

SISKIYOU ROAD CENTER

18270 Siskiyou Road, Apple Valley, CA 92307

±7,478 SF 4-Unit Office Site Investment



FOR SALE

PRIME MEDICAL PROFESSIONAL
OFFICE INVESTMENT OPPORTUNITY

OFFERING MEMORANDUM



SISKIYOU RD CENTER

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Exclusively Marketed by:

Tony Scafidi
(760) 912-7143
tscafidi@rigelcap.com
Lic: 01887228



18270 Siskiyou Rd. Apple Valley, CA 92307

<https://www.RigelCap.com>

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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Rigel Capital is Pleased to Present Exclusively For Sale the 7,478 SF Siskiyou Road Center Located at 187270 Siskiyou Road in Apple Valley, CA. This Deal Includes a Long Term Leases of Three Current Tenants with 3% Annual Increases and One Available Space Remaining, Providing an Investor With a Stable Long Term Investment with Value Add Future Earnings.

Sale Price

\$1,790,000

OFFERING SUMMARY

Cap Rate:	4.38%
NOI:	\$78,472
Price / SF:	\$239.37
Number of Tenants:	Four

BUILDING INFORMATION

Street Address:	18270 Siskiyou Road
City, State, Zip:	Apple Valley, CA 92307
County:	San Bernadino
Building Size:	7,478 SF
Lot Size:	0.51 Acres
Year Built:	1982 & 2008



INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Medical Office Professional 2 Building Site
- \$92,868 NOI Estimated based on full occupancy Year 1 Proforma
- Long-Term Net Lease Tenancy allows for some low risk and escalations
- High Demand Office Market
- Diverse Use Opportunity in Office Professional zoning
- Location provides long-term lease stability



SITE HIGHLIGHTS

- Building 1 built in 1982; Building 2 built in 2008
- Building 1 is single-story - Total $\pm 4,086$ SF; Building 2 is two-story - Total $\pm 3,392$ SF
- Total Site is ± 0.51 acres
- Current tenants comprised of professional and medical
- Dual frontage access with 36 parking spots
- Recent improvements to parking lot and interiors



