



KURSCH
GROUP
COMMERCIAL REAL ESTATE

FOR LEASE
EXCLUSIVE OFFERING MEMORANDUM

TURNKEY BUILD-TO-SUIT MEDICAL OFFICE SUITES
15099 KAMANA ROAD | TOWN OF APPLE VALLEY





12180 Ridgecrest Rd, Suite 232
Victorville, CA 92395

P. 760.983.2383 | F. 760.983.2433

Corporate BRE #01896143

KurschGroup.com

RYAN TRAVIS
EXECUTIVE VICE PRESIDENT

BRE #01358790 • 760.983.2594
RTRAVIS@KURSCHGROUP.COM



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PROPERTY SUMMARY

ADDRESS

15099 KAMANA ROAD
APPLE VALLEY, CA

PROPERTY OVERVIEW

Built in 1991 the subject property is an $\pm 8,236$ 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. $\pm 4,685$ sqft of rentable space including $\pm 1,300$ sqft 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.

ASKING RATE
\$2.25 PER RSF NNN

MUNICIPALITY

City of Apple Valley | County of San Bernardino

ZONING

C-G (General Commercial)

ASSESSORS PARCEL NUMBER

0473-414-06

AVAILABLE SPACE

$\pm 4,685$ SF | 2nd Floor

LOT SIZE

± 1.03 Acres (44,866 SF)

TOPOGRAPHY

Flat, Street Level

PARKING

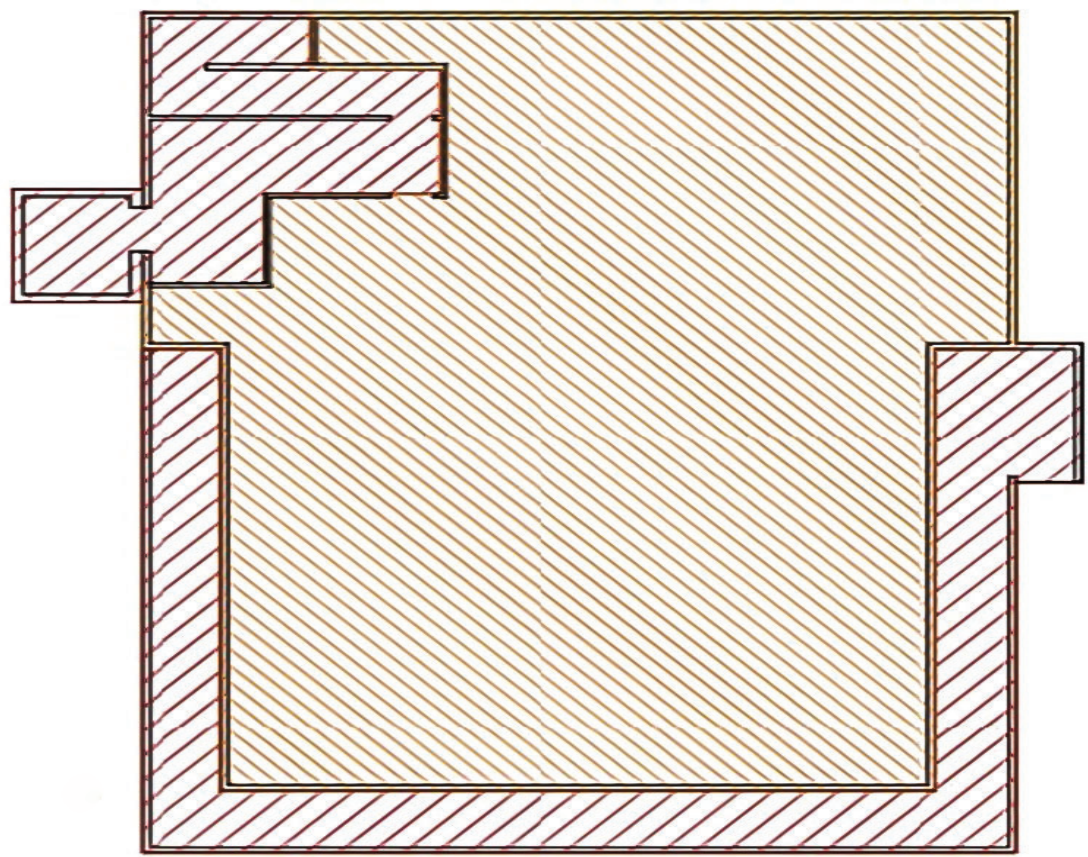
62 stalls/ Paved on-site parking

FRONTAGE

Paved, Kamana Road

SECOND FLOOR

±4,685 SF



TOWN OVERVIEW



Town of Apple Valley



2022 POPULATION **73,681**

AVERAGE ANNUAL GROWTH: 2018-2021 **0.14%**

The Town of Apple Valley is located at the heart of Victor Valley in San Bernardino County. Apple Valley is located 95 miles northeast of the Los Angeles metropolitan area, 140 miles north of San Diego, and 185 miles south of Las Vegas. The Town has 78 square miles in its incorporated boundaries, and a sphere of influence encompassing 200 square miles.

Apple Valley currently has 15 parks & facilities managed & operated by the Town of Apple Valley Parks and Recreational Department. It also has two beautiful golf courses, as well as a rather extensive list of trails for walking, biking and horseback riding.

CLIMATE

Apple Valley is in the High Desert region of Southern California where humidity is low & sunshine is plentiful.

Avg January Low Temp.	32 F
Avg July High Temp	98 F
Avg Annual Rain Fall	14 in.
Elevation	2,946 ft.

County	San Bernardino
Total Area	±78 Square Miles
Incorporated	November 14, 1988
Mayor	Kari Leon
Mayor Pro Tem	Art Bishop
Website	www.applevalley.org



The town is proud to be the home of two high schools, three k-8 academies, and eight elementary schools. Plus Apple Valley is also the home to a nationally recognized laboratory school that gives students a hands on science and math education, the Lewis Center of Academic excellence.

Clean clear air, low crime rates, and outstanding open spaces and the permits to go with, Apple Valley is the land of opportunity for those seeking better living and great work and play environment

- Brightline West has acquired property in the newly annexed area of Apple Valley near Dale Evans Parkway for a high-speed rail station that will connect Southern California to Las Vegas.
- According to Brightline West, the project is expected to break ground in 2Q23 and could begin moving passengers in 2026.
- Construction of the rail line is expected to bring more than 10,000 jobs in addition to more than 500 permanent jobs that will be created once the line is established. Similar to their south Florida rail stations, the Apple Valley station is expected to attract transit-oriented commercial and residential development in the surrounding area.
- Additionally, California State Treasurer Fiona Ma indicates the project will create more than 1,200 housing units; and O'Malley estimates it will inject \$2.13 billion into California's economy including \$275 million in federal, state and local tax revenue.
- The high-speed electric train will move passengers from Apple Valley to Las Vegas in about 90 minutes at speeds greater than 150 miles per hour removing as many as 4.5 million cars from traveling 811 million miles on Interstate 15 annually.
- "This is one of those once in a lifetime projects that will bring jobs and economic growth to not only Apple Valley but the entire Victor Valley region and help expand infrastructure into north Apple Valley, paving the way for residential, commercial and industrial growth at the north end of town along the I-15 corridor in exciting new ways," said Apple Valley Town Manager Doug Robertson.