

PROFESSIONAL / MEDICAL OFFICE SPACES FOR LEASE VICTOR PROFESSIONAL CENTER

16519 Victor St. Victorville, CA 92395



ECONOMIC DATA

LEASE RATE: \$1.10 SF/mo (MG)
Unit 325 \$600 monthly

PROPERTY INFORMATION

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

BUILDING DATA

TOTAL BUILDING SF: ±46,332 SF
YEAR BUILT: 1981

LISTING DATA

AVAILABLE SF: ±1,141 SF Unit 201
±800 SF Unit 302
±1,140 SF Unit 322
±600 SF Unit 325

PROPERTY OVERVIEW

Welcome to the Victor Professional Center where convenience and accessibility converge to offer you an ideal location for your professional offices.

Located at 16519 Victor Street in Victorville this prime office property boasts ample parking, on site security with daily patrols, a great tenant mix and is in close proximity to the Victorville DMV.

Moreover, this centralized location places you in easy reach of a variety of restaurants and shopping centers, perfect for that lunch meeting or quick shopping trip. Being a short distance from the 15 Freeway makes this property commuter friendly, and you'll find this location is positioned to allow you easy access to Hesperia and Apple Valley. Don't miss the opportunity to make Victor Professional Center the home for your business's success.

PROPERTY HIGHLIGHTS

- Located on high-traffic US HWY 18
- Surrounded by medical, office, and retail businesses
- Great visibility and ample parking

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LEASE INFORMATION

Lease Type: MG Lease Term: Verify with Agent
 Total Space: ±600 - ±1,141 SF Lease Rate: \$1.00 - \$1.10 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
16519 Victor Street, #201	Available	±1,141 SF	Modified Gross	\$1.10 SF/month	Unit 201 features a welcoming reception area, multiple storage closets, break room with kitchenette, three executive offices and restroom. Whether you're a solo entrepreneur or part of a thriving team, this space can be tailored to match your vision of success.
16519 Victor Street, #322	Available	±1,140 SF	Modified Gross	\$1.10 SF/month	Unit 322 is a second floor office featuring a welcoming reception area, spacious and flexible open area, private office and restroom. Whether you're a solo entrepreneur or part of a thriving team, this space can be tailored to match your vision of success.

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
16519 Victor Street, #302	Available	±800 SF	Modified Gross	\$1.10 SF/month	Discover an affordable and efficient office space poised to serve your business well at Suite 302 in the esteemed Victor Professional Center. Located on bustling Victor Street, this ±800 SF ground-floor gem is your gateway to success. As you step into Suite 302, you'll find a spacious open front area with a conference room or office, depending on your needs, at the rear of the space. A storage area and single restroom round out the space. Nestled within the Victor Professional Center, a Class C building, this space focuses on practicality and functionality. No need to fuss over aesthetics; your business essentials are well-covered. Discover your path to success at Suite 302 in the Victor Professional Center. Contact us today to secure your office space and take your business to the next level.
16519 Victor Street, #325	Available	±600 SF	Modified Gross	\$600 per month	This elevator served second floor unit features an expansive open area upon entering, a private office, restroom in suite and newly installed hard flooring with freshly painted walls.

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Suite 201



Suite 201



Suite 201



Suite 201

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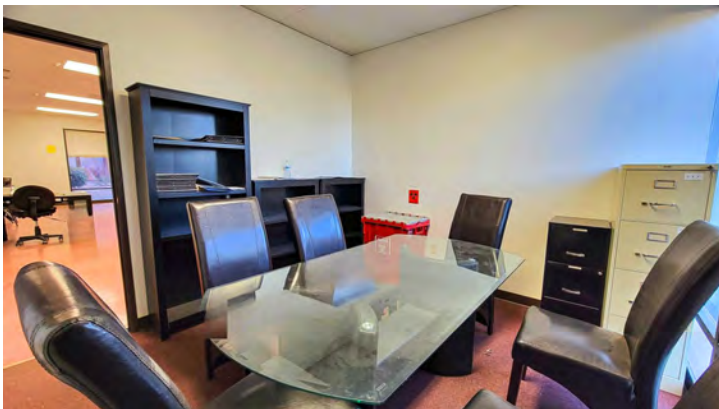
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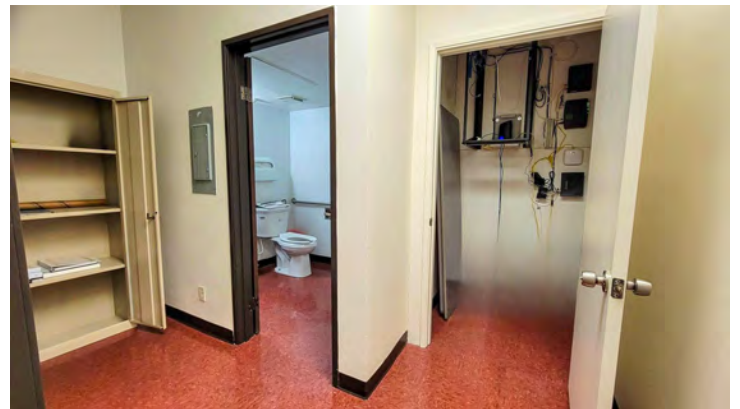
Unit 302



