

**For Sale High Desert Eye Center
Offered at \$2,500,000 4.56 Cap**

16177 Kamana Rd.

Apple Valley, CA 92307



PACIFIC EYE INSTITUTE

16177 Kamana Road - Apple Valley, CA 92307



- 12 Years Left on NN Lease with 3% Annual Increases
- Strong Corporate Guarantee By Unifeye Vision Partners
- 3480 Sq. Ft., .34 Acre Lot Zoned Medical
- Growing Demographics with Household Income at \$83,000 per year
- Close to Edwards Air Force Base, Victor Valley Medical Center

Tony Morrison Commercial/Investments/Business/ Sales & Leasing

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Property Address: 16177 Kamana Rd.
Parcel Numbers: 0473-392-01-0000
Property Type: Medical Office
Property Size: ±3480 Combined SF
Rentable Space: ±3480 Combined SF
Number of Units: 1
Year Built: 2012
Land Area: ±.34 Acres
Zoning: Medical, Commercial



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PROPERTY HIGHLIGHTS

- Lease Featuring 12+ Years of Remaining Term with 3% Annual Increases
- Lease is Guaranteed By Unifye Vision Partners Which Operates 12 Different Ophthalmology Networks in the Western and Midwestern United States
- Located in a Growing Submarket of Los Angeles With Over 100,000 Residents and an Average Household Income of \$83,000+
- Notable Economic Drivers in the Trade Area Include: Edwards Air Force Base, Victor Valley Medical Center, Desert Valley Hospital and Southern California Logistics Airport



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TENANT OVERVIEW

Company:	Private
Founded:	2017
Locations:	39
Headquarters:	Dallas, TX
Website:	www.uvpeye.com

UNIFEYE VISION PARTNERS

Unifeye Vision Partners ("UVP") was formed to partner with leading eye care providers in targeted markets throughout the United States. The company provides management and support services to ophthalmology and optometry practices, as well as single-specialty eye surgery centers. UVP extends its operations to a network of 92 providers, 33 clinical locations, and 6 ambulatory surgery centers. Notable partners include Eye Care of La Jolla, Inland Eye LASIK, Minnesota Eye Consultants, Northwest Eye, Pacific Eye, Pendleton Eye Center, Southern California Desert Rena, High Desert Eye Center, Shaaf Eye Center, Minnesota Rena Associates, Regional Eye Center, and Pacific Eye Institute. The Property is occupied by Pacific Eye Institute. Pacific Eye Institute currently operates 9 locations in suburban Los Angeles. Providing quality eye care to the Inland Empire since 1981, the practice currently employs nearly 30 doctors that specialize in the treatment of cataract, glaucoma, macular degeneration and laser vision correction.



LEASE ABSTRACT

Tenant:	Pacific Eye Institute
Premises:	3,480 SF
Base Rent:	\$104,400
Rent Per SF:	\$30.00
Lease Commencement:	7/21/2022
Lease Expiration:	7/31/2037
Lease Term:	15 Years
Renewal Options:	2 x 5 Years
Rent Increases:	3% Annually
*Lease Type:	NN
Use:	Medical Office
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
*Roof & Structure:	Landlord's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
*HVAC:	Landlord's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	No
Guarantor:	Unifeye Vision Partners

*Any Capital Improvements Required After 18 Months of Rent Commencement Such as Roof, Structure, Parking Lot and HVAC Shall Be Amortized and Reimbursed as Additional Rent to the Landlord Upon Completion, if Necessary



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St. Mary Regional Medical Centre

APPLE VALLEY, CA

The Town of Apple Valley is located in the heart of the Victor Valley in the County of San Bernardino. Known as the "High Desert", Apple Valley is strategically 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, along with three other cities, geographically makes up the Victor Valley. Apple Valley is located at the southern edge of the Mojave Desert. The Town boundary encompasses approximately 78 square miles making it one of the largest incorporated California jurisdictions. The Town of Apple Valley had a population of 75,260 as of July 1, 2022.

Apple Valley is located in one of California's pro-business districts. Apple Valley offers both established and new businesses an unequalled climate for success. Apple Valley is laying a foundation for future prosperity through its overall economic development program. The local economy is driven by 4.2 million square feet of retail and office space, 2.6 million square feet of industrial inventory, and touts low vacancy rates and available large-acre sites. Apple Valley has emerged as a leader in advanced health care systems, spanning the gamut from pediatric services to radiology, with St. Mary Medical Centre as the hub of state-of-the-art medical services. Apple Valley is well positioned with pro-business leadership, solid financial management and vibrant community character. Companies are attracted here by the low cost of doing business, available lower-cost land, ample workforce, affordable housing, and a streamlined entitlement process as fast as any city in California. Major employers in the city include: St. Mary Regional Medical Centre, Wal-Mart Distribution Centre, Apple Valley Unified School District, Big Lots Distribution Center & Target Stores T-0939 among the top.

A unique feature of Apple Valley is a network of equestrian trails that allow easy travel by horseback through many areas of the town. Annual town events include July's Freedom Festival (an old fashioned Independence Day celebration) and the Apple Valley Round Up, a September festival which includes a parade, carnival and entertainment lasting throughout an entire weekend. Nearby Victorville is home to the California Route 66 Museum, which celebrates the famed national highway with exhibits, artifacts, and photographs. Also in Victorville is the San Bernardino County Fairgrounds, home to the County Fair, which draws tens of thousands annually to enjoy a rodeo, carnival, award-winning livestock, stage shows, and much more. The resort areas of Lake Arrowhead, Big Bear, and Wrightwood are only an hour's drive from Apple Valley, which is also only a short drive from the wide array of entertainment opportunities available in Los Angeles and Las Vegas.



