

For Sale - Freestanding ± 2,541 sf Office Building

16229 Bear Valley Rd., Hesperia, CA 92345 (Former Real Estate Office)

MGR
Real Estate



Property Details:

Total Building SF: ± 2,541 sf

Land SF: ± 30,450 sf

APN:# 0414-031-08-0000

Traffic Count: Over 51,800 CPD
(Per CoStar 2025)

Zoning: General Commercial (C2)

Asking Price: \$725,000

MGR Real Estate, Inc. is pleased to present for sale this freestanding ±2,541 SF office building, formerly occupied by a real estate office, located on highly traveled Bear Valley Road. The property offers exceptional visibility and exposure, with traffic counts exceeding **51,800 cars per day** directly in front of the site.

This is an excellent redevelopment opportunity and is well suited for **medical, dental, veterinary, or pharmacy** use. The property is zoned **General Commercial (C2)**, allowing for a wide range of office and retail uses. Conveniently located just two blocks from **Desert Valley Medical Center** and near **Hesperia Road**, the site is strategically positioned to serve the **Hesperia, Victorville, and Apple Valley** communities. This highly visible property presents a rare opportunity and will not last long.

Buyer to verify all data and permitted uses with the City of Hesperia

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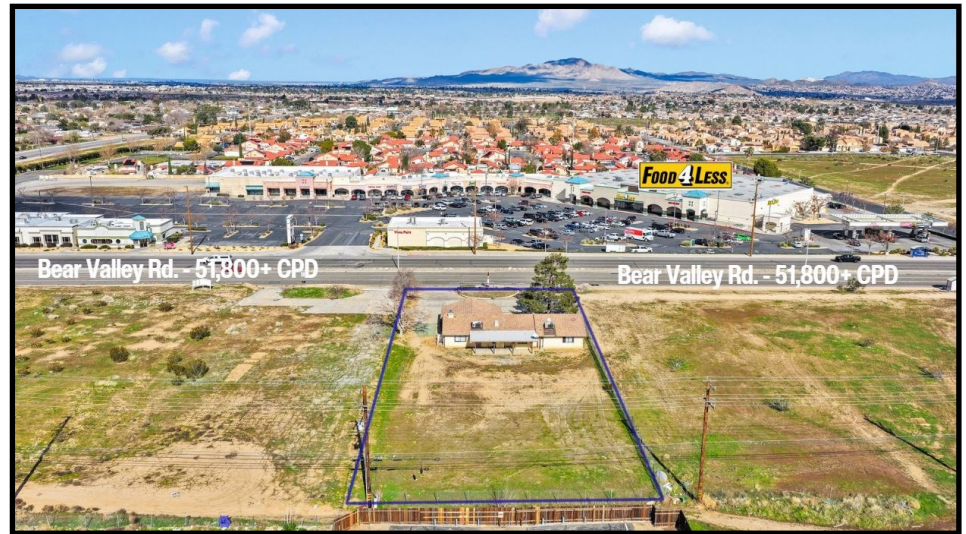
15428 Civic Drive Suite 100 Victorville, CA 92392 Office: 760.955.7888 Fax : 760.955.7796

No warranty or representation is made as to the accuracy of the foregoing information. Terms of lease, sale and availability are subject to change or withdraw without notice.

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