

15095 Amargosa Road Victorville, CA

- SINGLE STORY BUILDING
- ±10,572 SF
- ±1.09 ACRE LOT
- ±7.21/1000 PARKING
- IN OPPORTUNITY ZONE



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AYZAR
COMMERCIAL

INVESTMENT HIGHLIGHTS

MIDTOWN SPECTRUM

AMARGOSA FAMILY CLINIC

LEASING / INQUIRES Call **AYZAR**
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G4S
Security Solutions



Water Board

VICTOR VALLEY GROWTH

Located in the Victor Valley of SW San Bernardino County, Victorville is the largest metropolitan area between the city of San Bernardino and Las Vegas. Population is estimated at 140,000. Largest employer is Southern California Logistics Airport, a 2,500-acre world-class aerospace services hub. Top employers include Hesperia Unified School District, Victor Valley College, Desert Valley Hospital and Verizon.

Numerous local recreational options range from historic Route 66 Museum, Old Town Victorville featuring a nostalgic selection of antique stores and specialty shops, San Bernardino County Fair and nearby Mall of Victor Valley with diverse shops and dining options.

The industrial sector continues to boom, with numerous big-box warehouse developments already completed and approximately 50 million square feet in various stages of entitlement throughout the Victor Valley. BNSF Railway has announced the Barstow International Gateway (BIG) project, located just 35 minutes north of the Victor Valley core market. This #4,500-acre rail facility is expected to act as an inland port to ease congestion at the Los Angeles and Long Beach ports and is expected to create around 20,000 direct and indirect jobs.

Brightline West high-speed rail project, which will connect Southern California and Las Vegas via a 218-mile route with two stations in the Victor Valley, is scheduled for completion in Summer 2028. This project will not only provide easier access to Las Vegas but also offer a much-needed commuting alternative for Victor Valley residents traveling to the greater Los Angeles area. The construction phase alone will support over 10,000 direct jobs.

STRONG TENANTS

The **State Water Board** occupies +78% of the project. Responsible for management of water quality, delivery, usage, conservation, protection, and rights allocation of water resources throughout California.

Amargosa Family Clinic occupies +22% of the project. Offering a variety of medical services for the whole family, including lab work, heart exams, minor surgeries, and vaccinations for children.

Tenants are in long term leases, ending in 2034 and 2028 respectively.

PROJECT FEATURES

- 1.09 Acre development with above-average parking at + 7.21 / 1,000 SF
- C-A Zoning: Administrative, Professional and Medical Offices
- Best of class, high image mixed use development project with excellent elegance, location and synergy, located in Opportunity Zone w/tax incentives.

Information deemed reliable but not guaranteed. Buyer to verify all information.

VICTORVILLE

INVESTMENT SUMMARY

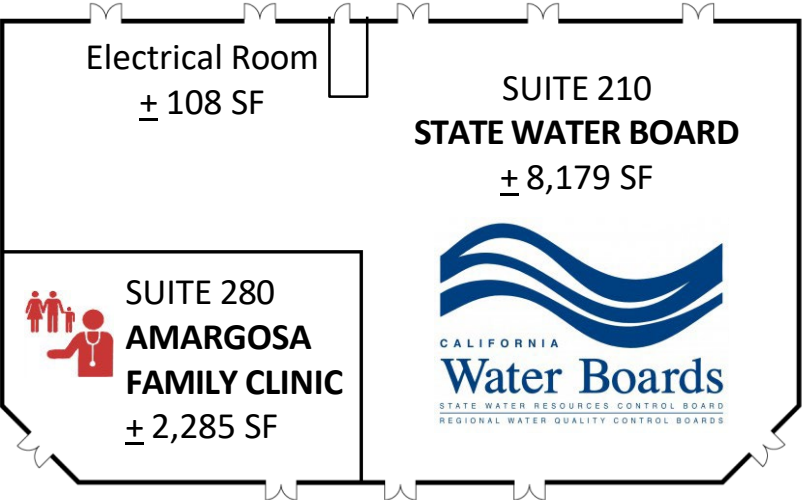
Asking Price	\$3,400,000
Price / SF	\$321.60 Year 1
Cap Rate	7.3%
Bldg Size	± 10,572 SF
Land Size	± 1.09 Acres
APN	3106-201-34
Year Built	2006



