

OFFICE/RETAIL UNITS FOR LEASE 17993 US HWY 18 - KNOLLS CENTER

17993 US HWY 18 Knolls Center, Apple Valley, CA 92307



ECONOMIC DATA

LEASE RATE: Suite 101: \$750.00 / month
Suite 106: \$500.00/ month
Suite 107: \$1,026.00 / month
Suite 108: \$650.00/ 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!

Join the current mix of prominent Tenants include; a Cell Phone Repair, Aquarium, Attorney's Office, Furniture Store, Insurance Office, Liquor Store, Nail Salon, Tax Office, Real Estate Office, and Spa.

Suite 101 is an upstairs unit of ±670 SF with an open office floorplan and excellent natural lighting.

Suite 106 is a ±196 SF upstairs executive office.

Suite 107 is a ±1,026 SF upstairs unit featuring a waiting area, executive office, office, and a bull pen area.

Suite 108 is an upstairs corner unit of ±452 SF with an open office floorplan, and a storage area.

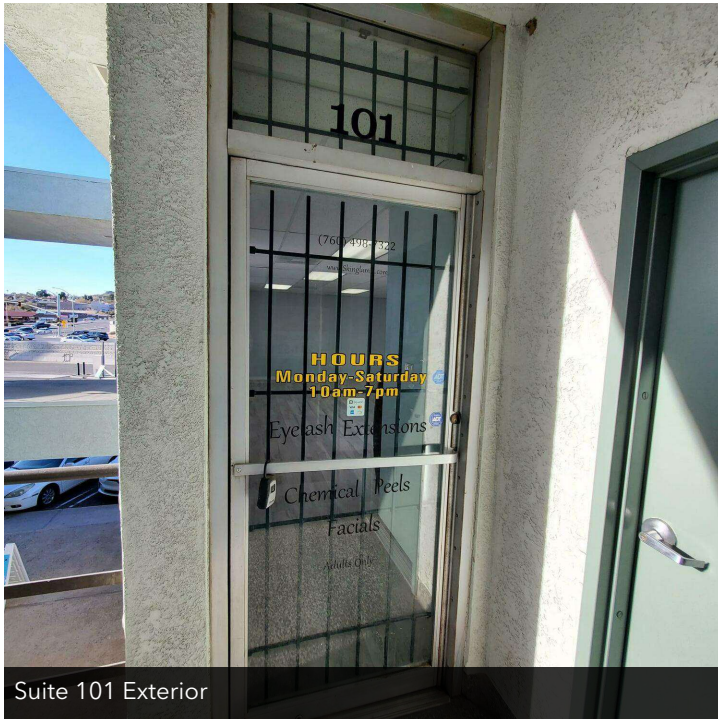
Note: All upstairs units have shared access to two (2) common area restrooms.

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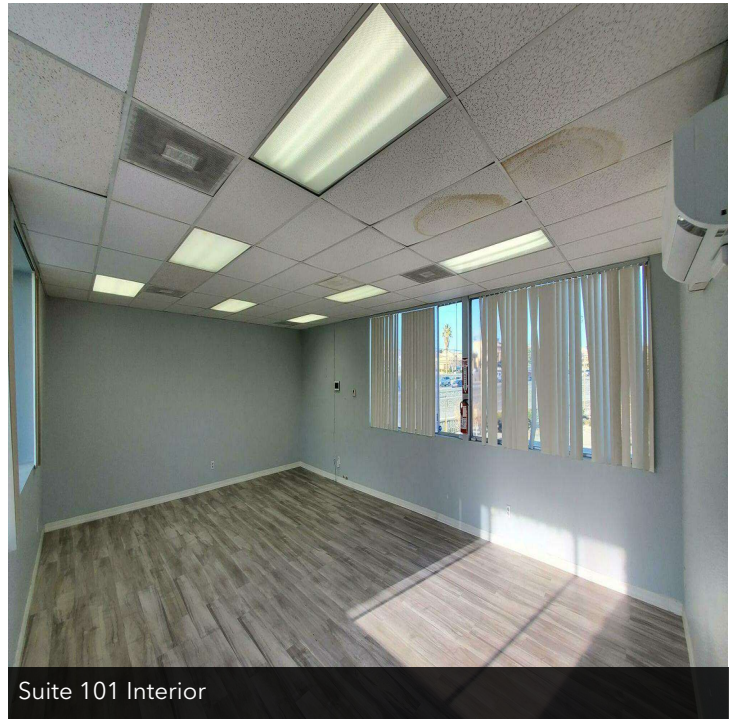
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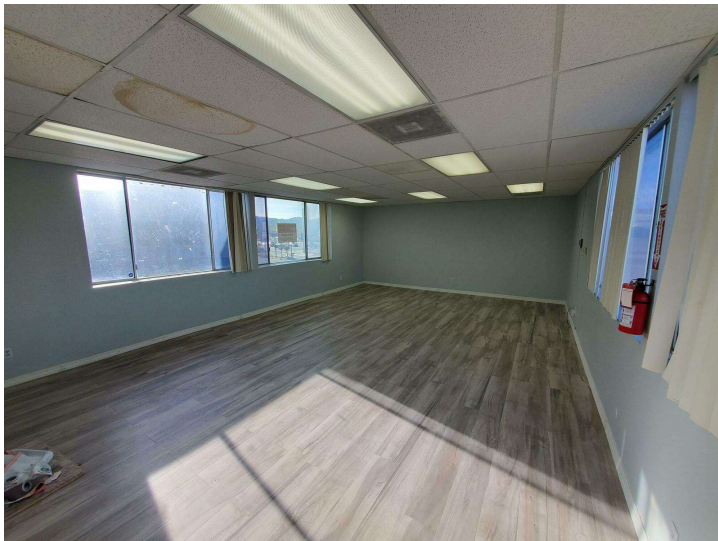
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Suite 101 Exterior



