



Exclusively Listed By:

Thomas Beniamen

Vice President, Investments

D: 949.996.7679

E: tbeniamen@cricommercial.com

DRE # 02206360

Dimitre Petrov

Executive Vice President

D: 949.996.7096

E: dpetrov@cricommercial.com

DRE # 02071423

15564 Hesperia Rd

Victorville, CA 92395

CRI

This information has been secured from a source we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. This offering memorandum is subject to periodic updates and revision, as necessary. CRI Real Estate Commercial is a service mark of Commercial Real Estate Investors, Inc. License #01807613.

3. [Property Summary](#)
4. [Interior Photos](#)
5. [Exterior Photos](#)
6. [Property Overview](#)
7. [Financial Analysis](#)
8. [Rent Roll](#)
9. [Sales Comparables](#)
10. [Sales Comparables Map](#)
11. [Demographics](#)
12. [Amenities](#)
13. [Listing Team](#)



Table of Contents

Property Summary



Price	\$1,125,000
Current CAP	6.89%
Year 1 CAP	7.67%
Units	10
Year Built	1951
Est. Rentable SF	±4,960
Est. Lot Size	±0.49 AC
Number of Buildings	2
Amenities	Private Laundry Facility & Private Patios
Parking Spaces	10-Space Parking Lot + Street Parking
Electric	Tenant Pays
Gas	Tenant Pays
Water & Sewer	Landlord Pays
Trash	Landlord Pays





Overview:

Prime 10-unit multifamily investment at 15564 Hesperia Rd in Victorville, featuring eight 1-bed/1-bath units and two studios. Built in 1951, the property offers updated electrical and plumbing with 9 of 10 units fully remodeled, minimizing near-term capital needs. The asset delivers a 6.89% cap rate with rents currently well below market, creating significant upside for investors. Located along a major corridor, it benefits from strong visibility and consistent tenant demand. With modernized interiors and stable occupancy, the property is well-positioned for immediate income growth. This is an attractive opportunity for investors seeking both dependable cash flow and long-term value-add potential in the Inland Empire.

Location Highlights:

Situated at a prime midpoint between Los Angeles and Las Vegas, Victorville has become a central hub for industry and retail in the High Desert. The city continues to grow, with roughly 137,000 residents and several major employers calling it home. Locals enjoy wide-open desert views, clean air, and plenty of family-friendly outdoor activities. Stunning sunsets and clear star-filled nights give the area its own unique charm. Victorville also offers easy access to Southern California's best destinations - from beaches and mountain getaways to national parks - and Ontario International Airport is conveniently less than an hour's drive away.

Property Overview



Financial Analysis

	Current	Year 1
Income (Annualized)	Annual	Annual
Gross Potential Rent	\$121,901	\$131,563
Laundry Income	\$295	\$301
Gross Potential Income	\$122,196	\$131,954
Vacancy (4.00%)	\$4,876	\$5,266
Effective Gross Income	\$117,320	\$126,688
Expenses**		
Real Estate Taxes – 1.1979%	\$13,175	\$13,438
Special Assessment	\$194	\$198
Insurance	\$8,124	\$8,286
Labor/Repairs	\$4,457	\$4,546
Maintenance & Cleaning	\$5,620	\$5,732
Management Fees – 6.00%	\$7,039	\$7,601
Utilities	\$1,059	\$1,080
Supplies & Office	\$107	\$109
Total Expenses	\$39,775	\$40,992
Net Operating Income	\$77,545	\$85,696
<i>Expenses / EGI</i>	33.90%	32.36%

Current						Year 1		
Units	Type	SF (est.)	Rent	\$/SF	Gross	Rent	\$/SF	Gross
2	Studios	480	\$971	2.02	\$1,942	\$1,048	2.18	\$2,097
8	1 Bd/ 1 Bth	500	\$1,027	2.05	\$8,217	\$1,109	2.22	\$8,874
10	Total / Avg.	496	\$1,016	2.04	\$10,158	\$1,097	2.21	\$10,971