Unit 302



Unit 302



Unit 302

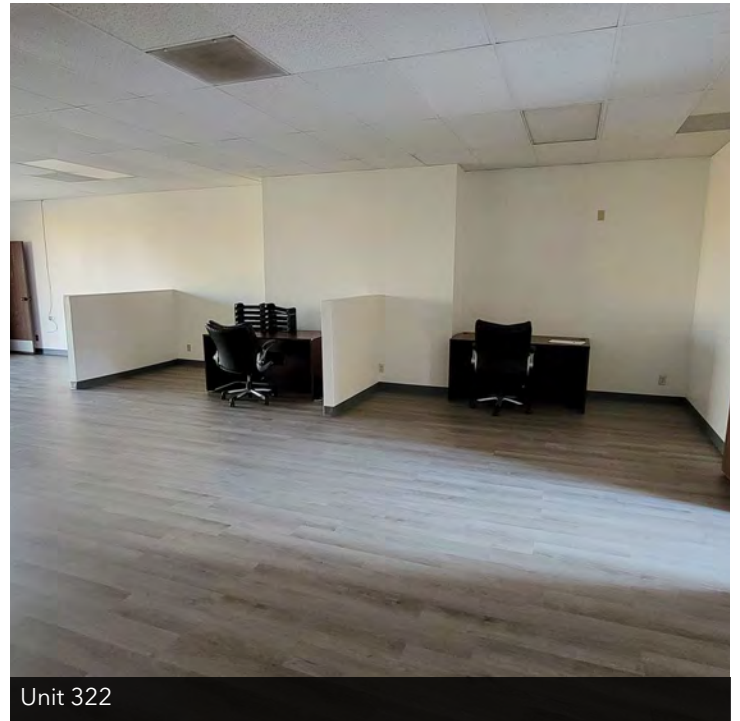
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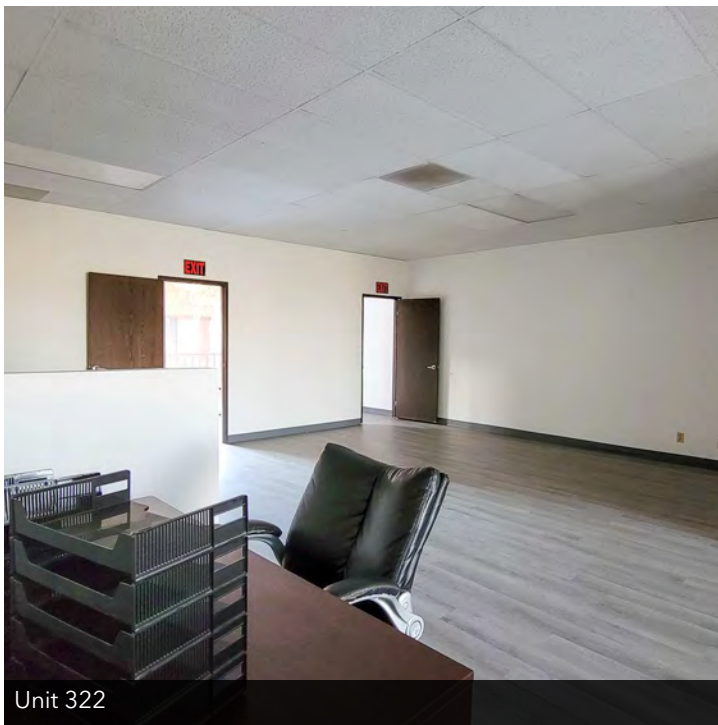
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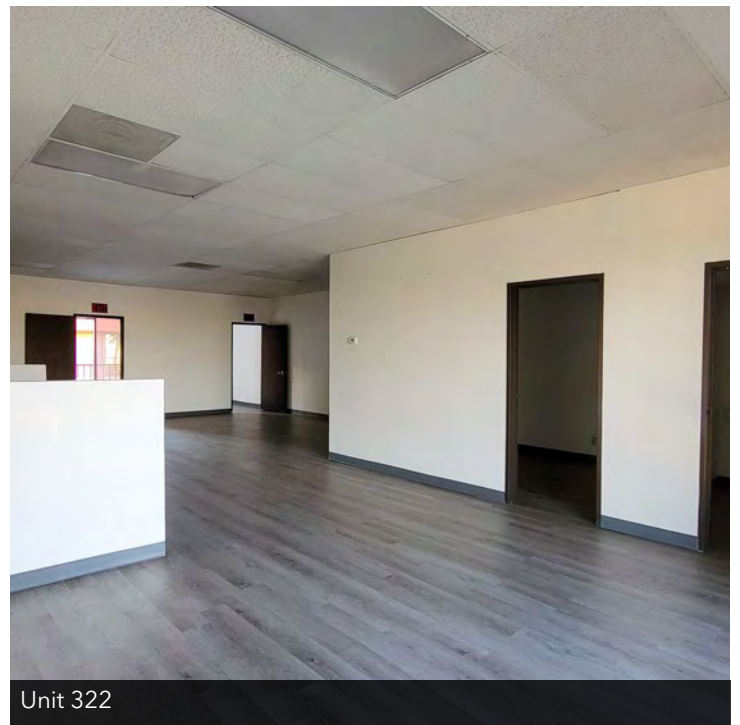
Unit 322 Entry



