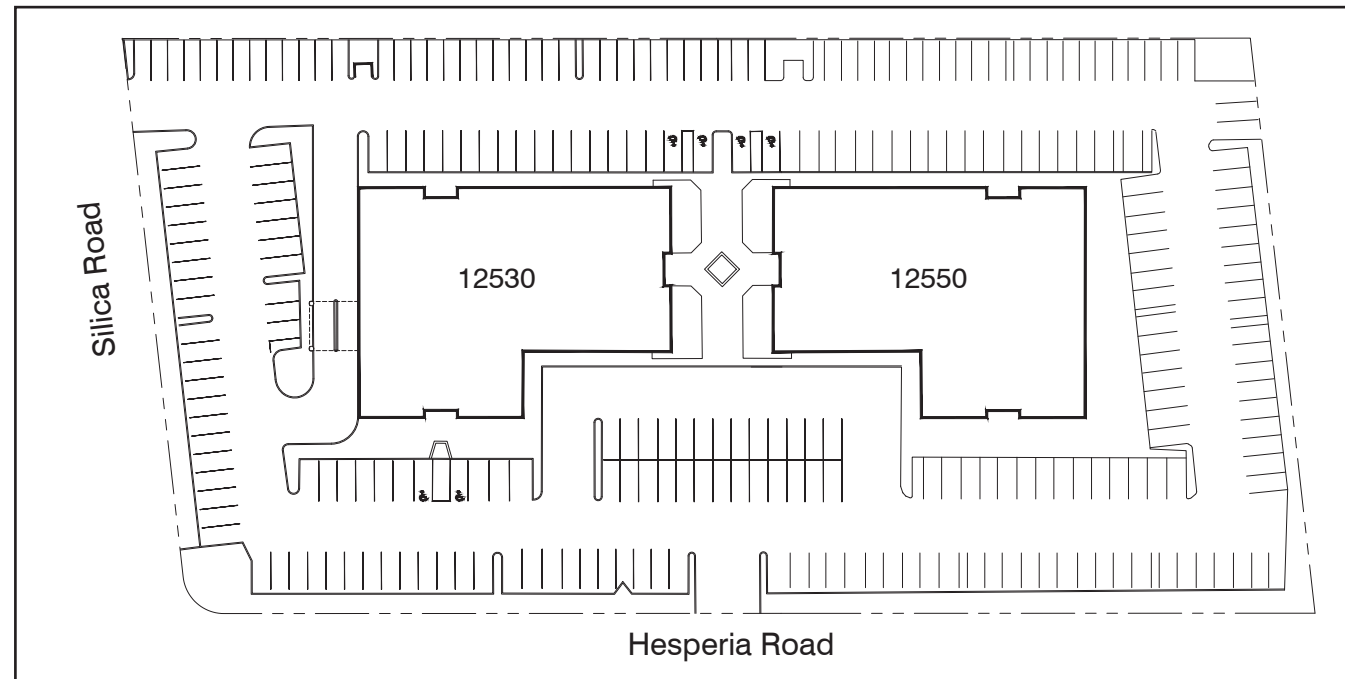


## SITE PLAN



### ON-SITE LEASING OFFICE

12530 Hesperia Rd., 2nd Floor  
 Victorville, CA 92395  
 760.780.4140 Main

### CORPORATE OFFICE

12447 Lewis Street, Suite 203  
 Garden Grove, CA 92840  
 562.435.2100 Main  
 562.435.2109 Fax

[www.TheAbbeyCo.com](http://www.TheAbbeyCo.com)



MAP



# WIMBLEDON OFFICE PARK

12530 - 12550 HESPERIA ROAD, VICTORVILLE, CA 92395

**TENANT IMPROVEMENTS AVAILABLE**  
**NEW 1st FLOOR SUITES MOVE-IN READY**

The information contained within has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



## PROPERTY HIGHLIGHTS

Wimbledon Office Park is a prominent multi-tenant professional office and medical plaza located within a campus-like setting in Victorville's favorite amenity-laden neighborhood. The property features "best-in-class" common-area upgrades and recently renovated spec office suites. Well maintained with incredible accessibility, Wimbledon Office Park is primed to offer an ideal destination for businesses to thrive in the Victor Valley.

