

NOW PRE-LEASING! MIDTOWN SPECTRUM CENTER

15075 Amargosa Road, Victorville, CA 92394



ECONOMIC DATA

LEASE RATE: \$2.65 RSF/month (NNN)

PROPERTY INFORMATION

COUNTY: San Bernardino
MARKET: Inland Empire North
SUBMARKET: High Desert

BUILDING DATA

TOTAL BUILDING SF: ±26,208 GSF
YEAR BUILT: 2026 Under Construction
ZONING: Administrative Professional Office (C-AT)

PROPERTY HIGHLIGHTS

- Class A - New Construction
- Suites 100 & 110 Totaling ±4,122 RSF
- Furnished In Vanilla Shell Condition
- High Traffic Location In Established Center

PROPERTY OVERVIEW

Now available for pre-lease, two, first-floor professional office suites within Victorville's newest and most modern medical/professional office project. Located at the NE corner of Amargosa Road and Midtown Drive, this modern two-story office building is currently under construction, slated for completion during Q1 2026 and anchored by premier medical tenants, Arrowhead Orthopaedics and RadNet.

Units 100 and 110, are currently combined, (but divisible), totaling approximately ±4,122 Rentable Square Feet, with flexible options to accommodate a range of tenant sizes and configurations. Delivered in vanilla shell condition, these suites are offered at \$2.65 per rentable square foot per month, plus an estimated \$0.50 per rentable square foot in NNN Fees. Ownership may provide tenant improvement allowances for well-qualified tenants. Ideal for medical, dental, or professional office users seeking high-quality space in a brand-new, purpose-built setting.

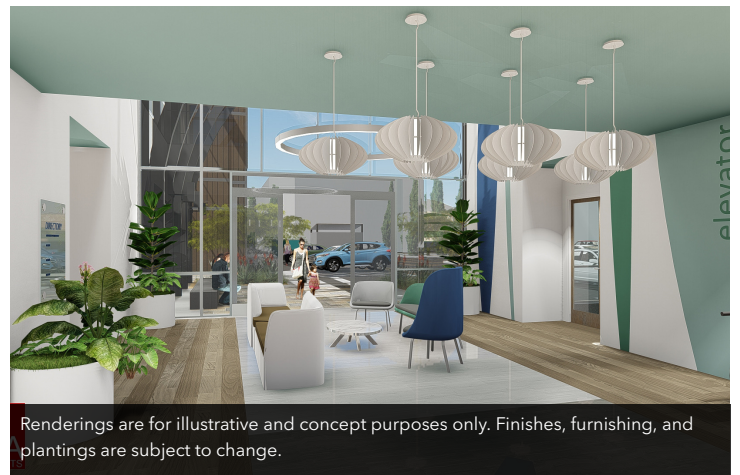
Please Note: The landlord is NOT able to accommodate additional tenants offering Imaging, Orthopedics, Pain Management Services, Behavioral Medicine, or Physical/Occupational Therapy Services.

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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. No liability of any kind is to be imposed on the broker herein.

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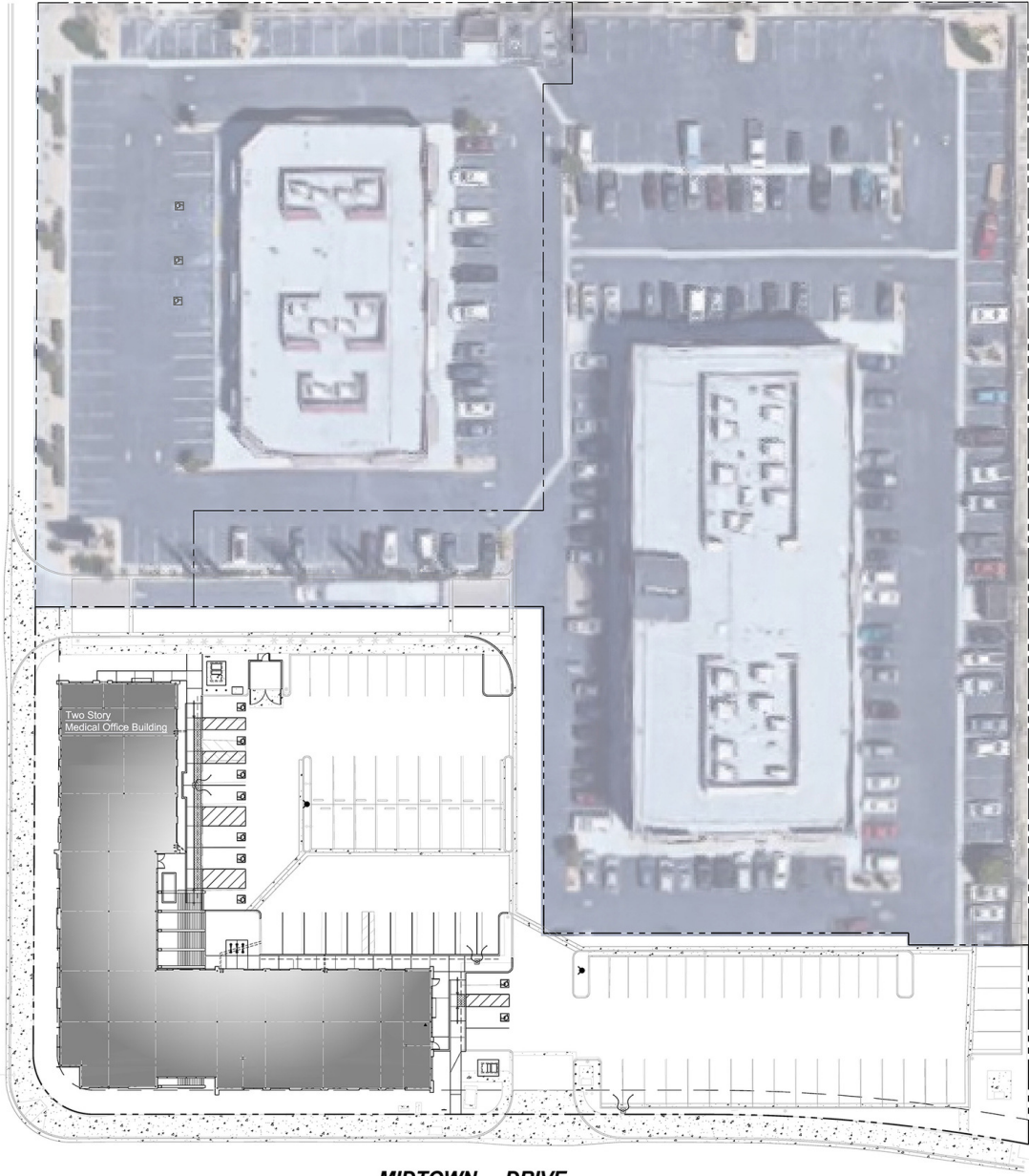
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±19,408 VPD

