\$87,611

RENT ROLL

TENANT	SF	FLOOR	%	CURRENT RENT	PRO-FORMA RENT	PF RENT/SF	LEASE TYPE
Baker Distributing Company	9,000	1	100%	\$98,137	\$119,604	\$13.29	NNN

Lease Term: The lease will expire on March 31st, 2026, with an option to extend for an additional 5 years with new base rent \$8,599.42. Advertised rents include 12% flat for 5 years. Tenant is responsible for any property tax or insurance increase.

OPERATING EXPENSES

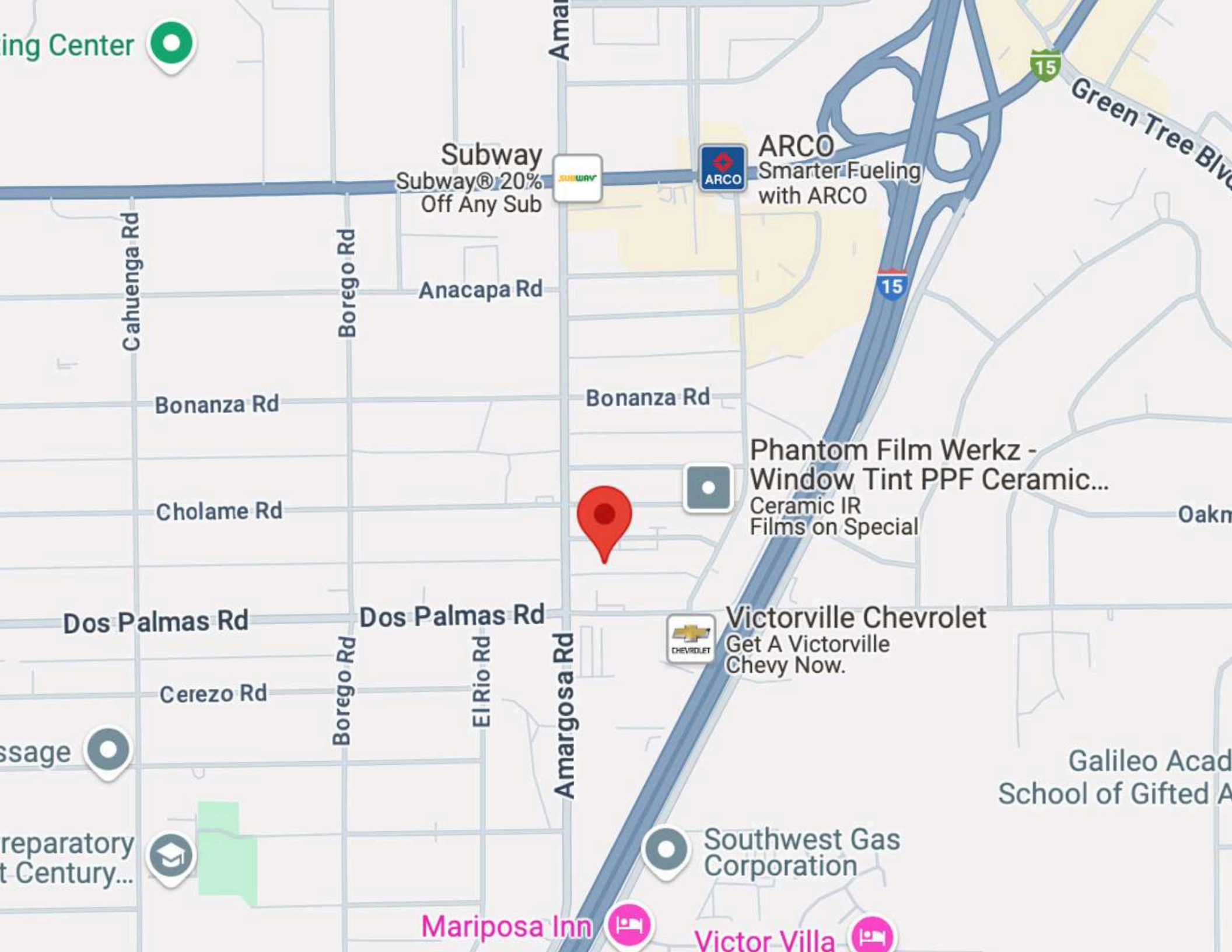
OPERATING EXPENSES	PER YEAR	PER S/F
Property Taxes	\$13,036	\$1.45 S/F
Estimated Operating Expenses	\$2,815	\$0.31 S/F
TOTAL EXPENSES	\$15,851	\$1.76 S/F
EXPENSES/SF/MONTH		\$0.15

OPERATING DATA

	CURRENT	PRO-FORMA
Scheduled Lease Income:	\$98,137	\$119,604
CAM Reimbursement:	NNN	NNN
Effective Gross Income:	\$98,137	\$119,604
Expenses:	\$15,851	\$15,851
NET OPERATING INCOME	\$82,286	\$103,753
CAP RATE (RETURN)	5.1%	6.4%



LOCATION DETAILS



ing Center



Subway
Subway® 20%
Off Any Sub



ARCO
Smarter Fueling
with ARCO

15

Green Tree Blvd

Cahuenga Rd

Borego Rd

Anacapa Rd

15

Bonanza Rd

Bonanza Rd

Cholame Rd

Phantom Film Werkz -
Window Tint PPF Ceramic...
Ceramic IR
Films on Special

Oakn

Dos Palmas Rd

Dos Palmas Rd



Victorville Chevrolet
Get A Victorville
Chevy Now.

Cerezo Rd

Borego Rd

El Rio Rd

Amargosa Rd

Galileo Acad
School of Gifted A

Message



Preparatory
at Century...



Southwest Gas
Corporation

Mariposa Inn



Victor Villa





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