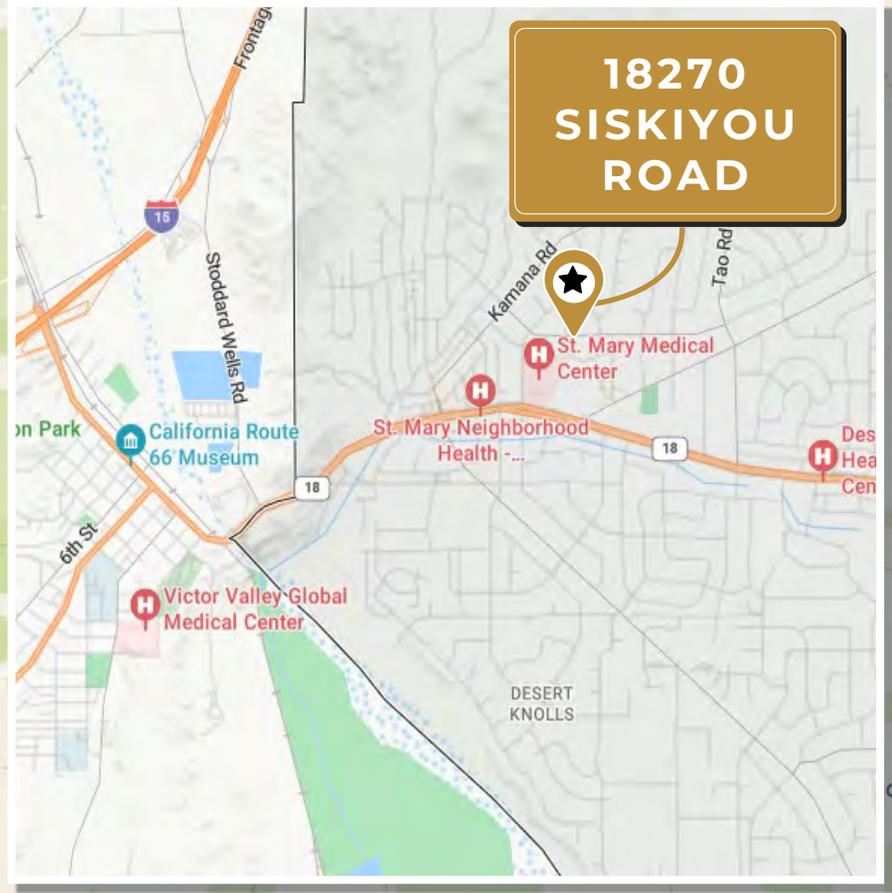
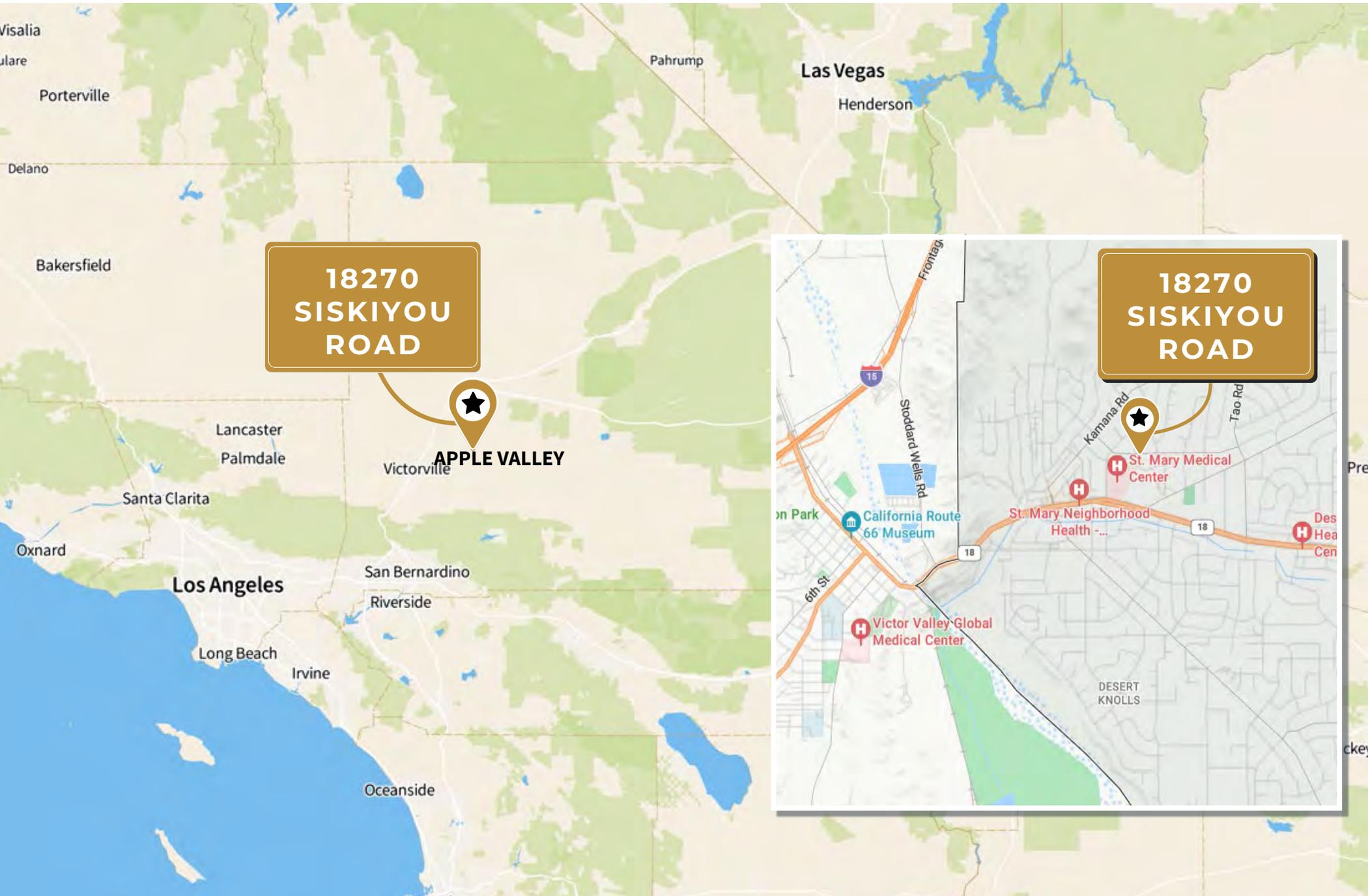
INVESTMENT HIGHLIGHTS



LOCATION & MARKET HIGHLIGHTS

- The Site is located directly behind Providence St. Mary Medical Center (213 beds, 1,750+ caregivers, 300 physicians on-site).
- One block from Highway 18 and a 5-min drive from the I-15 freeway.
- The area is a medical-centric hub for the Town of Apple Valley, with numerous medical, office, professional, and retail in walking distance as well as great residential neighborhoods home to doctors and other professionals residing in the High Desert.
- 46,700+ vehicles per day pass Highway 18 one block away with easy access to retail services such as Starbucks and Jersey Mike's.
- Strong healthcare-focused hub, making leasing adjacent to the hospital exceptionally attractive.
- Apple Valley sits at the heart of the Inland Empire as San Bernardino County's 11th-largest municipality (75K+ residents)
- Economic incentive efforts target renewable energy (solar), retail/services, and healthcare/social assistance, helping draw businesses and jobs.
- Over the past 10 years, Apple Valley home values surged by 134.25%, or approximately 8.88% annually, ranking in the top 20% nationwide
- Larger investments continue in the area including Brightline's high speed train project and over 3 million square feet of industrial along the Interstate 15.

