

Freestanding, Single-Story Medical Office Building
For Sublease



PACIFIC EYE INSTITUTE

Robert D. Brown, M.D., F.A.C.S.
Ophthalmologist / Cataract Surgery
Fahima Basir, M.D.
General Ophthalmology
Peter D. Bekandam, M.D.
General Ophthalmology
Leslie A. Bruce-Lyle, M.D., F.R.C.S.
(O) F.A.C. OPHTH.
Glaucoma
Jesse A. Dovich, M.D.
General Ophthalmology

Joseph F. Flannery, M.D.
Ophthalmologist / Retina Surgery
Mikaela Hamrick, M.D.
Cornea
Firas M. Rahhal, M.D.
Retina And Vitreous
Richard E. Reske, M.D.
Refraction Surgery / Contact Lens Management
Carl S. Shultz, M.D.
Ophthalmology and Glaucoma
Priscilla Songstad, M.D.
General Ophthalmology

William A. Swartz, M.D.
Glaucoma / Cataract Surgery
Jennifer L. Dovich, O.D.
Donald H. Spaulding, O.D.

11959 Mariposa Road
Hesperia, CA 92345

+/- 5,200 SF Highly Visible Medical Office Space



Property Highlights



5,200 RSF, Freestanding, Single-Story Medical Office Building Available for Sublease



Fully Equipped Ophthalmology/Optometry Practice: Move-in Ready medical space with reception, waiting area, exam rooms, offices, a dilation room, patient and staff restrooms, a breakroom, and storage.



Ample Free Surface Parking



Secure Long-Term Sublease: The current lease expires on February 28, 2033. Ideal for independent practitioners (MDs, ODs) or expanding Medical Service Organizations (MSOs).

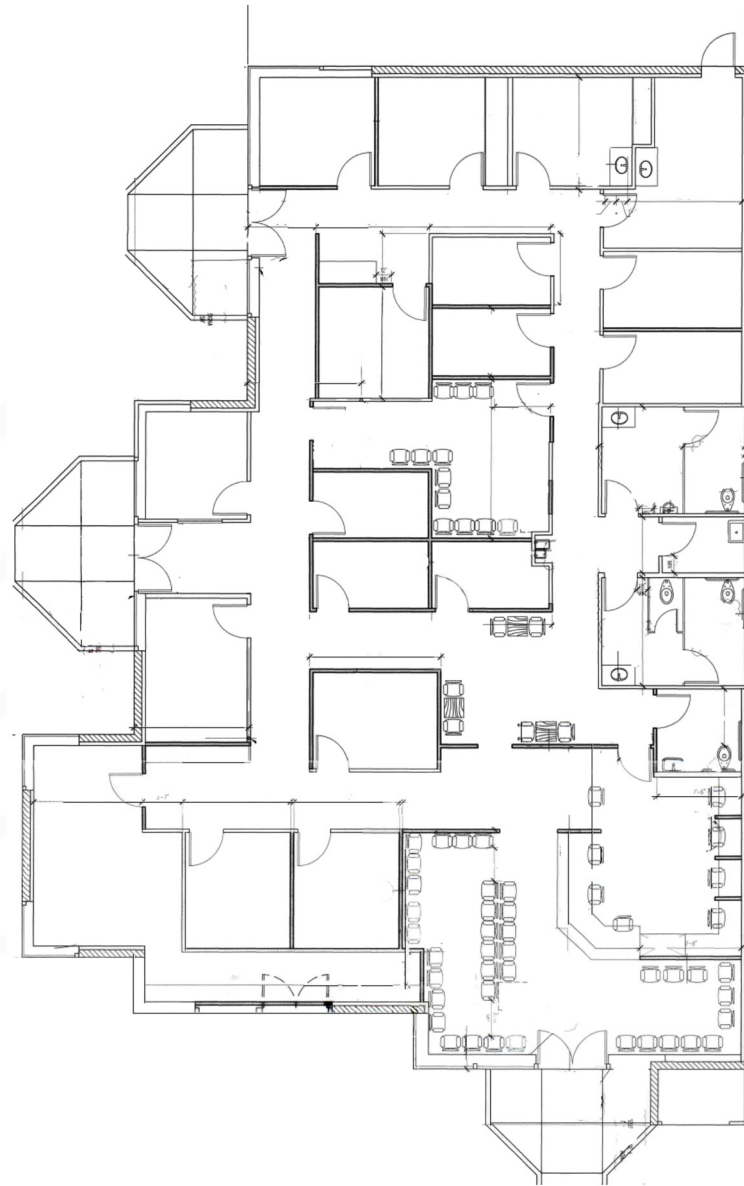


Located just one mile from Victor Valley Mall and under 10 miles from three major hospitals. This is a prime spot for practices targeting the Inland Empire.



Strategic Location: Located off I-15 with high visibility and easy access within a healthcare hub

Floor Plan



+/- 5,200 RSF

2nd Generation Ophthalmology Clinic
Existing Lease Through February 28, 2033
Highly Visible Medical Office Space



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CONTACTS

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