

Prime Office Space with Unmatched Visibility Along I-15 – Lease Today!

13875 Park Ave., Victorville, CA 92392



Asking Rate: \$1.10 PSF + NNN

Property Features

- Available Sq. Ft.  $\pm 10,859$
- Year Built: 1973
- Zoning: C-2
- Current build out includes multiple offices, lobby, break room, men's and women's restrooms
- Included in the  $\pm 10,859$  Sq. Ft. is an upstairs office space that measures  $\pm 1,479$  Sq. Ft.
- High Visibility Office Building with Pylon Signage Along I-15
- Easy access to Interstate 15
- Centrally Located
- Daily Traffic Count Along I-15 of  $\pm 102,000$  vehicles (Source: ©2023 Kalibrate Technologies (Q2 2023).
- Located near exiting retail centers, restaurants Kaiser Permanente, and San Bernardino County Court House

LIC # 01057618

The  
**B**RADCO  
Companies  
a commercial real estate company

Joseph W. Brady CCIM, SIOR  
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DRE LIC #00773589

P.O. Box 2710  
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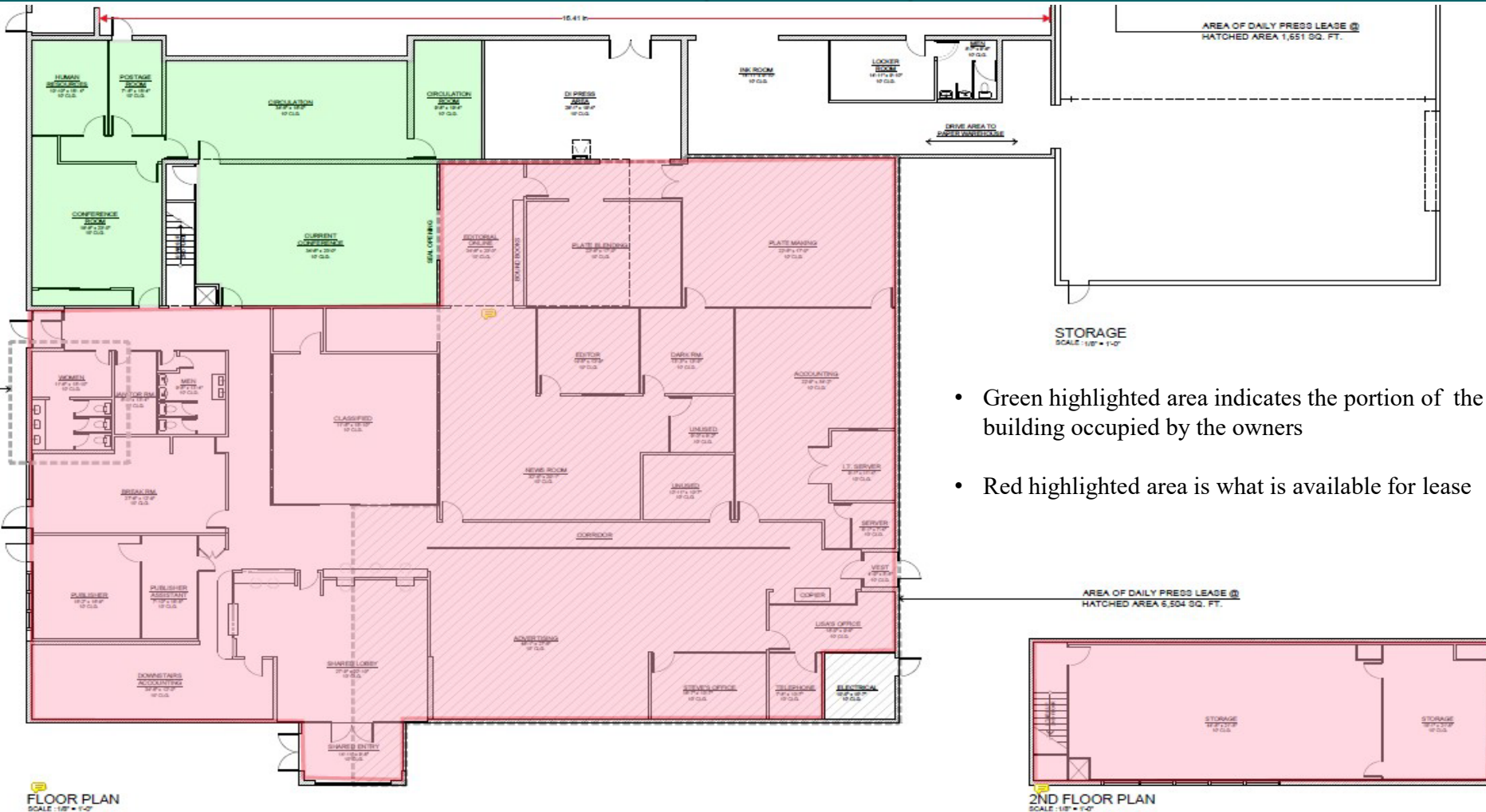
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- Green highlighted area indicates the portion of the building occupied by the owners
- Red highlighted area is what is available for lease