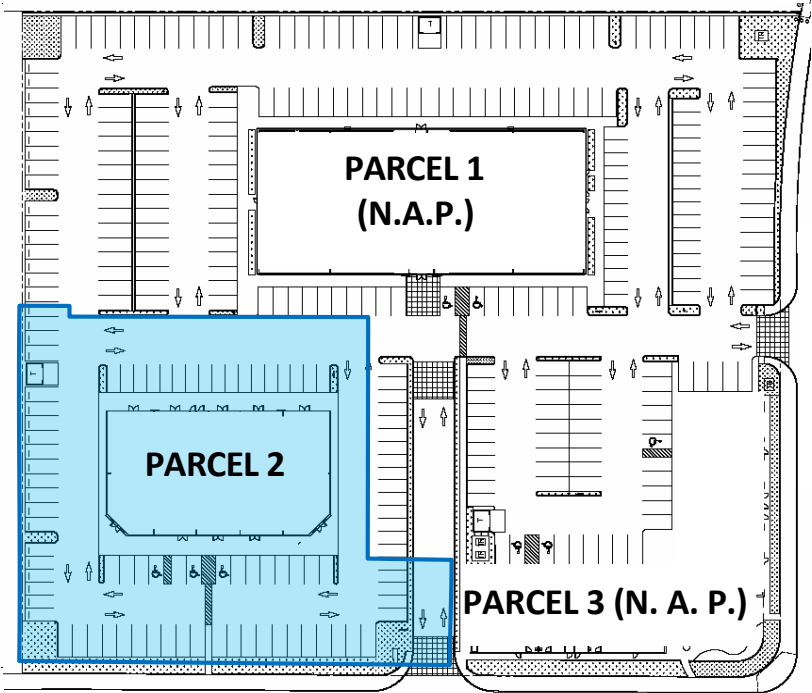
PROPERTY

	LOT SF	ACRE	BLDG SF	PARKING (#/1K SF)
PARCEL 2	47,694	1.09	10,575	75 (7.21/1,000)

Note: Parking is reciprocal, open stalls shared by all tenants.



BUILDING 2 • ± 10,572 SF



**FOR SALE
PARCEL 2**



TENANT – STATE WATER BOARD

SUITE 210 ± 8,179 SF

About the Tenant:

The **California State Water Board** occupies ±78% of the project. The State Organization is Responsible for management of water quality, delivery, usage, conservation, protection, and rights allocation of water resources throughout California.

Prior to 2016, State occupied premises within one mile of subject property at which it maintained tenancy for over 20 years.

About the lease:

- 3% Annual increases. Lease ends 6/30/2034 with Early Termination Option 6/30/2029.
- Total of \$703K was invested in 2016 into Tenant Improvements per State's specifications, of which \$474K was paid by the State, indicating State's long-term commitment to the space.
- Lease does not grant a Renewal Options, providing Landlord with the opportunity to implement a higher rate for a lease renewal and continued occupancy.



TENANT – AMARGOSA FAMILY CLINIC

SUITE 280 ± 2,285 SF

About the Tenant:

Amargosa Family Clinic occupies ±22%. Offering a variety of medical services for the whole family, including lab work, heart exams, minor surgeries, and vaccinations for children.

About the lease:

- 3% Annual increases. Lease ends 3/31/2028.
- NNN lease
- TI spent: \$200,000 by both current and former tenants providing a state of the art and highly efficient medical space conducive to multi discipline medical services.
- Options to Renew: Two 5-year options to extend the lease at prevailing rate with 6-month notice.



FINANCIALS – 2025 PROJECTED REVENUE

Midtown Spectrum (MS-2) Revenue Budget - Fiscal Year 2025

	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Full Year
Rent													
Urgent Care	5,620.00	5,620.00	5,620.00	5,620.00	5,620.00	5,620.00	5,620.00	5,620.00	5,620.00	5,620.00	5,788.60	5,788.60	67,777.20
State Water Board	23,719.10	23,719.10	23,719.10	23,719.10	23,719.10	23,719.10	24,430.67	24,430.67	24,430.67	24,430.67	24,430.67	24,430.67	288,898.62
Total	29,339.10	29,339.10	29,339.10	29,339.10	29,339.10	29,339.10	30,050.67	30,050.67	30,050.67	30,050.67	30,219.27	30,219.27	356,675.82
CAM													
Urgent Care	1,207.29	1,207.29	1,207.29	1,207.29	1,207.29	1,207.29	1,279.73	1,279.73	1,279.73	1,279.73	1,279.73	1,279.73	14,922.10
State Water Board													-
Total	1,207.29	1,207.29	1,207.29	1,207.29	1,207.29	1,207.29	1,279.73	1,279.73	1,279.73	1,279.73	1,279.73	1,279.73	14,922.10
Total													
Urgent Care	6,827.29	6,827.29	6,827.29	6,827.29	6,827.29	6,827.29	6,899.73	6,899.73	6,899.73	6,899.73	7,068.33	7,068.33	82,699.30
State Water Board	23,719.10	23,719.10	23,719.10	23,719.10	23,719.10	23,719.10	24,430.67	24,430.67	24,430.67	24,430.67	24,430.67	24,430.67	288,898.62
Total	30,546.39	30,546.39	30,546.39	30,546.39	30,546.39	30,546.39	31,330.40	31,330.40	31,330.40	31,330.40	31,499.00	31,499.00	371,597.92