**2.00% increase

Price	\$1,125,000
Units	10
Price / Unit	\$112,500
Est. Rentable SF	±4,960
Price / SF	\$227
Current CAP	6.89%
Year 1 CAP	7.67%
Current GIM	9.21
Year 1 GIM	8.53
Year Built	1951
Est. Lot Size	±0.49 AC
County	San Bernardino
Zoning	Multifamily Residential
APN / Parcel	0478-214-09

Rent Roll

Unit	Unit Type	Current Rent	Unit Size	Year 1 Rent	Deposit
1	Studio	\$966.60	930 SF	\$1,044	\$895.00
2	Studio	\$975.00	930 SF	\$1,053	\$975.00
3	1 Bed 1 Bath	\$975.00	930 SF	\$1,053	\$975.00
4	1 Bed 1 Bath	\$1026.00	930 SF	\$1,108	\$950.00
5	1 Bed 1 Bath	\$1,087.04	930 SF	\$1,174	\$915.00
6	1 Bed 1 Bath	\$1,009.80	930 SF	\$1,091	\$850.00
7	1 Bed 1 Bath	\$995.00	930 SF	\$1,075	\$995.00
8	1 Bed 1 Bath	\$995.00	930 SF	\$1,075	\$995.00
9	1 Bed 1 Bath	\$995.00	940 SF	\$1,075	995.00
10	1 Bed 1 Bath	\$1,134.00	940 SF	\$1,225	\$1,050.00
Total		\$10,158.44	10,260 SF	\$17,545	\$9,595.00

Sales Comps

	Property Address	Units	Built	Building Size	Price	Price / Unit	Price / SF	CAP Rate	Sale Date
	15564 Hesperia Rd Victorville, CA	10	1951	±4,960 SF	\$1,125,000	\$112,500	\$227	6.89%	TBD
1)	15747 Sueno Ln Victorville, CA	12	1964	±10,154 SF	\$1,750,000	\$145,833	\$172	6.00%	6/7/2024
2)	19170 Highway 18 Apple Valley, CA	11	1959	±7,606 SF	\$1,525,000	\$138,636	\$201	5.96%	10/27/2025
3)	15781 Sago Rd Apple Valley, CA	8	1986	±6,528 SF	\$1,100,000	\$137,500	\$169	Not Reported	10/17/2025
4)	18411 Reiman St Adelanto, CA	19	1952	±16,200 SF	\$2,500,000	\$131,579	\$154	Not Reported	9/23/2025
5)	16675 Mojave Dr Victorville, CA	10	1951	±5,323 SF	\$1,300,000	\$130,000	\$244	4.65%	6/9/2025
Averages:						\$136,710	\$188	5.54%	

All sale comps are sorted by Price / unit

Sales Comps Map



**15564 Hesperia Rd
Victorville, CA**

1)

**15747 Sueno Ln
Victorville, CA**

2)

**19170 Highway 18
Apple Valley, CA**

3)

