



15400 Civic Dr.

**Victorville, CA
Professional Building**

**Freestanding Office
Building**



An Investment Opportunity in a Booming City

Exclusive Offered by
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EXECUTIVE SUMMARY

Gross Leased Investment Property with a long-term Tenant. This two-story concrete building is conveniently located amidst the City of Victorville's Civic Center, where the city, county, and state government agencies, legal professionals as well as a variety of retail stores are located. The current Tenant is San Bernardino County Children Support Services, which occupies 80% of the building, and the building has 20% vacant space available for another professional user. The current lease with the tenant is in the process of renewal. The lease is expected to be extended for another 5 years. The property contains plenty of parking spaces, over a 1.13-acre dedicated parking lot which is paved, lit, and nicely landscaped. This paved land is included in the sale price. The location is ideally situated in the heart of Victorville, conveniently off Interstate 15 Freeway and Palmdale Road. It is easy to locate even during heavy traffic timeframes. Victorville is widely known for the Southern California Logistics Airport (SCLA) and industrial manufacturing which make up a majority of employment in the High Desert Area. With the new high-speed train project undertaken in the adjacent city, Apple Valley, all the areas are booming.

Investment Summary

Price	\$7,250,000
Year 1 NOI	\$430,575.75
Cap Rate	5.94%
Price/SF	\$216.11
Property Type	Office Class B
Property Use Type	Professional Office
Occupancy	80%

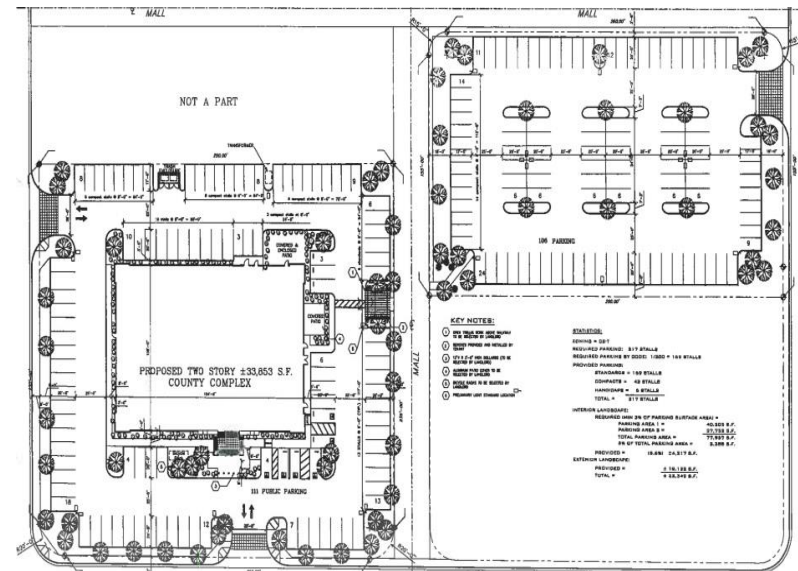
- All data and information used in this presentation are from Costar data base or various public internet sources. Information provided deemed accurate but not reliable. Interested parties to complete their own due diligence verification of all the information and data used in this memorandum.

Investment Highlights

15400 Civic Dr.
Victorville, CA



Building Features		Building Special Features	
Address	15400 Civic Dr., Victorville, CA 92392	Percent Leased:	80%
Year Built	2004	Available Square Feet	±6,601 Sqft
Property Type	Office ClassB, 2 Story	2 Lots In the Sale:	± 1.13 Ac. #396-144-09
Construction	Concrete		& ± 1.7 Ac. APN #396-144-09
Ownership Interest:	Fee Simple	Parking Stalls	210
Building Size	±33,548 Sqft	Parking Ratio:	6.22 : 1000
Zoning:	General Commercial	Major Tenant	County of San Bernardino Child Support Services
		Ingress/Egress	2 points via Civic Dr. & California Ave.