Unit 322



Unit 322



Unit 322

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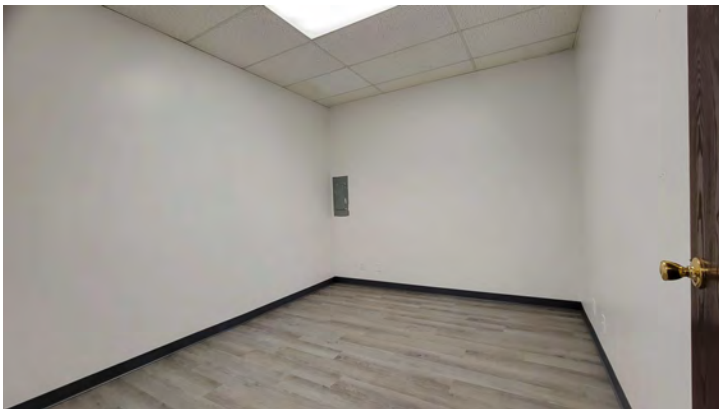
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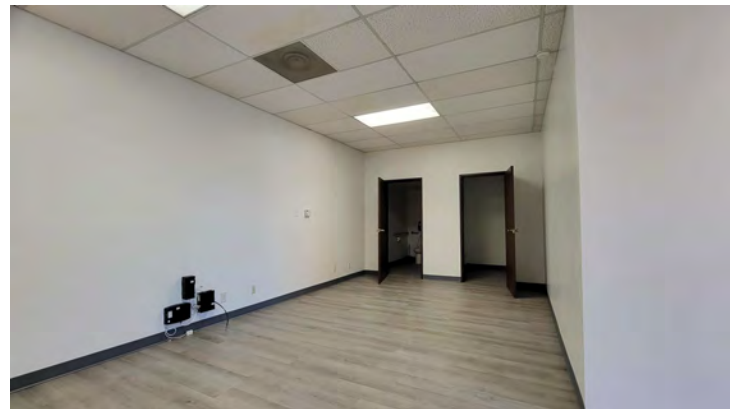
Unit 325