- Brand New spec suites include new interior improvements such as new carpet and paint, birchwood doors with glass sidelights, new coffee bar with sink, floor-to-ceiling glass walled conference rooms, individually controlled HVAC, and 2' X 2' ceiling grid with modern, energy efficient LED light fixtures
- Common area upgrades include new restroom finishes, lobby modernization, and renovated hallway corridors
- Professional and responsive property management and leasing team on-site
- High identity, hard-corner location in the most sought-after, amenity-rich corridor in Victor Valley
- Expansive building-top and monument signage available for large tenants
- Abundant parking to accommodate a variety of medical or office uses
- Excellent visibility and exposure to Hesperia Road with daily traffic counts exceeding 35,000 cars per day
- Industry leading co-tenants create a synergistic and convenient destination for providers and customers alike
- Adjacent to St. Joseph Health, Heritage Medical Group, and Desert Valley Hospital
- Custom options from our in-house design and building teams available
- Tenants include St. Mary's Medical, First American Title, Edward Jones, Stewart Title, Raymond James, Keller Williams, FBC Mortgage



## LOCATION SUMMARY

Wimbledon Office Park is situated on the northwest corner of a highly visible, highly recognized four-way signalized intersection of Hesperia Road and Silica Drive. The building offers unbeatable accessibility to the highly trafficked and amenity-rich Bear Valley Road & Hesperia Road corridors. The premier location is just two and a half short miles to the I-15 freeway and affluent residential neighborhoods are close by. Wimbledon Office Park is strategically located at the heart of Victorville's primary Medical, Office, and Financial corridor, making it a highly desirable option in the market. Major nearby destinations include Victor Valley Town Center, Jess Ranch Marketplace, Spring Valley Lake Country Club, Desert Valley Hospital, and Victor Valley College.

## PROPERTY INFORMATION

<b>ADDRESS</b> 12530-12550 Hesperia Rd. Victorville, CA 92395	<b>TOTAL SF</b> ±56,100 SF	<b>FLOORS</b> Two-Story Elevator Served	<b>YEAR BUILT</b> Built 1989 Renovated 2022
<b>CONSTRUCTION</b> Precast concrete wall panels with spandrel glass walls	<b>LAND AREA</b> 3.28 ACy	<b>ELEVATORS</b> Yes	<b>PARKING</b> 4.77 / 1,000
<b>DESIGN</b> Two, two-story, multi-tenant buildings adjoined by a courtyard	<b>PROPERTY TYPE</b> Office / Medical	<b>BUILDINGS</b> 2	<b>ZONING</b> C-2T (General Commercial - Transitional)

## AREA OVERVIEW



The City of Victorville is situated approximately 97 miles Northeast of Los Angeles and 35 miles North of San Bernardino, in San Bernardino County. Victorville is the largest city in Victor Valley with a population of over 121,000 and an estimated 300,000 people during business hours. Victorville is situated at the heart of the High Desert Region and borders Hesperia, Apple Valley, Adelanto, and Barstow. Over the past decade, the region has grown into a strategic West Coast distribution powerhouse with an estimated 60% of all goods moving in and out of Southern California traveling through Victorville. Over the past 15 years, the region has far out-paced the average growth rates for national, state and county population and housing growth. Victorville is a strong choice for businesses in the health care and professional office industries that are looking for a regional presence and to attract local customers. Victorville is home to an expansive, technically trained workforce thanks to its strong workforce development programs, and abundance of technical colleges in the area. Companies have flocked to this hub, recognizing not only the talent, but the low operating costs primarily thanks to Victorville's low cost municipalized utilities and favorable regulatory environment.