Property Aerial

15400 Civic Drive
Victorville, CA

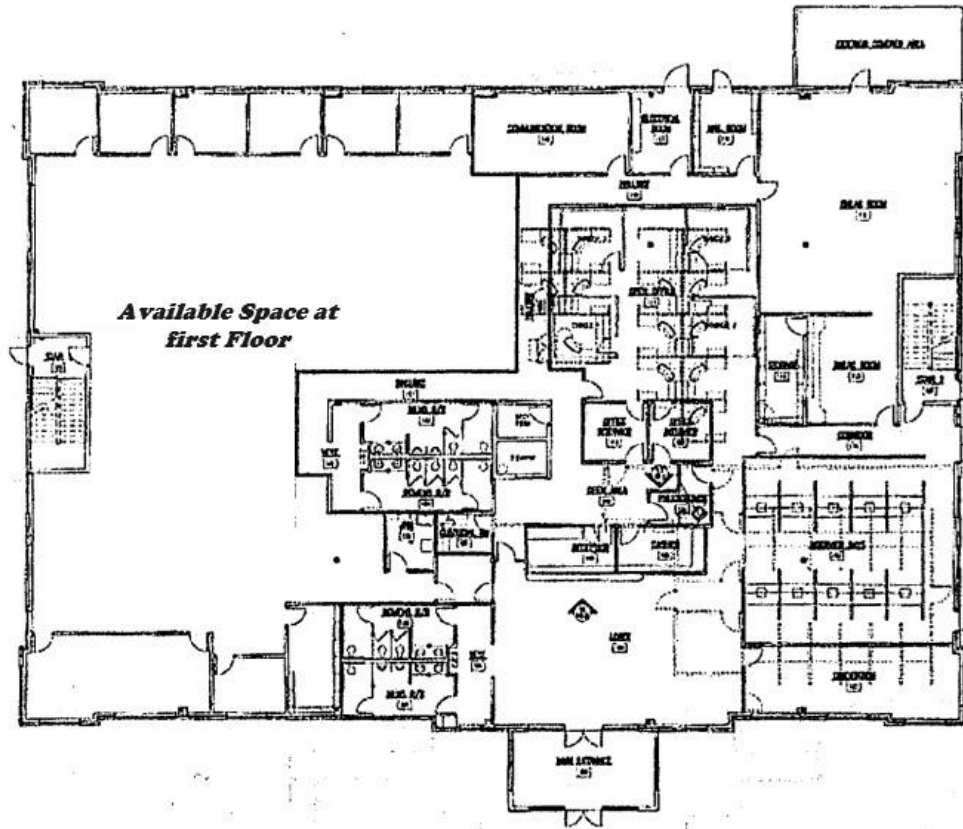


Floor Plans

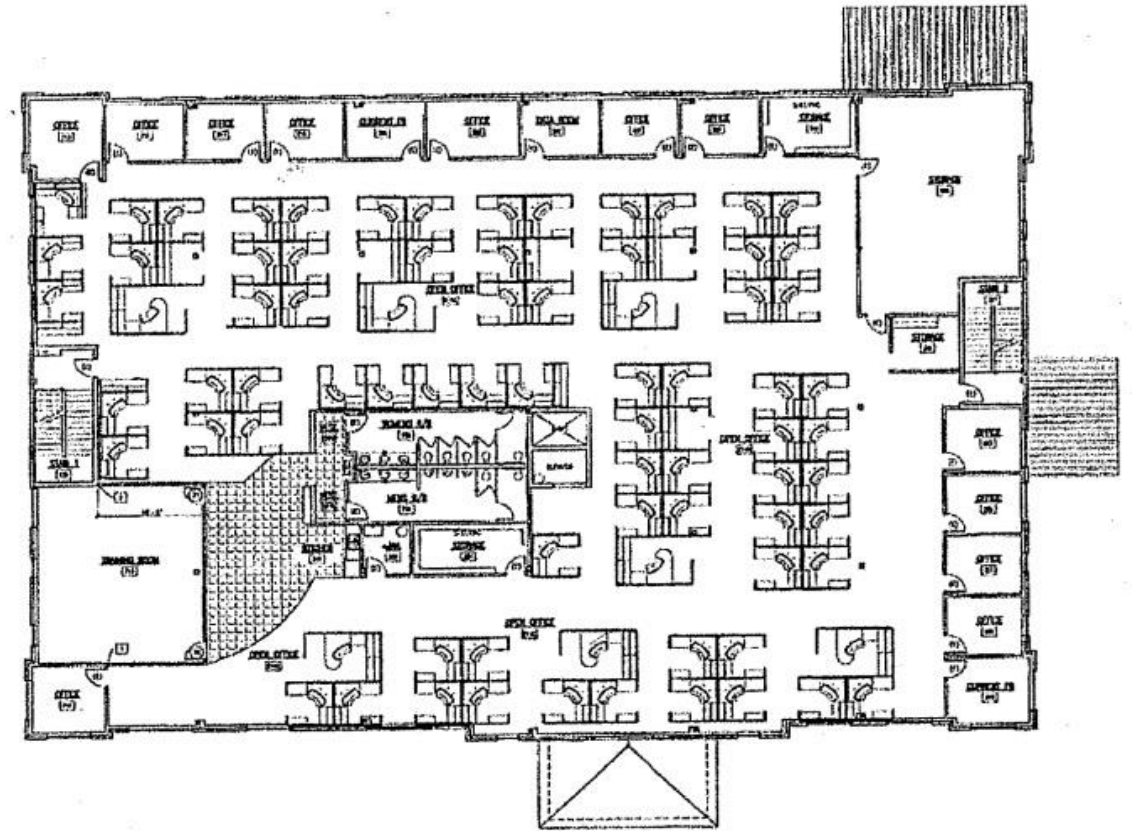
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First Floor



