

OFFICE/RETAIL UNITS FOR LEASE KNOLLS CENTER

17993 US HWY 18, Apple Valley, CA 92307



ECONOMIC DATA

LEASE RATE: Suite 106: \$500.00/ month
Suite 107: \$1,026.00 / month
Suite 8: \$1,448.00 / month

PROPERTY INFORMATION

COUNTY: San Bernardino
MARKET: Inland Empire
SUBMARKET: High Desert

BUILDING DATA

TOTAL BUILDING SF: ±13,622 SF
YEAR BUILT: 1953

PROPERTY OVERVIEW

Bring your business to the beautiful ±13,622 Sq. Ft., Multi-Tenant, 2-Story, Office/Retail space within The Knolls Center, located along busy US Highway 18 near Apple Valley Road!

The current mix of prominent Tenants include; a Cell Phone/Electronics Repair,, Aquarium, Furniture Store, Insurance Office, Liquor Store, Nail Salon, Tax Office, Real Estate Office, Barbershop and Spa.

Suite 106 is a ±196 SF upstairs executive office. (Units May be Combined)

Suite 107 is a ±1,026 SF upstairs unit featuring a waiting area, executive office, office, and a bull pen area. (Units may be combined)

Suite 8 is a ±1,158 SF downstairs unit featuring a large open front area with restroom and storage/utility rooms in the rear.

Note: All upstairs units have shared access to two (2) common area restrooms.

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
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Suite 106 Interior



Suite 106 Interior

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Suite 107 Exterior



Suite 107 Exterior



Suite 107 Interior



Suite 107 Interior



Suite 107 Interior



Suite 107 Interior

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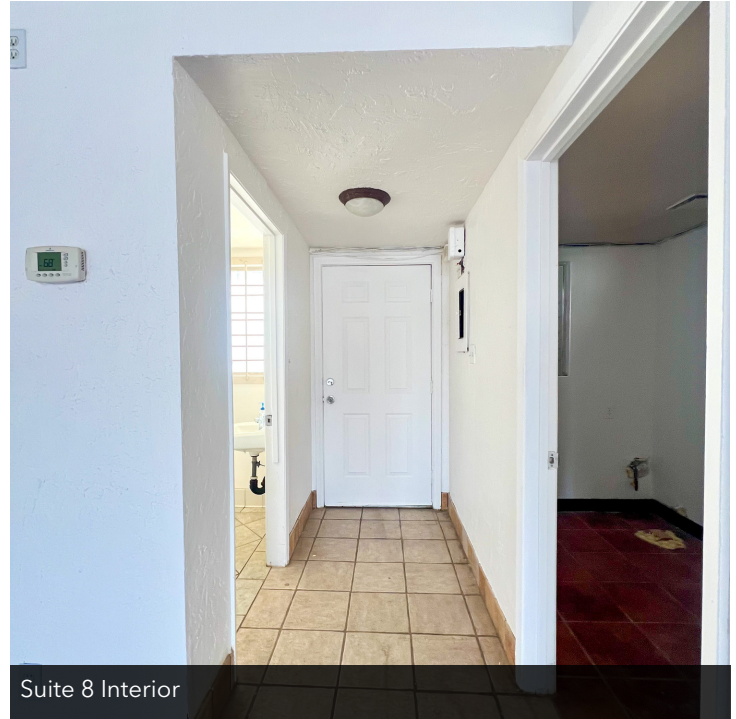
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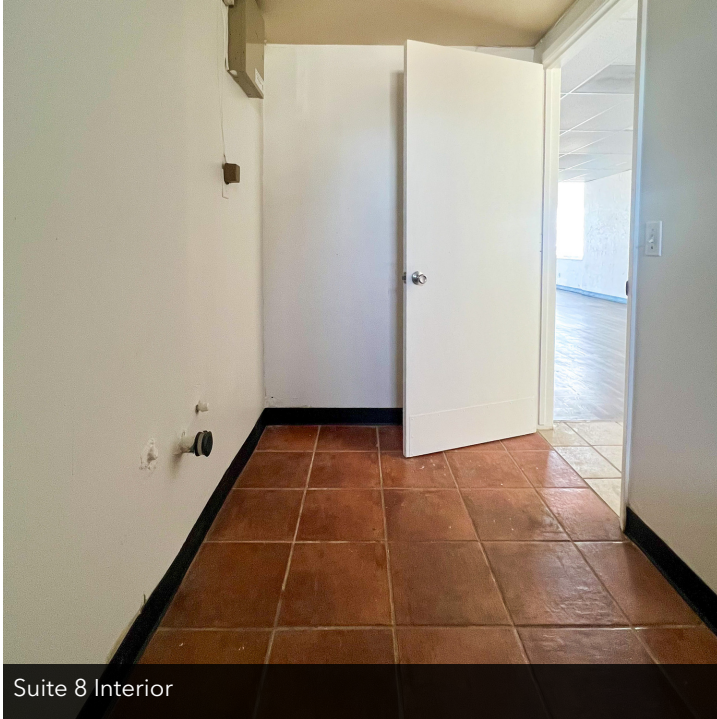
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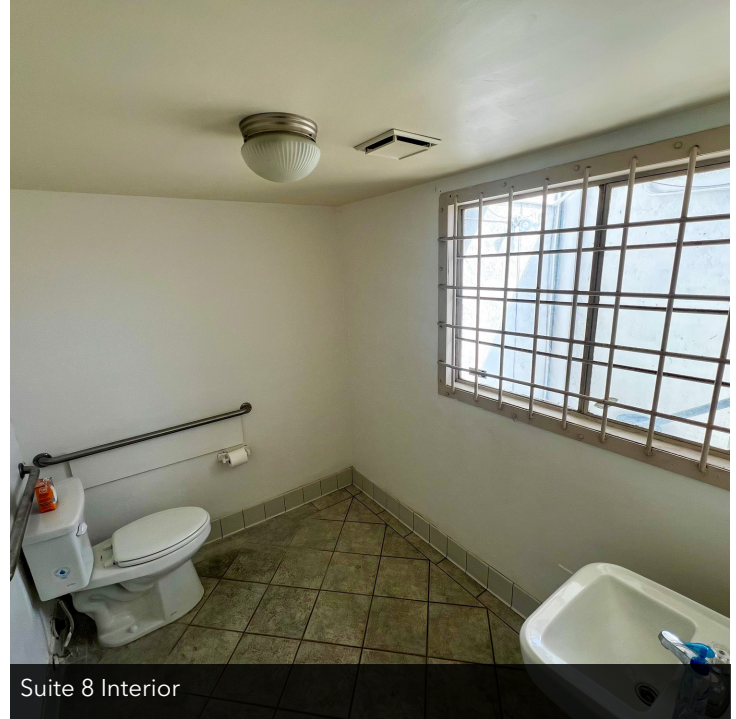
Suite 8 Interior