AREA MAP



S I T E H I G H L I G H T S

PROPERTY FEATURES

NUMBER OF UNITS	4
BUILDINGS TOTAL SF	7,478
LAND SF	22,043
LAND ACRES	0.51
YEAR BUILT	1982 & 2008
# OF PARCELS	1
ZONING TYPE	OP (Office Professional)
LOCATION CLASS	Office
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
LOT DIMENSION	140' x 157.3'
NUMBER OF PARKING SPACES	~36
ELEVATOR	No
FENCED YARD	Back
UTILITIES	Sewer, Natural Gas, Public Water
APN	0473-394-02-0000

NEIGHBORING PROPERTIES

NORTH	Residential
SOUTH	Vacant Land Office Professional
EAST	Office Professional
WEST	Vacant Land Office Professional

MECHANICAL

FIRE SPRINKLERS	Building 2
ELECTRICAL / POWER	Underground

CONSTRUCTION

FRAMING	Wood
PARKING SURFACE	Paved
ROOF	Flat

TENANT INFORMATION

LEASE TYPE	Net
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SITE IMAGES



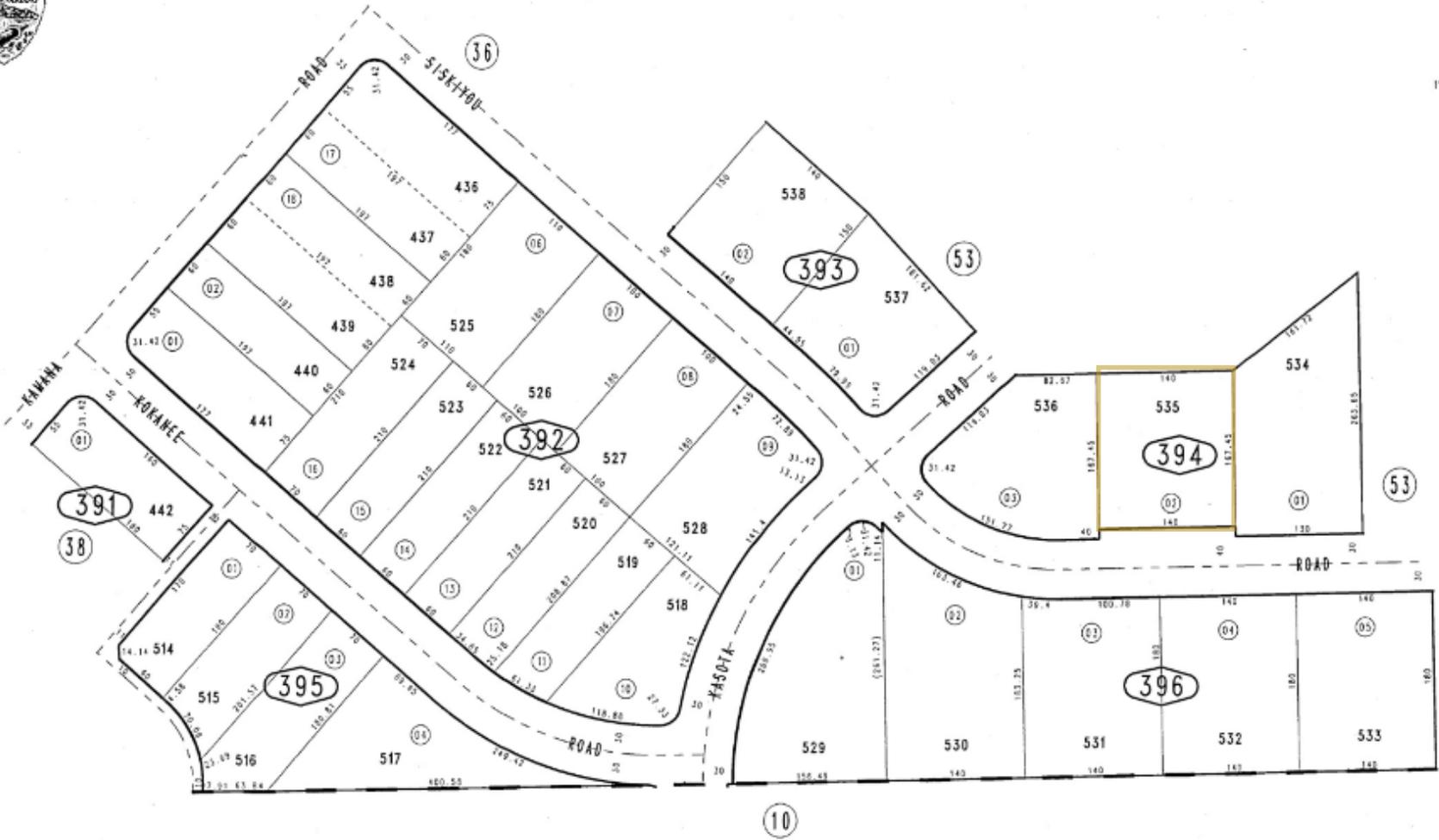
PARCEL MAP

THIS MAP IS FOR THE PURPOSE
OF AD VALGREM TAXATION ONLY.