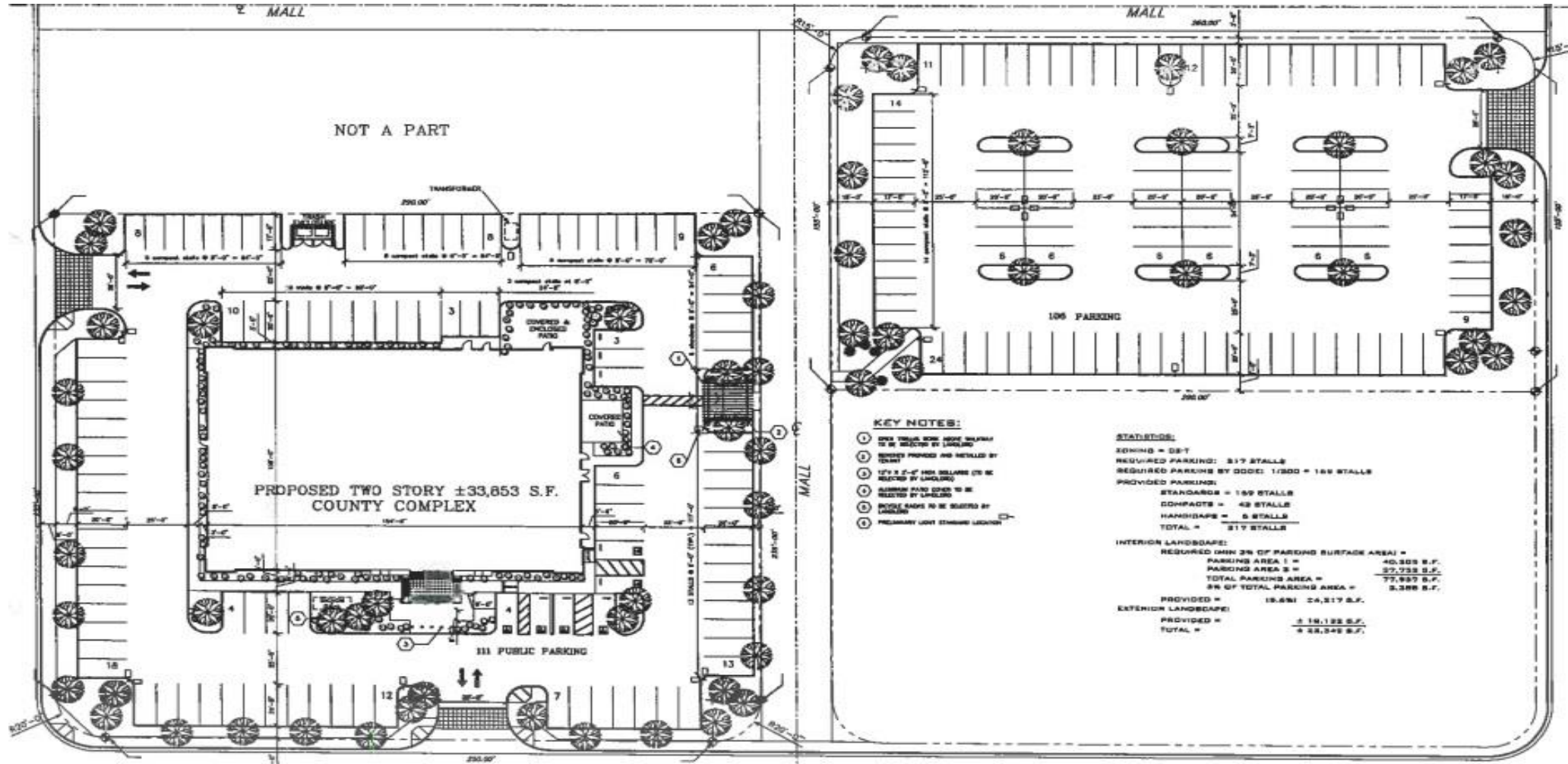
Second Floor



FIRST FLOOR OVERLAY PLAN

Investment Highlights

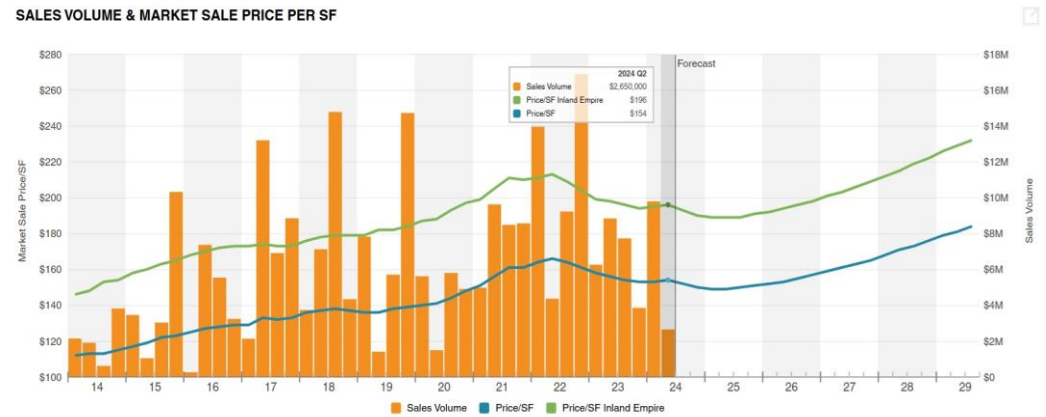
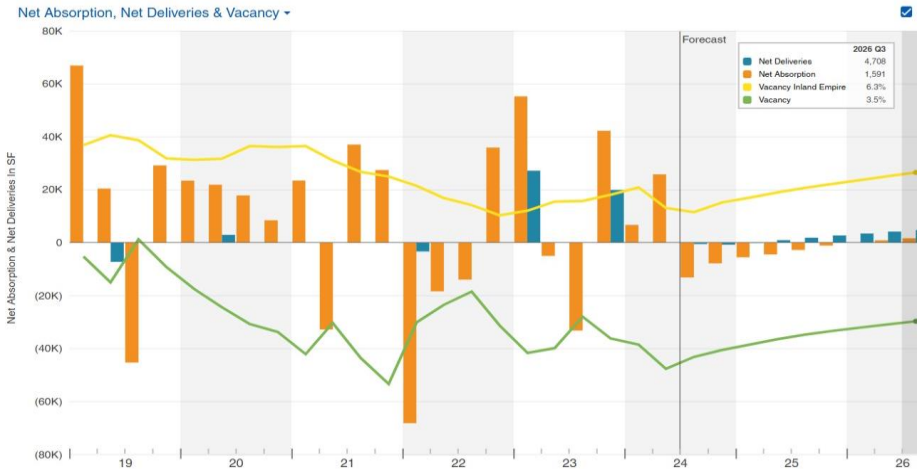