Suite 8 Interior



Suite 8 Interior



Suite 8 Interior

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LEASE INFORMATION

Lease Type:	Modified Gross	Lease Term:	3-5 years (Preferred)
Total Space:	±670 - ±1,108 SF	Lease Rate:	VARIED

AVAILABLE SPACES

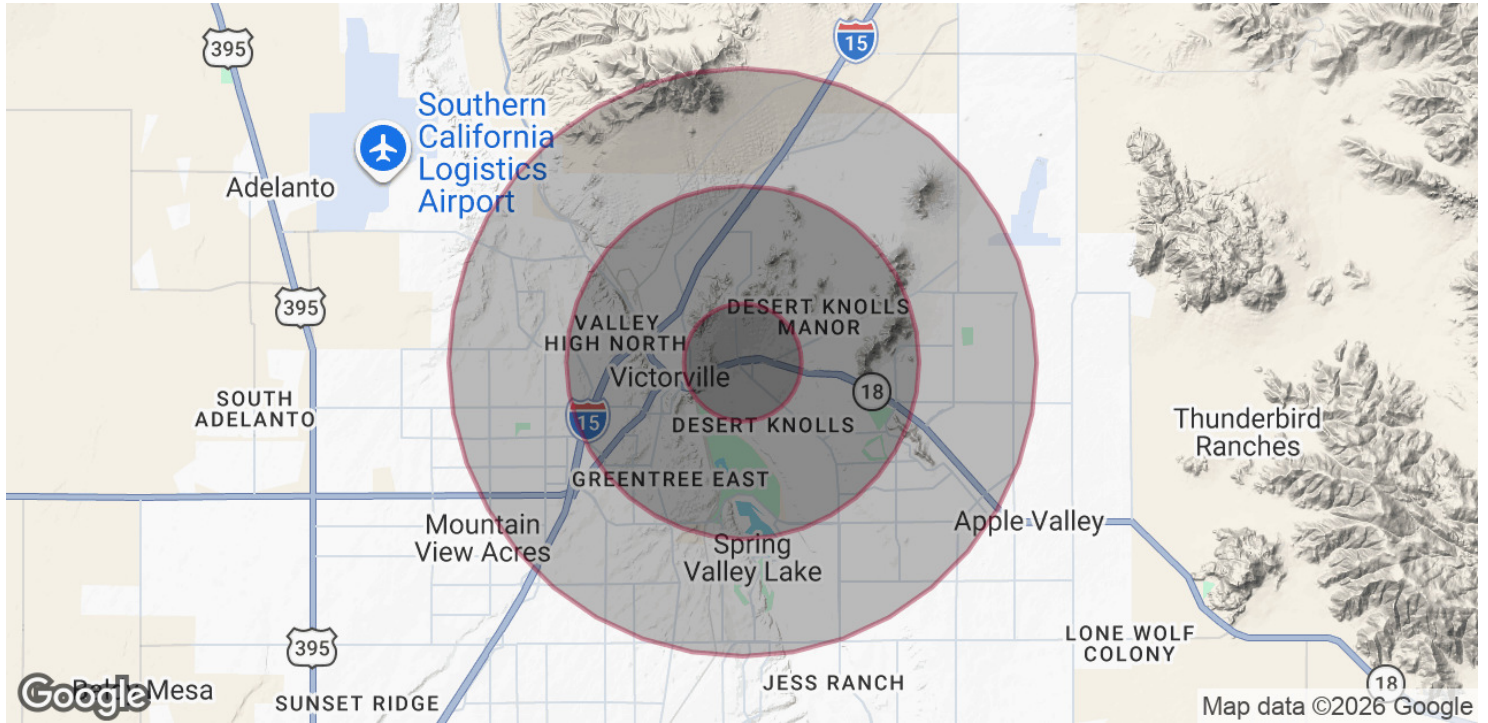
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
17993 US HWY 18 Suite 106	Available	195 SF	Modified Gross	\$500 per month
17993 US HWY 18 Suite 107	Available	1,026 SF	Modified Gross	\$1,026 per month
17993 US HWY 18 Suite 8	Available	1,158 SF	Modified Gross	\$1.25 SF/month

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,905	37,548	113,179
Average Age	31.4	32.6	34.0
Average Age (Male)	30.3	31.0	31.9
Average Age (Female)	33.6	33.4	35.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	882	11,727	35,739
# of Persons per HH	3.3	3.2	3.2
Average HH Income	\$100,367	\$83,550	\$94,120
Average House Value	\$431,639	\$385,804	\$372,226

2023 American Community Survey (ACS)

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