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# Prime Office Space with Unmatched Visibility Along I-15 – Lease Today!

## 13875 Park Ave., Victorville, CA 92392

### DEMOGRAPHIC SUMMARY

Daily Press  
Ring of 1 mile

#### KEY FACTS

8,678

Population



2,770

Households

33.1

Median Age

\$43,411

Median Disposable Income

#### EDUCATION

18%

No High School Diploma



26%

High School Graduate



42%

Some College



14%

Bachelor's/Grad/Prof Degree

#### INCOME



\$51,823

Median Household Income



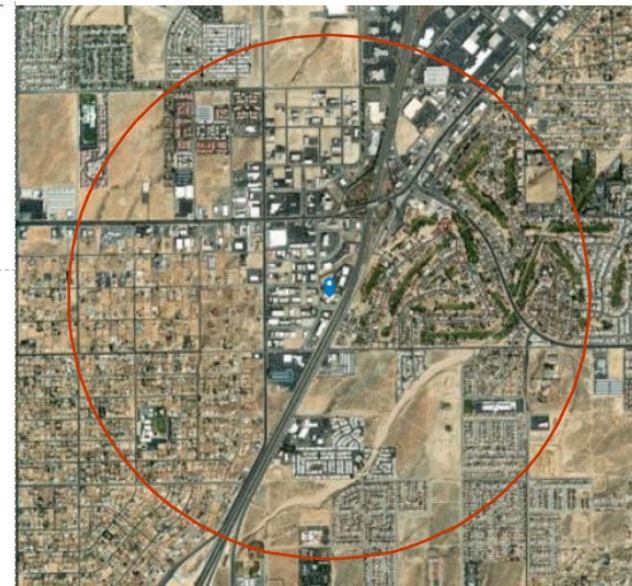
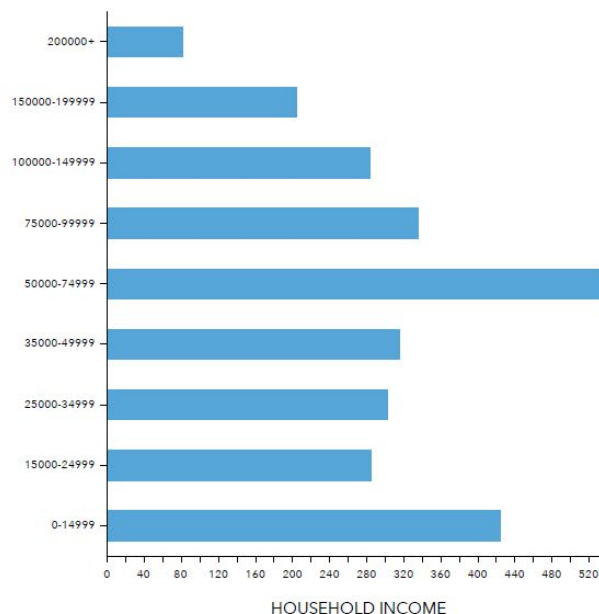
\$23,691

Per Capita Income



\$25,509

Median Net Worth



#### EMPLOYMENT

60%

White Collar

24%

Blue Collar

17%

Services

5.7%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2023, 2028.