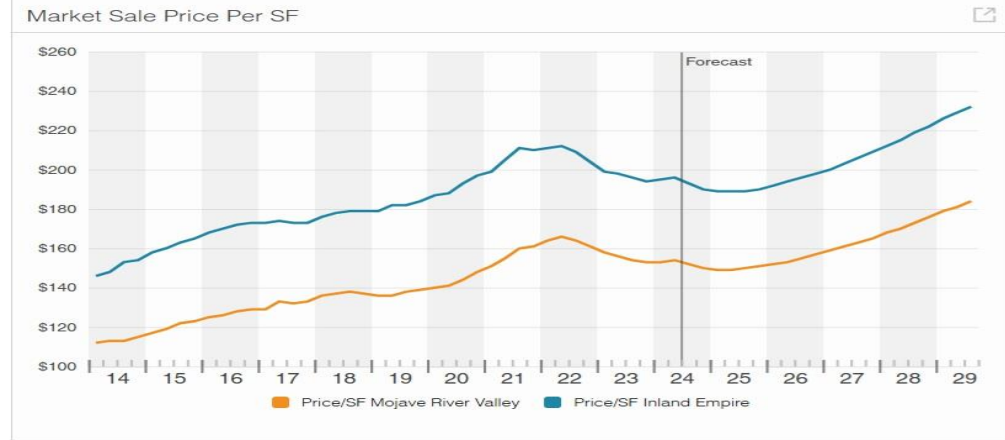
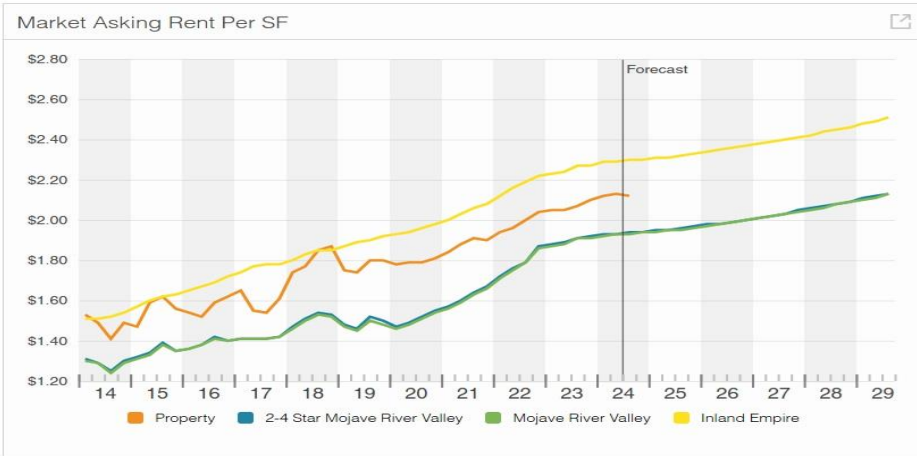
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Victorville Office Market Trends