Ptn. Tract No. 7802, M.B. 100/56-68
Desert Knolls Manor-Unit No. 1

Town of Apple Valley 0473-39
Tax Rate Area
21028



June 2004

Ptn. S. 1/2, Sec. 02
T.5N., R.4W.

Assessor's Map
Book 0473 Page 39
San Bernardino County

REVISED
06/28/08 RU
01/21/10 LH

AERIAL IMAGE



AERIAL MAP



 Providence

Phillip M.
Baca, DDS

Melanie
Arora MD

Siskiyou Rd

Kasota Rd



RENT ROLL

FINANCIALS

Bldg	Suite	Use	Square Feet (±)	% of NRA	Lease Term		Status	Rental Rates				Options/Notes	
					Lease Start	Lease End		Monthly	PSF	Annual	PSF		Lease Type
1	Suite A	Medical	1,026	13.72 %	02/01/20	01/31/29	CURRENT	\$1,178	\$1.15	\$14,136	\$13.78	Net	1, 2-Year Options with 3% escalations
1	Suite B/C	Medical	3,060	40.92 %	04/01/22	06/30/27	CURRENT	\$4,681	\$1.53	\$56,172	\$18.36	Net	2, 5-Year Options with 3% escalations
2	Suite 1	Real Estate	1,668	22.31 %	05/01/19	04/30/29	CURRENT	\$1,691	\$1.01	\$20,292	\$12.17	Net	2, 3-Year Options with 3% escalations
2	Suite 2	Vacant	1,724	23.05%			FOR LEASE	\$1,190	\$0.69	\$14,280	\$8.28	Net	
Totals			7,478					\$8,603		\$103,241			

The above Rent Roll contains information deemed to be reliable but not guaranteed. Buyer to complete their due diligence to their full satisfaction. As of 08/08/25.

PROFORMA

Year	CURRENT	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Base Rental Income (1)	\$90,600	\$104,880	\$105,303	\$108,462	\$111,716	\$115,068	\$118,520	\$122,075	\$125,737	\$129,510
Additional Rental Income (1)	\$19,716	\$25,920	\$26,698	\$27,499	\$28,323	\$29,173	\$30,048	\$30,950	\$31,878	\$32,835
Effective Gross Income	\$110,316	\$130,800	\$132,001	\$135,961	\$140,039	\$144,241	\$148,568	\$153,025	\$157,615	\$162,345
Operating Expenses										
Real Estate Taxes	\$14,304	\$20,093	\$20,696	\$21,317	\$21,956	\$22,615	\$23,293	\$23,992	\$24,712	\$25,453
Insurance	\$3,385	\$3,385	\$3,487	\$3,591	\$3,699	\$3,810	\$3,924	\$4,042	\$4,163	\$4,288
Repairs & Maintenance	\$2,729	\$2,729	\$2,810	\$2,895	\$2,982	\$3,072	\$3,164	\$3,259	\$3,356	\$3,457
Utilities	\$11,426	\$11,426	\$11,769	\$12,122	\$12,485	\$12,860	\$13,246	\$13,643	\$14,053	\$14,474
Depreciation (2)	\$29,040	\$29,040	\$29,040	\$29,040	\$29,040	\$29,040	\$29,040	\$29,040	\$29,040	\$29,040
Total Operating Expense	\$31,844	\$37,932	\$38,762	\$39,925	\$41,122	\$42,357	\$43,627	\$44,936	\$46,284	\$47,672
Net Operating Income	\$78,472	\$92,868	\$93,239	\$96,036	\$98,917	\$101,884	\$104,941	\$108,089	\$111,331	\$144,673

Base Rental Income is based on 100% occupancy beginning in Year 1 with 3% escalations thereafter. Additional Rental Income represents the re-capturing of the majority of operating expenses. Depreciation is based on prior years but is not counted in Total Operating Expense or Net Operating Income.

The above Proforma is based on a 3% increase in both rental income and operating expenses starting in Year 2. The Proforma is for illustrated projection purposes only and are not to be relied upon and not guaranteed.