AMARGOSA ROAD



MIDTOWN DRIVE

Site Plan

SITE PLAN

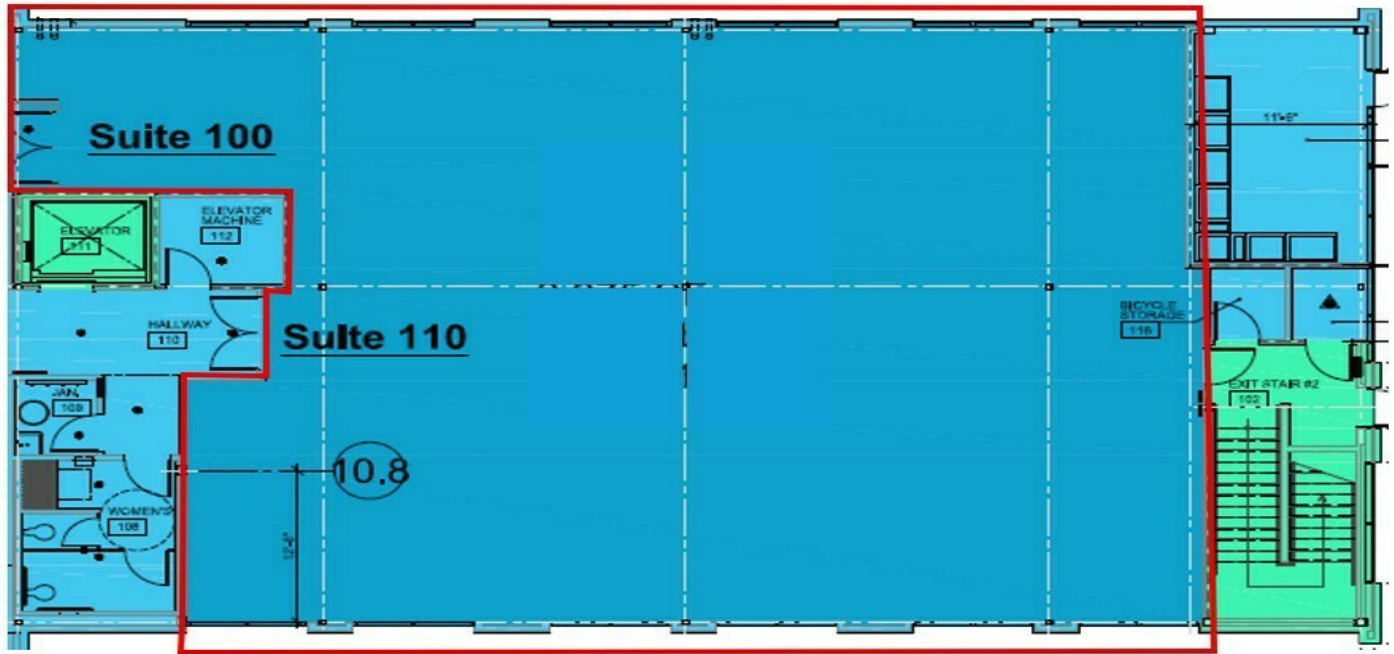
SCALE 1"=40' A

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Unit 100 & 110 Floor Plan (Inside Red Box)

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	3-5 Year Term Preferred (Negotiable)
Total Space:	±4,122 RSF	Lease Rate:	\$2.65 RSF/month, plus NNN

AVAILABLE SPACES

SUITE	TENANT	SIZE (RSF)	LEASE TYPE	LEASE RATE	DESCRIPTION
15075 Amargosa Road Unit 100 & 110	Available	±4,122 RSF	NNN	\$2.65 SF/month	First generation vanilla shell.

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,062	82,319	169,690
Average Age	34	35	36
Average Age (Male)	32	34	35
Average Age (Female)	35	36	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,488	23,506	48,409
# of Persons per HH	3.5	3.5	3.5
Average HH Income	\$83,891	\$84,083	\$98,280
Average House Value	\$259,654	\$308,210	\$386,761

Demographics data derived from AlphaMap

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