2Q 2024

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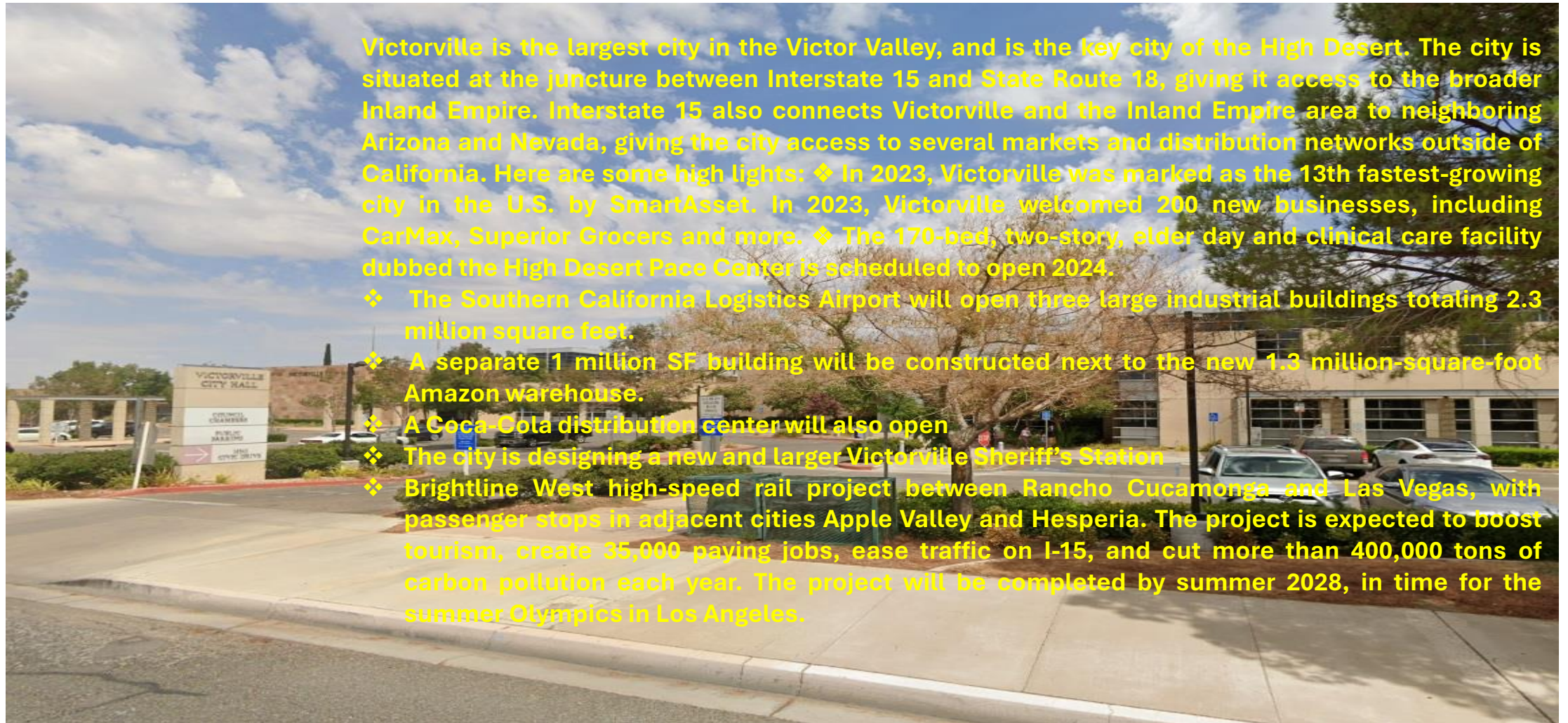
Victorville City Overview