MARKET OVERVIEW

INLAND EMPIRE NORTH SUBMARKET

Inland Empire North is located in North San Bernardino County and includes the cities of Victorville, Hesperia, Apple Valley, and Barstow. Brightline West has officially broken ground on a 218-mile, all-electric high-speed rail line linking Las Vegas to Rancho Cucamonga, with stops in Victor Valley, Hesperia, and Apple Valley; funded by a \$3 billion federal grant and expected to be operational by 2028, it promises to generate tens of thousands of jobs, slash congestion on I-15, and transform regional mobility. Major logistics momentum continues in the region, with Amazon developing a massive 2.5 million-sq ft warehouse in Hesperia and BNSF advancing the 4,500-acre Barstow International Gateway intermodal yard—together reinforcing Inland Empire North's role as a burgeoning freight and distribution hub. Additionally, the Foothill Gold Line extension toward Pomona nears completion with testing underway and passenger service expected to begin September 19, 2025, enhancing commuter rail connectivity in the broader Inland Empire



24M

Total Office Square Feet

1,890

of Buildings

7.00%

Vacancy

\$10.80

Asking Rent PSF

**1,000,000
SF**

Under Construction

Source: SBCounty

DEMOGRAPHICS

INLAND EMPIRE NORTH SUBMARKET

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,421	25,481	52,962
2010 Population	4,145	30,749	65,693
2023 Population	4,341	33,524	72,037
2028 Population	4,319	33,366	71,877
2023 African American	297	3,140	6,004
2023 American Indian	94	720	1,320
2023 Asian	125	881	2,541
2023 Hispanic	1,900	14,424	29,068
2023 Other Race	911	6,497	12,483
2023 White	2,229	16,812	37,989
2023 Multiracial	663	5,360	11,437
2023-2028: Population: Growth Rate	-0.50 %	-0.45 %	-0.20 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	86	1,199	2,042
\$15,000-\$24,999	53	926	1,485
\$25,000-\$34,999	150	1,010	1,978
\$35,000-\$49,999	214	1,471	2,640
\$50,000-\$74,999	223	1,550	3,488
\$75,000-\$99,999	259	1,603	3,396
\$100,000-\$149,999	298	1,655	4,179
\$150,000-\$199,999	71	707	2,473
\$200,000 or greater	15	569	1,994
Median HH Income	\$68,877	\$59,775	\$76,124
Average HH Income	\$79,186	\$84,642	\$102,225

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,174	9,304	19,777
2010 Total Households	1,313	9,930	21,889
2023 Total Households	1,369	10,689	23,675
2028 Total Households	1,369	10,686	23,732
2023 Average Household Size	3.15	3.13	3.03
2000 Owner Occupied Housing	841	5,632	12,767
2000 Renter Occupied Housing	264	2,853	5,341
2023 Owner Occupied Housing	987	6,685	15,942
2023 Renter Occupied Housing	382	4,004	7,733
2023 Vacant Housing	67	527	1,519
2023 Total Housing	1,436	11,216	25,194
2028 Owner Occupied Housing	989	6,732	16,126
2028 Renter Occupied Housing	380	3,954	7,606
2028 Vacant Housing	67	542	1,531
2028 Total Housing	1,436	11,228	25,263
2023-2028: Households: Growth Rate	0.00 %	-0.05 %	0.25 %

Source: esri



DEMOGRAPHICS

INLAND EMPIRE NORTH SUBMARKET

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	319	2,283	4,822
2023 Population Age 35-39	258	1,979	4,162
2023 Population Age 40-44	261	1,836	3,883
2023 Population Age 45-49	202	1,584	3,571
2023 Population Age 50-54	211	1,789	4,116
2023 Population Age 55-59	269	2,038	4,594
2023 Population Age 60-64	236	1,989	4,690
2023 Population Age 65-69	235	1,800	4,180
2023 Population Age 70-74	171	1,486	3,528
2023 Population Age 75-79	117	1,101	2,623
2023 Population Age 80-84	59	655	1,641
2023 Population Age 85+	55	529	1,327
2023 Population Age 18+	3,243	25,134	54,936
2023 Median Age	34	35	38