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# Excellent Office Opportunity Located Along Interstate 15 Available For Lease

## 13875 Park Ave., Victorville, CA 92392

### DEMOGRAPHIC SUMMARY

Daily Press  
Ring of 3 miles

#### KEY FACTS

100,634

Population



29,274

Households



30.8

Median Age

\$50,732

Median Disposable Income

#### EDUCATION



22%

No High School Diploma



32%

High School Graduate



34%

Some College



13%

Bachelor's/Grad/Prof Degree

#### INCOME



\$58,882

Median Household Income



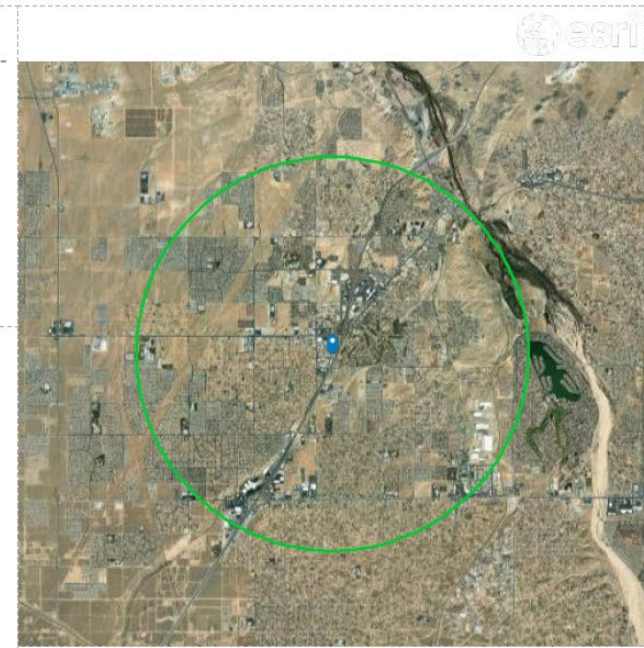
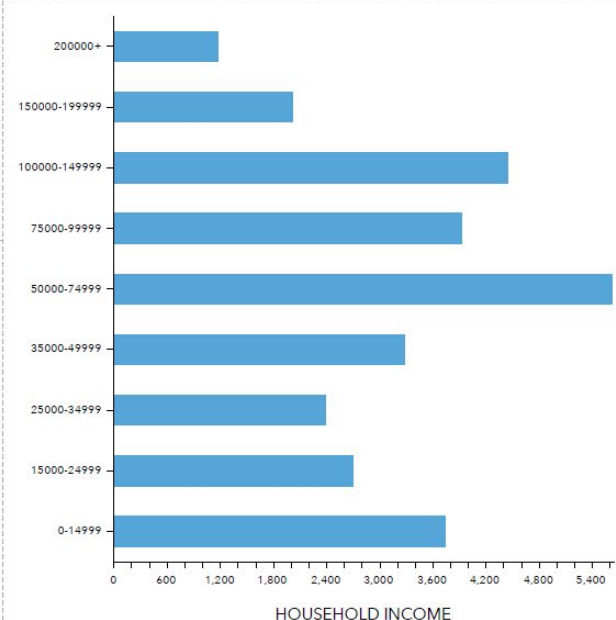
\$23,261

Per Capita Income



\$56,253

Median Net Worth



#### EMPLOYMENT



53%

White Collar



32%

Blue Collar



15%

Services



8.3%

Unemployment Rate

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# Prime Office Space with Unmatched Visibility Along I-15 – Lease Today!