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Victorville, CA



Victorville is the largest city in the Victor Valley, and is the key city of the High Desert. The city is situated at the juncture between Interstate 15 and State Route 18, giving it access to the broader Inland Empire. Interstate 15 also connects Victorville and the Inland Empire area to neighboring Arizona and Nevada, giving the city access to several markets and distribution networks outside of California. Here are some high lights: ♦ In 2023, Victorville was marked as the 13th fastest-growing city in the U.S. by SmartAsset. In 2023, Victorville welcomed 200 new businesses, including CarMax, Superior Grocers and more. ♦ The 170-bed, two-story, elder day and clinical care facility dubbed the High Desert Pace Center is scheduled to open 2024.

- ❖ The Southern California Logistics Airport will open three large industrial buildings totaling 2.3 million square feet.
- ❖ A separate 1 million SF building will be constructed next to the new 1.3 million-square-foot Amazon warehouse.
- ❖ A Coca-Cola distribution center will also open
- ❖ The city is designing a new and larger Victorville Sheriff's Station
- ❖ Brightline West high-speed rail project between Rancho Cucamonga and Las Vegas, with passenger stops in adjacent cities Apple Valley and Hesperia. The project is expected to boost tourism, create 35,000 paying jobs, ease traffic on I-15, and cut more than 400,000 tons of carbon pollution each year. The project will be completed by summer 2028, in time for the summer Olympics in Los Angeles.





2024 Victorville Demographics

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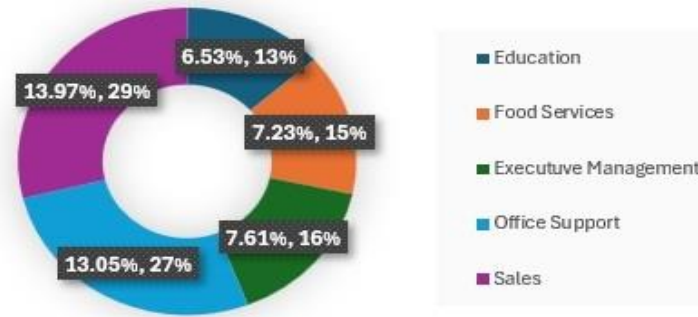


Total Population
136,854 11% Increase
since 2020

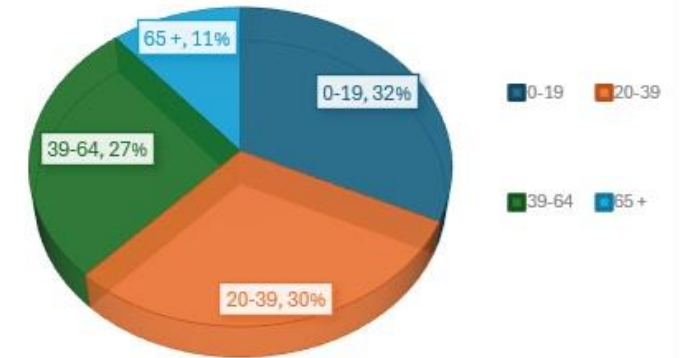
Male
49.9%

Female
50.1%

Job Counts by Occupation



MEDIAN AGE = 31



Work Force
57,767

37% Blue Collar

63% White Collar

Education Attainment



78 % High School or Higher



22% Associate Degree or Higher

Ethnicity