FINANCIALS – 2025 PROJECTED INCOME

MIDTOWN SPECTRUM

Fiscal Year 2025 Budgeted Cash Flow

	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Full Year
RENT INCOME	29,339.10	29,339.10	29,339.10	29,339.10	29,339.10	29,339.10	30,050.67	30,050.67	30,050.67	30,050.67	30,219.27	30,219.27	356,675.82
OTHER INCOME													
Tenant Reimbursables	1,207.29	1,207.29	1,207.29	1,207.29	1,207.29	1,207.29	1,279.73	1,279.73	1,279.73	1,279.73	1,279.73	1,279.73	14,922.10
SWB TI Amortization-Interest Income *	648.67	638.77	567.96	618.42	588.71	598.07	568.90	577.48	567.15	538.80	546.19	518.39	6,977.51
TOTAL OTHER INCOME	1,855.96	1,846.06	1,775.25	1,825.71	1,796.00	1,805.36	1,848.63	1,857.21	1,846.88	1,818.53	1,825.92	1,798.12	21,899.61
TOTAL INCOME	31,195.06	31,185.16	31,114.35	31,164.81	31,135.10	31,144.46	31,899.30	31,907.88	31,897.55	31,869.20	32,045.19	32,017.39	378,575.43
DIRECT EXPENSES													
Repair - Misc/Other (Retail)	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
Janitorial (Retail) 2-210	1,514.72	1,514.72	1,514.72	1,514.72	1,514.72	1,514.72	1,514.72	1,514.72	1,514.72	1,514.72	1,514.72	1,514.72	18,176.64
Janitorial - Supplies (Retail)2-210	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	390.00	4,680.00
Utility - Sewer (Retail)	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
HVAC Maint (Retail)	510.00	-	-	510.00	-	-	-	510.00	-	-	510.00	-	2,040.00
HVAC Rpr/Supp/Mater (Retail)	1,050.00		-	1,050.00	-	-	-	1,050.00	-	-	1,050.00	-	4,200.00
Electrical & Lighting R/S/M (Retail)	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
Plumbing R/S/M	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
Fire/Life/Safety Monitor (Retail)	200.00			200.00	800.00		100.00	200.00				200.00	1,700.00
Fire/Life/Safety RSM	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
Management	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
Dayporter/Facilities	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	650.00	4,500.00
Insurance	-	-	-	-	-	-	-	-	-	-	2,900.00	-	2,900.00
Property Tax	-	-	-	20,400.00	-	-	-	-	-	-	-	20,400.00	40,800.00
Utility - Electricity (Retail)	850.00	850.00	1,200.00	850.00	850.00	1,000.00	2,000.00	2,500.00	2,000.00	2,000.00	2,500.00	2,000.00	18,600.00
Utility - Gas (Retail)	1,500.00	1,250.00	1,650.00	400.00	70.00	30.00	30.00	30.00	125.00	310.00	900.00	900.00	7,195.00
Utility - Water (Retail)	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
Association Dues-Detail in Association Budget	1,635.97	1,635.97	1,635.97	1,635.97	1,635.97	1,635.97	1,635.97	1,635.97	1,635.97	1,635.97	1,635.97	1,635.97	19,631.67
Discretionary Spending	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
Reimbursements	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
Roof Rprs/Supp/Materials	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
TOTAL DIRECT EXPENSES	10,185.69	8,175.69	8,925.69	29,485.69	7,795.69	7,105.69	8,205.69	10,365.69	8,200.69	8,385.69	13,935.69	29,875.69	150,643.31
NET INCOME	21,009.37	23,009.47	22,188.66	1,679.12	23,339.41	24,038.77	23,693.60	21,542.18	23,696.85	23,483.50	18,109.49	2,141.69	185,188.36
SWB TI Amortization-Principal Payment *	1,642.80	1,652.70	1,723.51	1,673.05	1,702.76	1,693.40	1,722.57	1,713.99	1,724.32	1,752.67	1,745.28	1,773.08	20,520.13
NET INCOME PLUS TI AMORTIZATION	22,652.17	24,662.17	23,912.17	3,352.17	25,042.17	25,732.17	25,416.17	23,256.17	25,421.17	25,236.17	19,854.77	3,914.77	248,452.25

* \$115,000 TI amortized over the first 5 years of the lease, ending in 06/30/2029

FINANCIALS – ROI

Purchase Price	\$	3,400,000
Price/SF	\$	321.60
Return On Investment		
Projected Annual NOI Plus Amortized TI Payment	\$	248,452
CAP Rate		7.3%
Projected Annual Cash Flow After Debt Service	\$	81,784
Return on Cash Investment		7.7%
Projected Annual NOI After Interest Expense	\$	111,602
Return on Investment		10.5%
Financing Assumptions		
Rate		5.75%
Amortization		30
L/V Ratio		70%
Loan Amount	\$	2,380,000
Down payment	\$	1,020,000
Loan Fee %		1.0%
Loan Fee	\$	23,800
Closing Costs	\$	15,000
Total Initial Cash Outlay	\$	1,058,800
Monthly Loan Payment-P&I	\$	13,889
Monthly NOI Before Debt Service	\$	20,704
Debt Ratio		1.49
Annual Debt Service	\$	166,668
Annual Cash Flow After Debt Service	\$	81,784
Interest Expense	\$	136,850