Unit 325



Unit 325

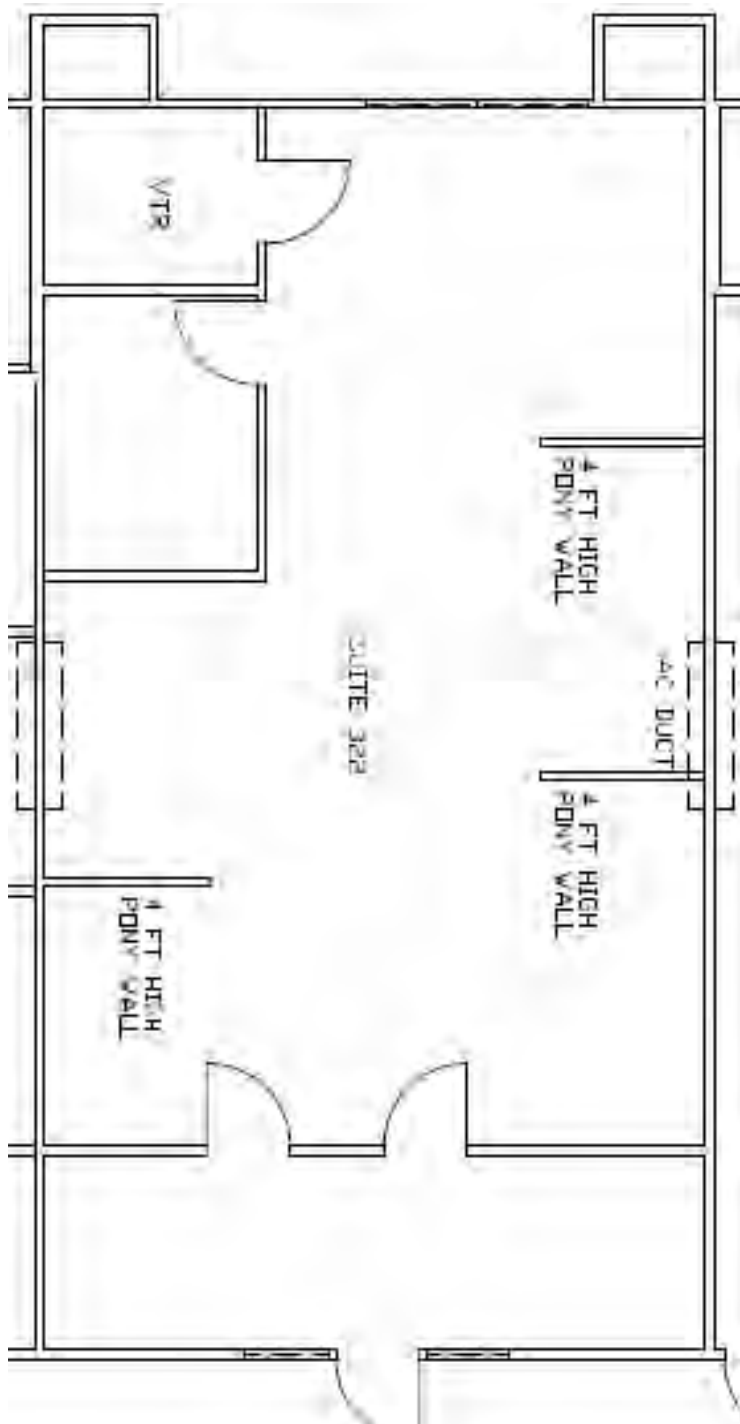


Unit 325

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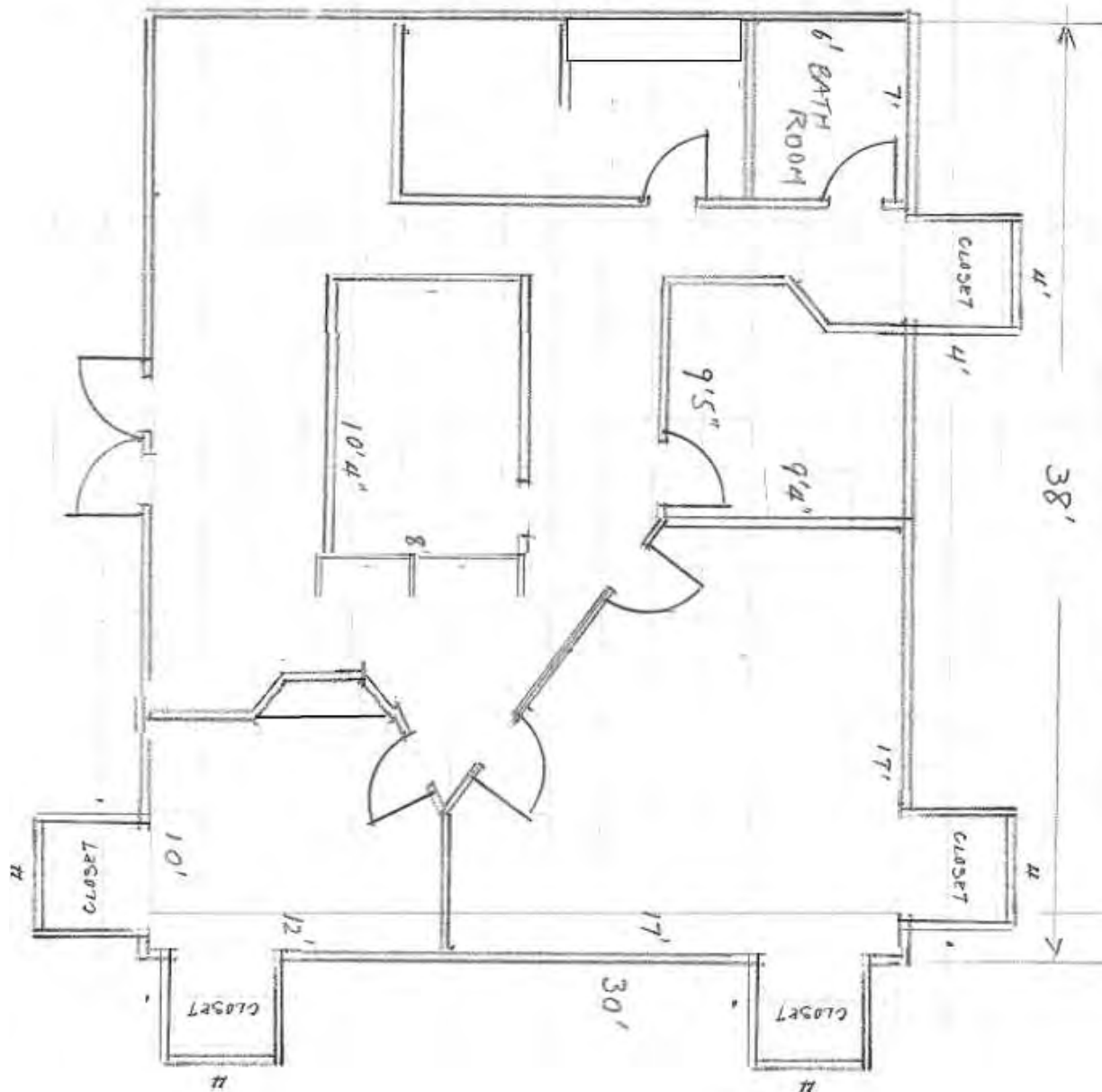


Unit 322 Floor Plan

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16519 Victor Street, Bldg. 200, Suite 201
±1,141 SF