## 13875 Park Ave., Victorville, CA 92392

### DEMOGRAPHIC SUMMARY

Daily Press  
Ring of 5 miles

#### KEY FACTS

194,964

Population



55,237

Households

31.9

Median Age

\$56,365

Median Disposable Income

#### EDUCATION

19%

No High School Diploma



31%

High School Graduate



35%

Some College



15%

Bachelor's/Grad/Prof Degree

#### INCOME



\$68,504

Median Household Income



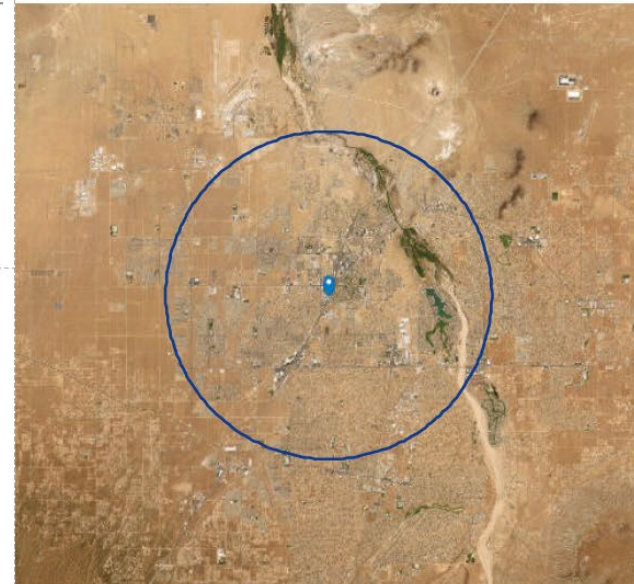
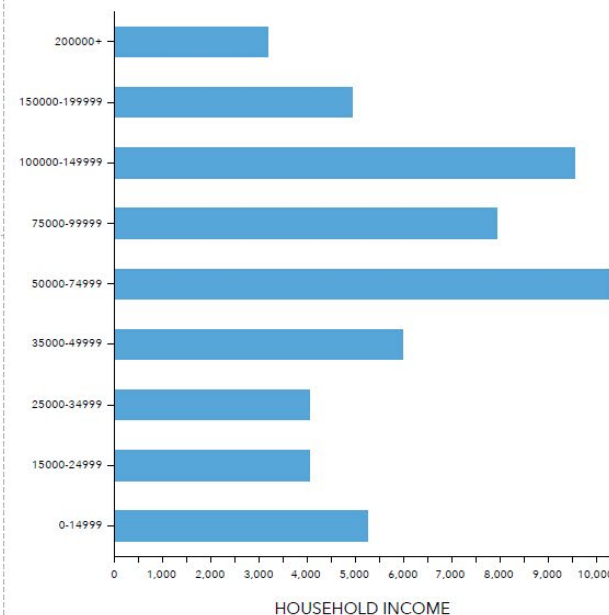
\$26,130

Per Capita Income



\$103,976

Median Net Worth



#### EMPLOYMENT



56%

White Collar



31%

Blue Collar



13%

Services

7.4%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2023, 2028.

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### Victorville, CA

Victorville, California, is a growing city in the High Desert region of San Bernardino County. Its location along Interstate 15 makes it a strategic and appealing choice for businesses looking to lease office space. Here are key factors to consider:

#### Location and Accessibility:

- **Interstate 15 Corridor:** Victorville sits directly on the busy I-15 corridor, which serves as a vital link between Southern California and Las Vegas. This prime location ensures high visibility and easy access for clients, customers, and employees.
- **Proximity to Major Hubs:** It's approximately 85 miles northeast of Los Angeles and 190 miles southwest of Las Vegas, making it a convenient midway point for businesses with regional interests.

#### Growing Population and Workforce:

- **Rapid Growth:** Victorville has seen consistent population growth, driven by affordable housing and an influx of families and professionals. This expanding community provides a diverse labor pool for businesses.
- **Economic Development:** The city is committed to attracting new businesses, offering incentives and support to foster economic growth.

#### Affordability:

- **Lower Costs:** Leasing office space in Victorville is generally more affordable than in larger metropolitan areas like Los Angeles or San Bernardino. Businesses can benefit from reduced operational costs while still maintaining proximity to major markets.
- **Affordable Living:** The cost of living in Victorville is lower than in many parts of California, making it easier to attract and retain employees.

#### Why Lease Office Space in Victorville?

- Cost-effective leasing compared to larger metropolitan areas.
- High visibility along a major transportation route.
- Access to a growing population and skilled workforce.
- Proximity to Southern California and Nevada markets.

Leasing office space in Victorville along Interstate 15 can position your business for growth while offering strategic advantages in cost savings, accessibility, and market reach.

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