Freedom Festival



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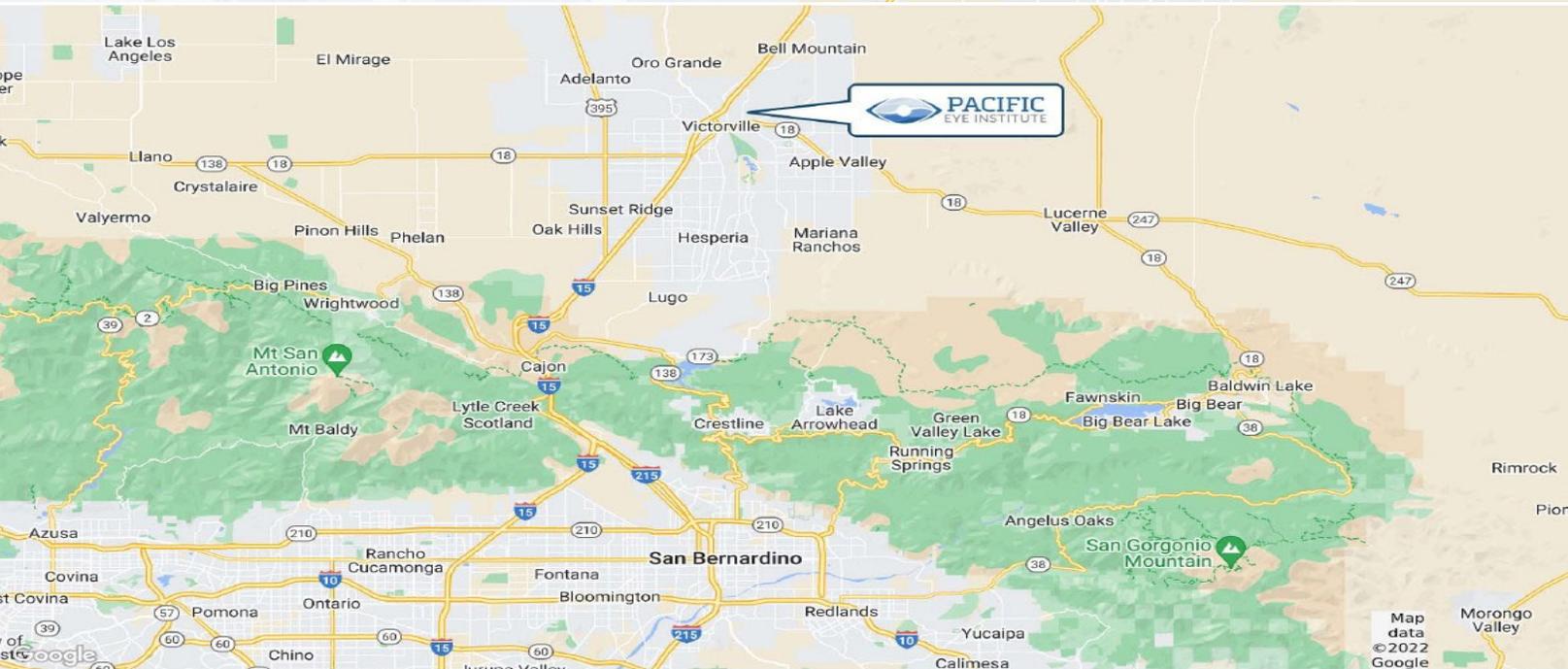
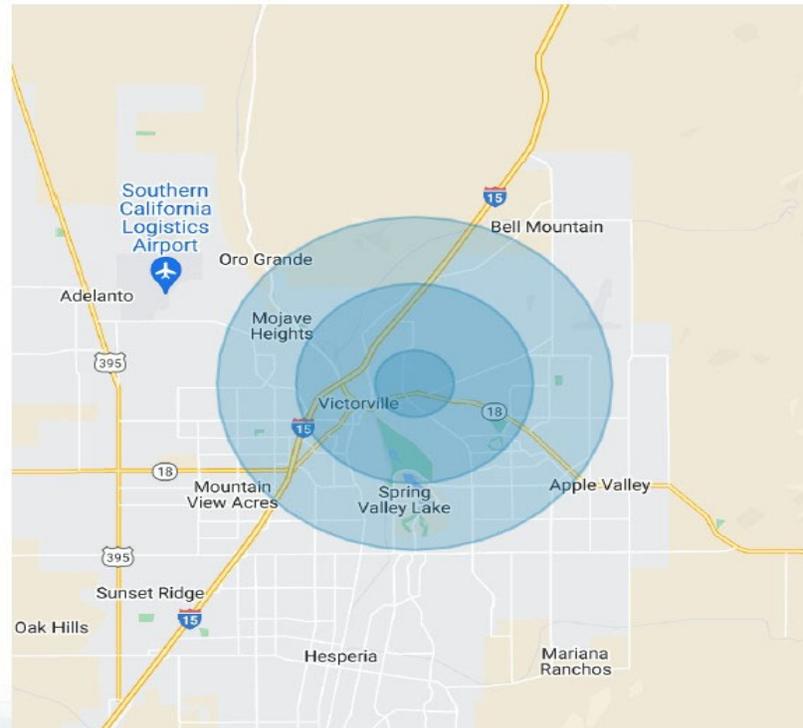
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,692	30,483	95,159
Average Age	33.6	31.7	33.8
Average Age (Male)	32	30	32.4
Average Age (Female)	35.7	32.7	34.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	985	10,250	32,113
# of Persons per HH	2.7	3	3
Average HH Income	\$89,614	\$67,924	\$74,667
Average House Value	\$356,230	\$255,750	\$244,850

TRAFFIC COUNTS	
Interstate 15	71,156 VPD
Happy Trails Hwy	47,490 VPD
7th Street	19,551 VPD



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