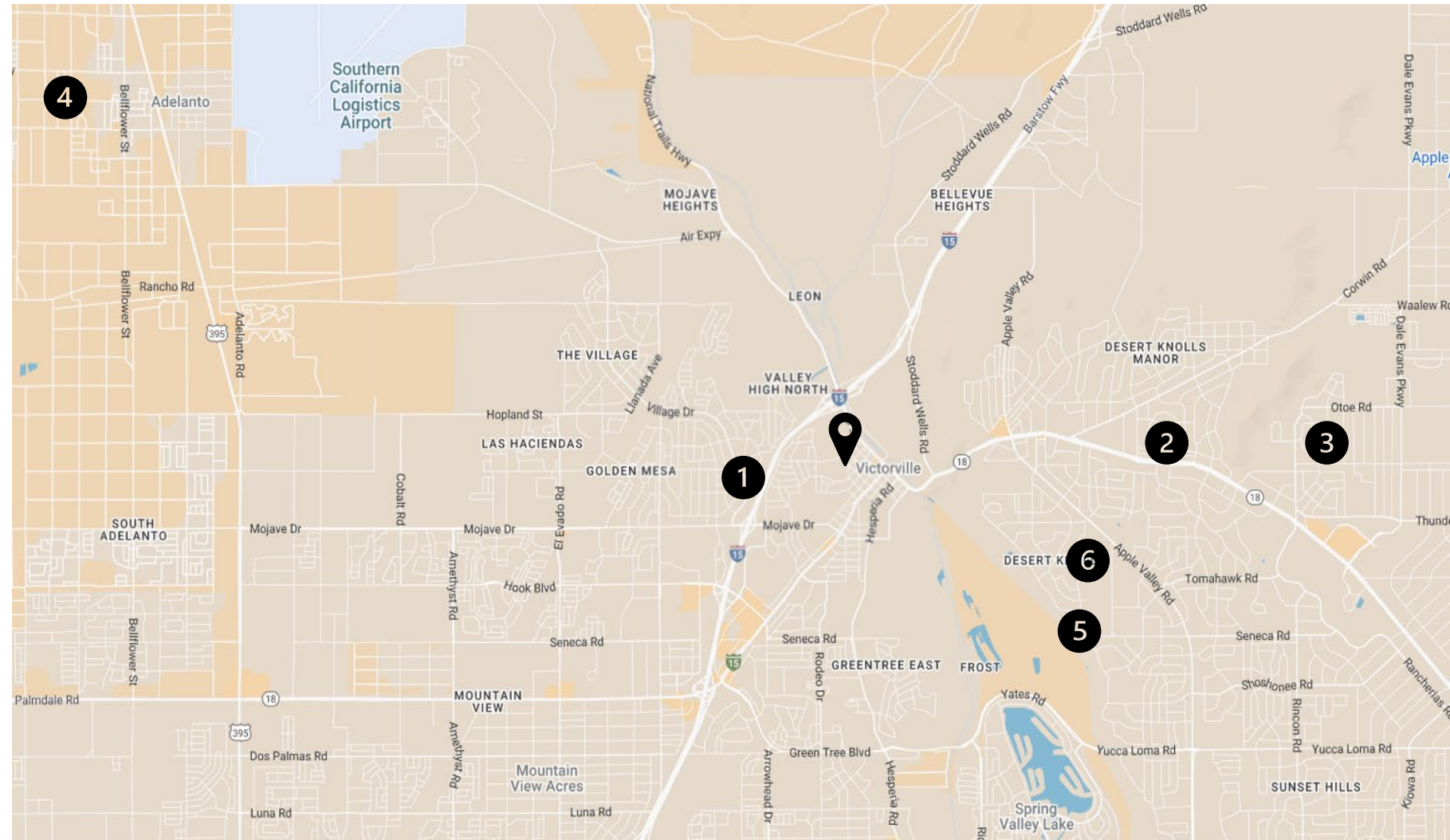
**15781 Sago Rd
Apple Valley, CA**

4)

**18411 Reiman St
Adelanto, CA**

5)

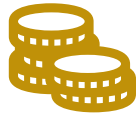
**16675 Mojave Dr
Victorville, CA**



Demographics



\$430,777
Median Home Value



\$70,663
Average Household Income



137,000
Total Population



39,786
Total Households



\$1,424
Average Rent
(one bedroom)

All information provided by the City of Victorville, US Census Bureau, Zillow





Outdoor & Recreation

- Mojave Narrows Regional Park – lakes, fishing, trails, camping, and green spaces
- Spring Valley Lake – boating, paddleboarding, private beach & walking paths
- Proximity to Big Bear Lake, Lake Arrowhead, and Wrightwood Mountain Resort
- Year-round activities including skiing, snowboarding, hiking, and lake recreation

Golf

- Green Tree Golf Course
- Spring Valley Lake Country Club

Entertainment, Shopping & Culture

- California Route 66 Museum
- Victorville Desert Sky Mall & major retailers
- Restaurants, cafes, and entertainment options along Bear Valley Road
- Cinemas, parks, family attractions, and local event venues

Transportation & Connectivity

- Immediate access to I-15, Highway 18, and Route 395
- Convenient routes to the Inland Empire, Las Vegas, and Southern California beaches
- Close to major logistics, industrial, and healthcare employment hubs

Listing Team

Thomas Beniamen

949.996.7679

tbeniamen@cricommercial.com

DRE Lic: #02206360



Dimitre Petrov

949.996.7096

dpetrov@cricommercial.com

DRE Lic: #02071423

