INDUSTRIAL CONDO FOR SALE
12180 RIDGECREST RD., STE. 420 - VICTORVILLE

Exceptionally Well Appointed Executive Office Space

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

ECONOMIC DATA

SALE PRICE: $525,000.00

PROPERTY INFORMATION

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

BUILDING DATA

TOTAL BUILDING SF: ±2,039 SF
YEAR BUILT: 2005
ZONING: M-1

PROPERTY OVERVIEW

12180 Ridgecrest Road, Suite 420 in Victorville is an exceptional ±2,039 SF industrial condominium opportunity located at the signalized intersection of Ridgecrest Road and Bear Valley Road. This unit is fully built out with no expense spared, offering a highly functional two-story layout that includes a board/conference room, offices, an open cubicle area, showroom, a break room, and a private restroom. Positioned within a well-maintained multi-unit industrial condo complex with convenient access to Interstate 15 and Victorville's established commercial corridors, Suite 420 is ideal for an owner-user seeking a turnkey, professional environment or an investor looking for a quality industrial office asset in a central High Desert location.

PROPERTY HIGHLIGHTS

- ±2,039 SF total unit size
- Turnkey, high-quality buildout – "no expense spared"
- Located at Ridgecrest Rd & Bear Valley Rd in a multi-unit industrial condo complex
- Convenient access to I-15 and Victorville's main commercial corridors
- Ideal for owner-user or investor
- Furniture and Fixtures Available (artwork and computers not for sale)

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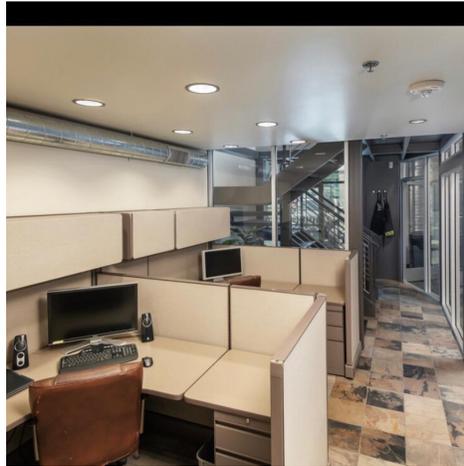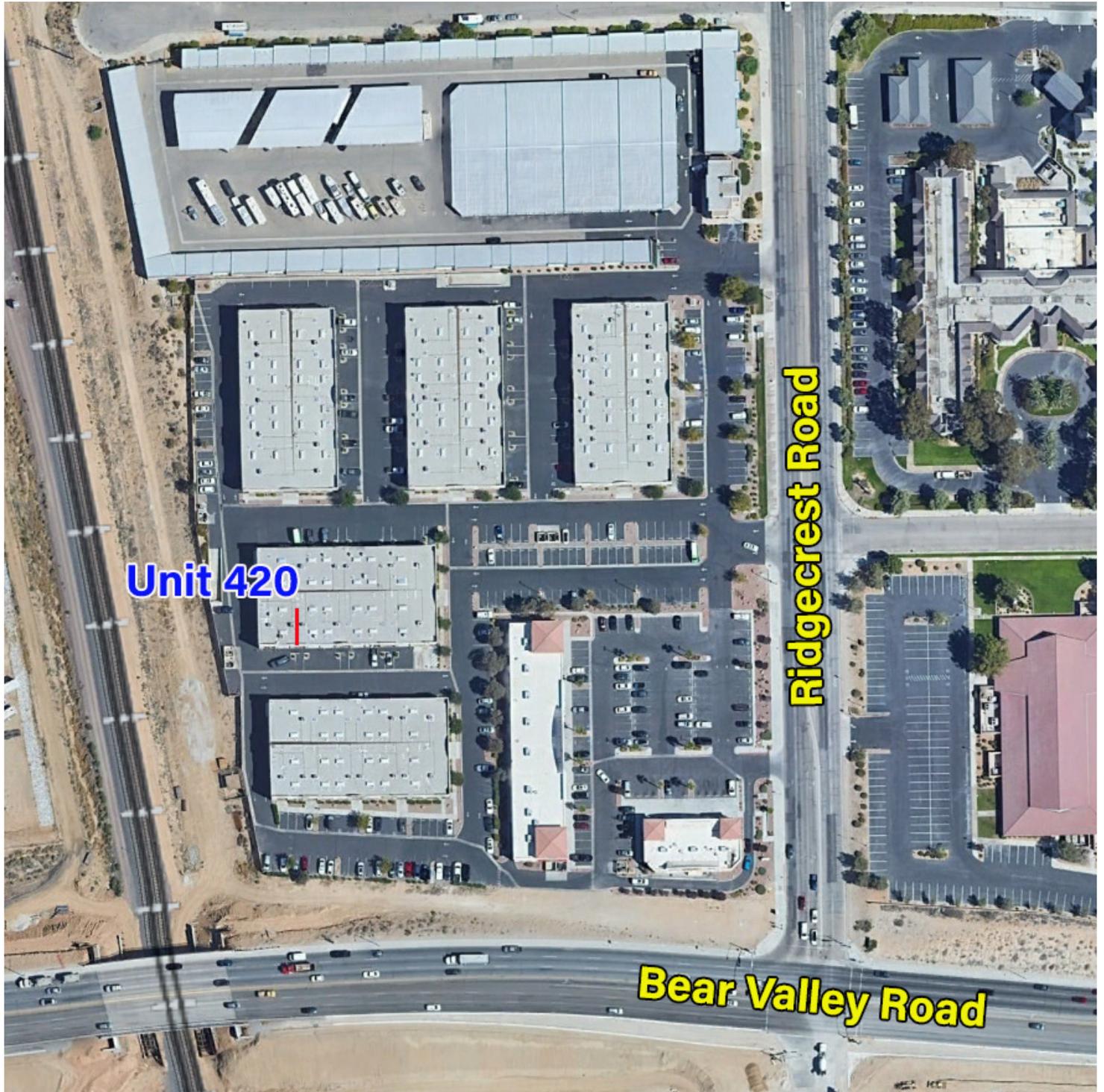COMMERCIAL REAL ESTATE SERVICES

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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.

Unit 420

Ridgecrest Road

Bear Valley Road

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,558	63,535	177,253
Average Age	37	39	38
Average Age (Male)	36	38	37
Average Age (Female)	38	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,809	21,281	56,501
# of Persons per HH	3.1	3	3.1
Average HH Income	$86,694	$88,739	$86,361
Average House Value	$441,524	$442,087	$419,684

Demographics data derived from AlphaMap

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