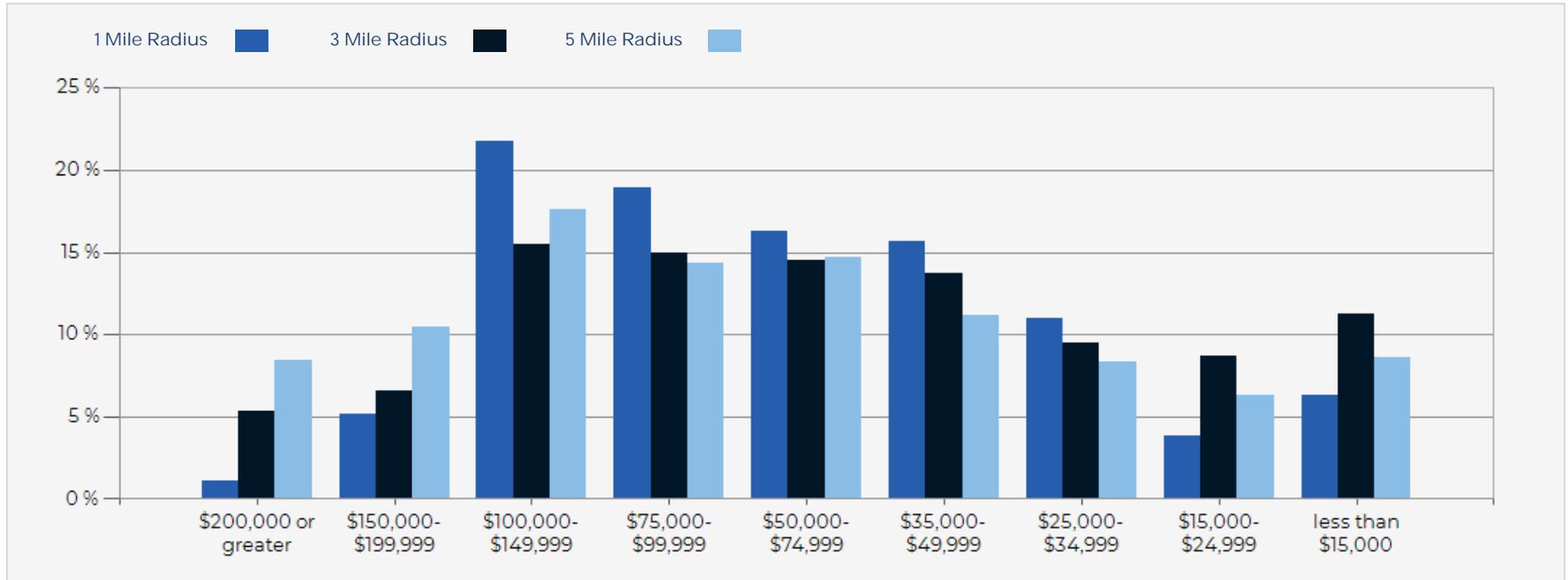
2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,788	\$58,875	\$76,162
Average Household Income 25-34	\$81,954	\$77,870	\$95,911
Median Household Income 35-44	\$83,417	\$72,784	\$85,451
Average Household Income 35-44	\$92,969	\$94,152	\$112,524
Median Household Income 45-54	\$80,783	\$78,008	\$93,646
Average Household Income 45-54	\$88,567	\$99,791	\$120,127
Median Household Income 55-64	\$72,224	\$68,362	\$85,212
Average Household Income 55-64	\$79,632	\$91,807	\$114,385
Median Household Income 65-74	\$51,167	\$53,249	\$66,240
Average Household Income 65-74	\$69,216	\$77,937	\$94,080
Average Household Income 75+	\$58,413	\$69,102	\$77,911

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	397	2,524	5,205
2028 Population Age 35-39	328	2,338	5,144
2028 Population Age 40-44	252	1,972	4,209
2028 Population Age 45-49	243	1,763	3,861
2028 Population Age 50-54	187	1,527	3,527
2028 Population Age 55-59	190	1,678	3,945
2028 Population Age 60-64	224	1,835	4,240
2028 Population Age 65-69	195	1,767	4,238
2028 Population Age 70-74	185	1,535	3,677
2028 Population Age 75-79	126	1,183	2,891
2028 Population Age 80-84	80	791	1,961
2028 Population Age 85+	56	608	1,564
2028 Population Age 18+	3,165	24,997	54,874
2028 Median Age	34	36	38

