

Freestanding, Single-Story Medical Office Building  
For Sublease



11959 Mariposa Road  
Hesperia, CA 92345

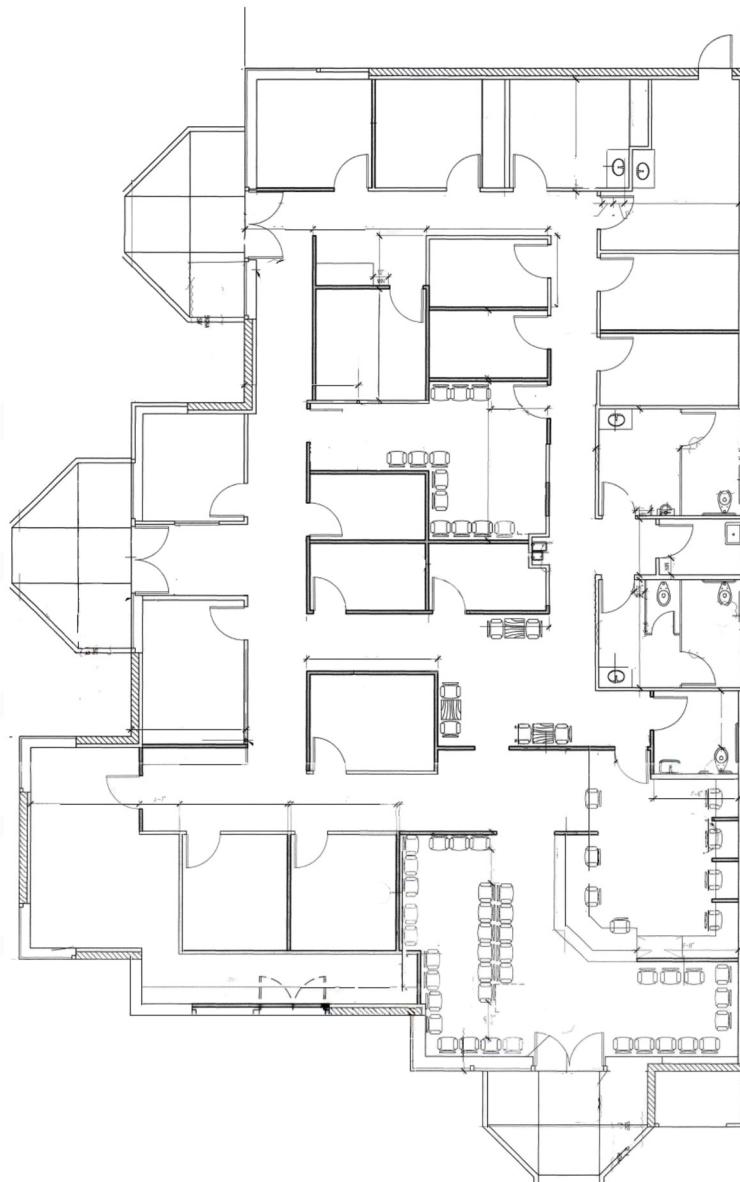
+/- 5,200 SF Highly Visible Medical Office Space



# 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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