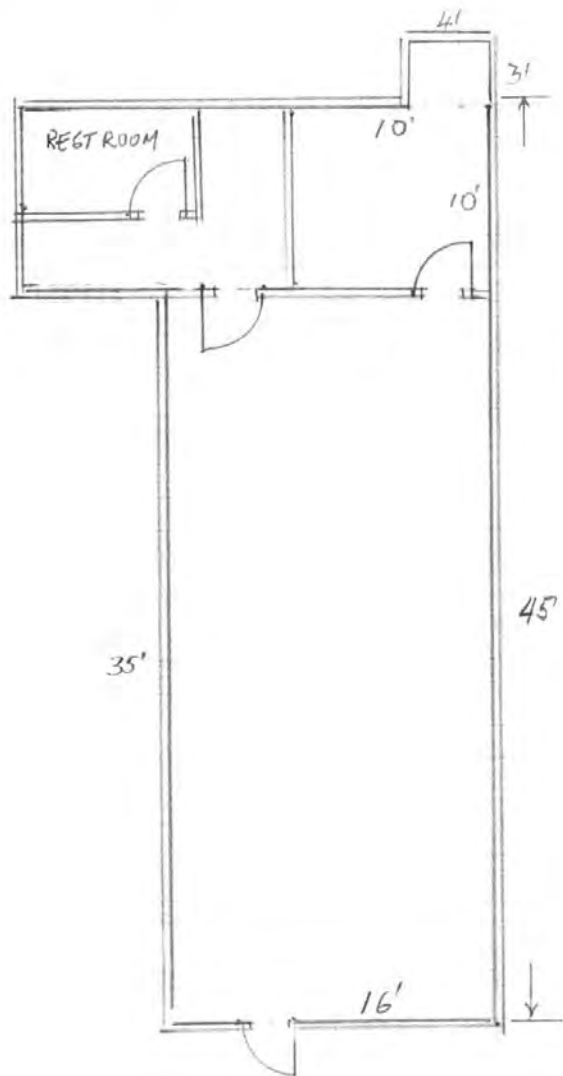


Unit 201 Floor Plan

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FLOOR PLAN SUITE 302
16519 VICTOR STREET
VICTORVILLE CA

Unit 302 Floor Plan

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Subject Site: 16519 Victor Street – Victorville
(Approximated Total Parking: ±154 Spaces)