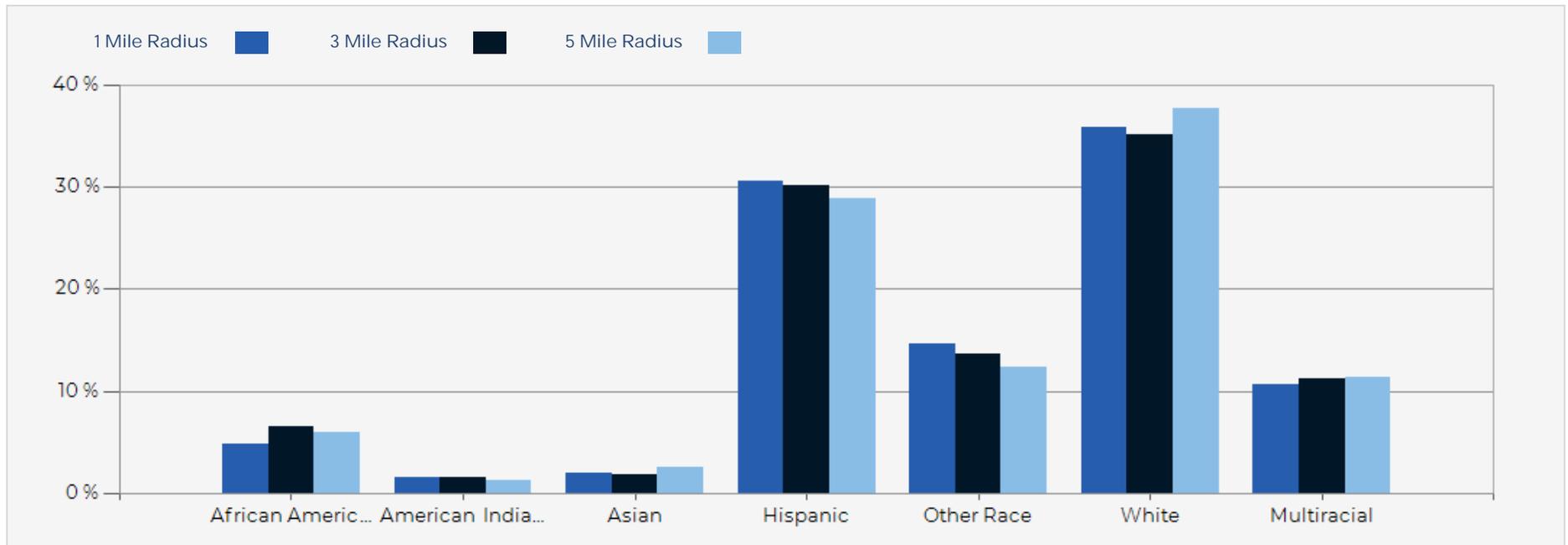
2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,533	\$65,533	\$82,072
Average Household Income 25-34	\$87,924	\$85,596	\$106,412
Median Household Income 35-44	\$88,942	\$82,848	\$99,877
Average Household Income 35-44	\$101,378	\$109,522	\$131,368
Median Household Income 45-54	\$89,088	\$86,851	\$104,110
Average Household Income 45-54	\$99,323	\$114,951	\$136,665
Median Household Income 55-64	\$79,497	\$79,481	\$99,566
Average Household Income 55-64	\$90,180	\$106,128	\$132,204
Median Household Income 65-74	\$57,957	\$63,056	\$80,075
Average Household Income 65-74	\$78,803	\$91,317	\$112,173
Average Household Income 75+	\$66,131	\$83,507	\$95,255