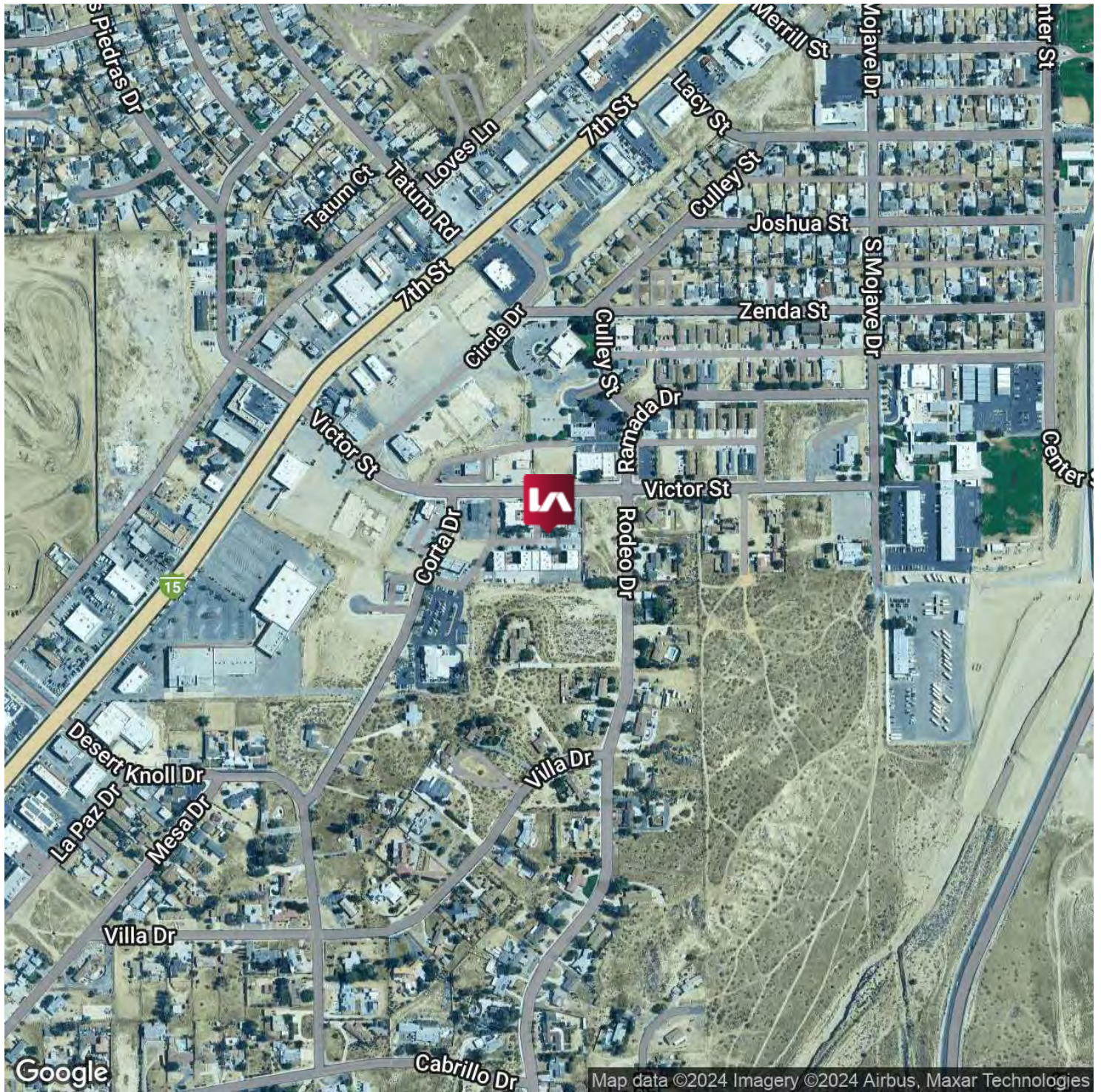


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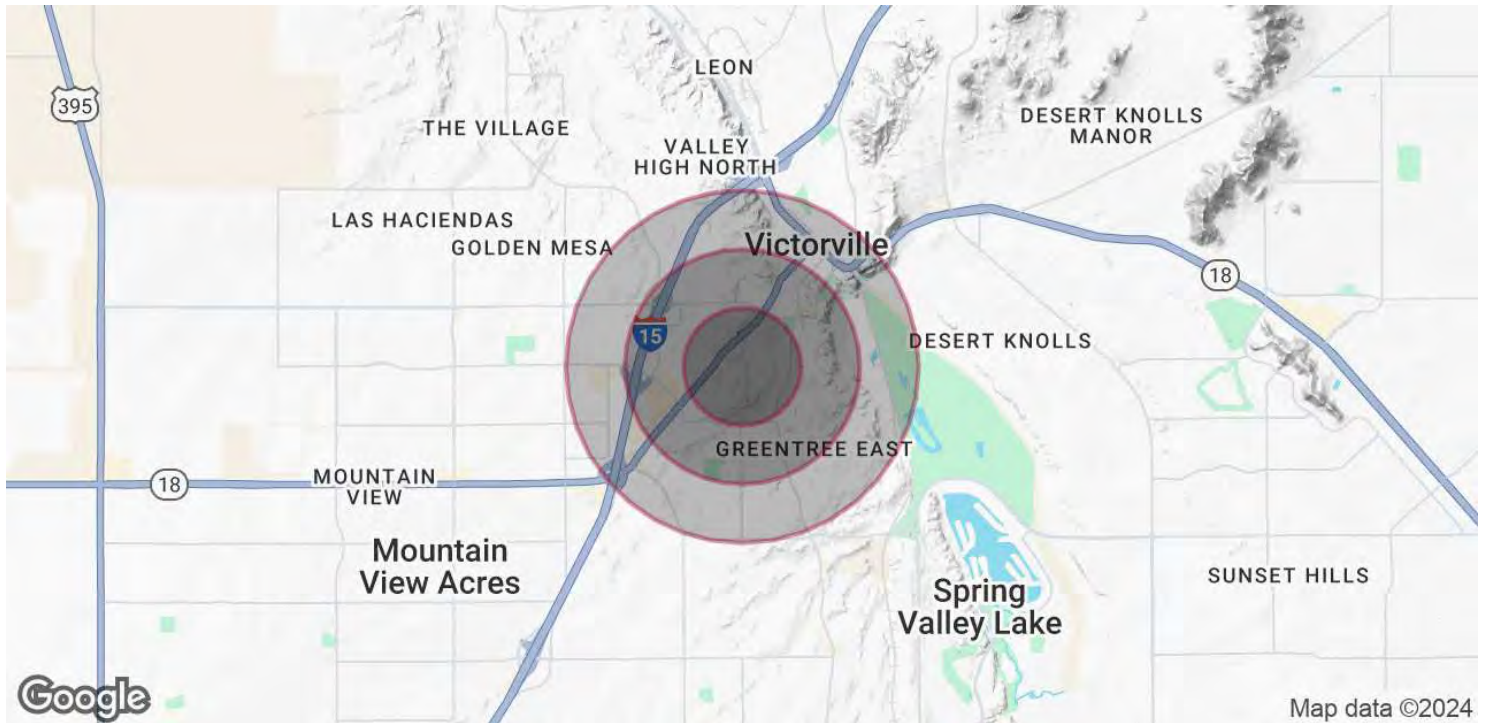


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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,326	8,125	18,623
Average Age	29.5	29.5	29.1
Average Age (Male)	21.9	25.0	26.4
Average Age (Female)	33.2	30.7	29.9

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	353	2,567	6,221
# of Persons per HH	3.8	3.2	3.0
Average HH Income	\$53,762	\$43,819	\$42,923
Average House Value	\$197,856	\$157,845	\$143,084

2020 American Community Survey (ACS)

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