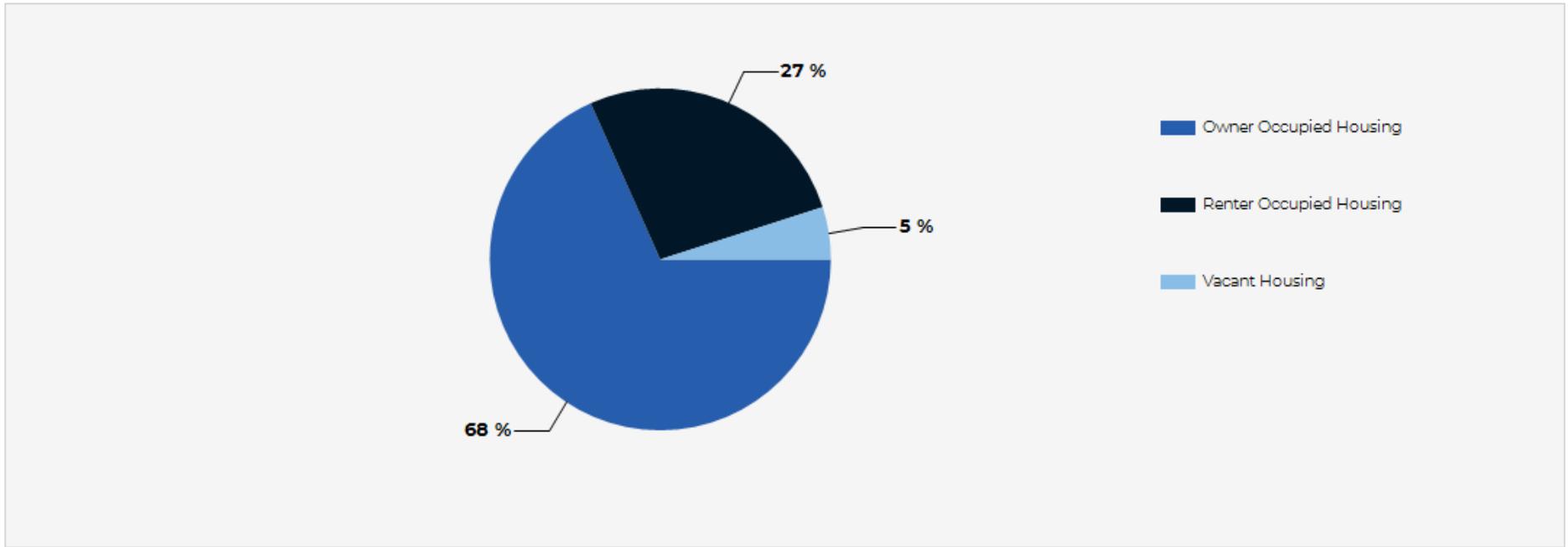
2023 Household Income



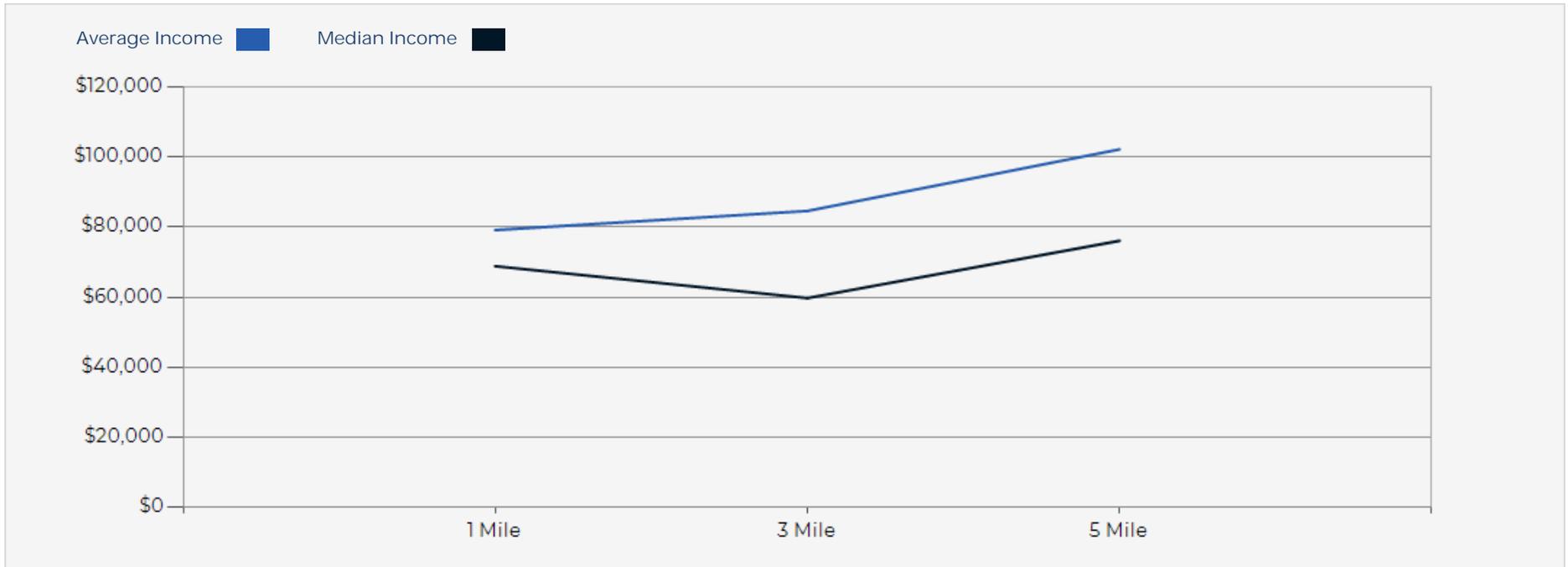
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



Apple Valley

BY THE NUMBERS

Population (2024)	76,640
Size	78 Sq. Mi.
Sphere of Influence	200 Sq. Mi.
Median Age	37.3
Home Ownership	62.1%
Total Households	27,140
Avg. Household Income	\$73,297
Median Household Income	\$53,023
Total Labor Force	28,100
High Desert Population	443,000
Distance from Los Angeles	95 Mi. NE
Distance from San Diego	140 Mi. N
Distance from Las Vegas	185 Mi. S

TOP EMPLOYERS

Global Federal Credit Union
Apple Valley Fire Protection District
Apple Valley Unified School District
Providence St. Mary Medical Center
Lewis Center for Educational Research
Liberty Utilities
Walmart Distribution
AVCO Disposal Burrtec Waste
CEMEX California Cement LLC
American Medical Response
Target Stores
Walmart
Big Lots Distribution



The Town of Apple Valley is one of the municipalities that make up the High Desert region of the Inland Empire. Located in the Mojave Desert, Apple Valley has a long history of desirability as a getaway for Old Hollywood that has since transformed into a community of clean air, open spaces and large lot living. Today development continues to grow with confidence as larger companies and national tenants take root in this town that sits along Hwy 18 and I-15 Freeway for easy access to all other amenities Southern California offers.

Apple Valley's location, relative to Los Angeles and Las Vegas, together with its comparatively inexpensive land costs and access overall, have prompted several companies to base their regional operations in the town, including Wal-mart and Big Lots Distribution Centers. In comparison to other California communities, the High Desert's cost of living is relatively low, drawing many new residents to the area. The town is currently work-ing on the revitalization of old town Apple Valley, known as The Village, adding more attractiveness to its name.

SISKIYOU RD CENTER

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Exclusively Marketed by:

Tony Scafidi
(760) 912-7143
tscafidi@rigelcap.com
Lic: 01887228



Lic: 02086588

<https://www.RigelCap.com>