Suite 101 Interior



Suite 101 Interior



Suite 101 Interior

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Suite 106 Interior



Suite 106 Interior

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Suite 107 Exterior



Suite 107 Exterior



Suite 107 Interior



Suite 107 Interior



Suite 107 Interior



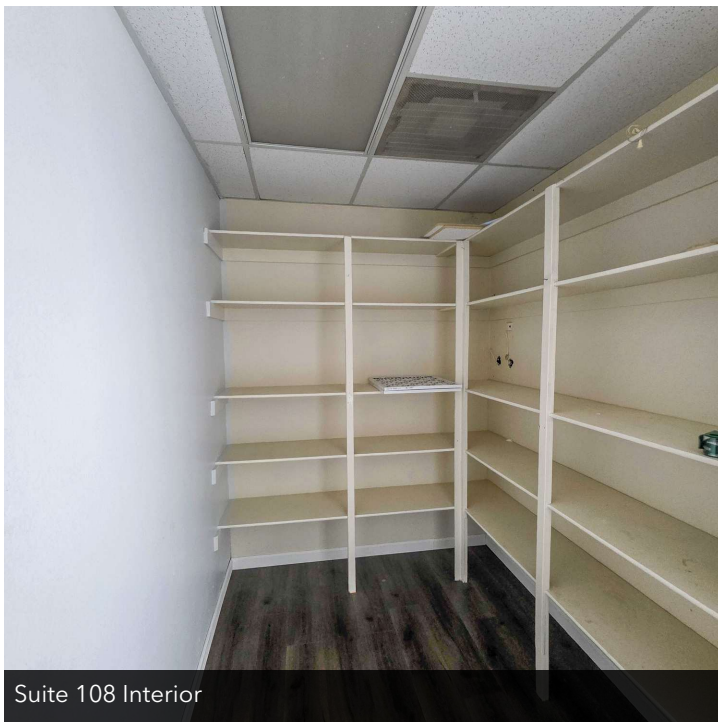
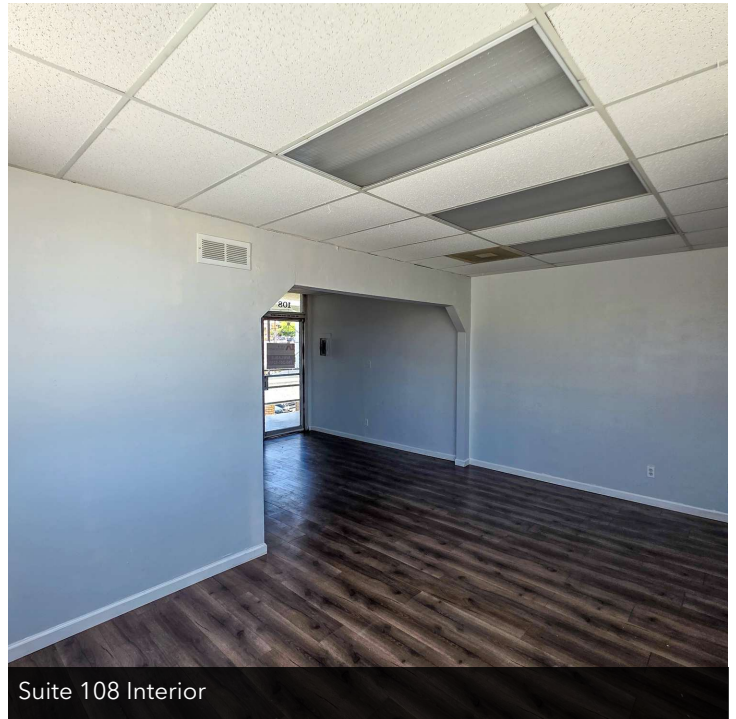
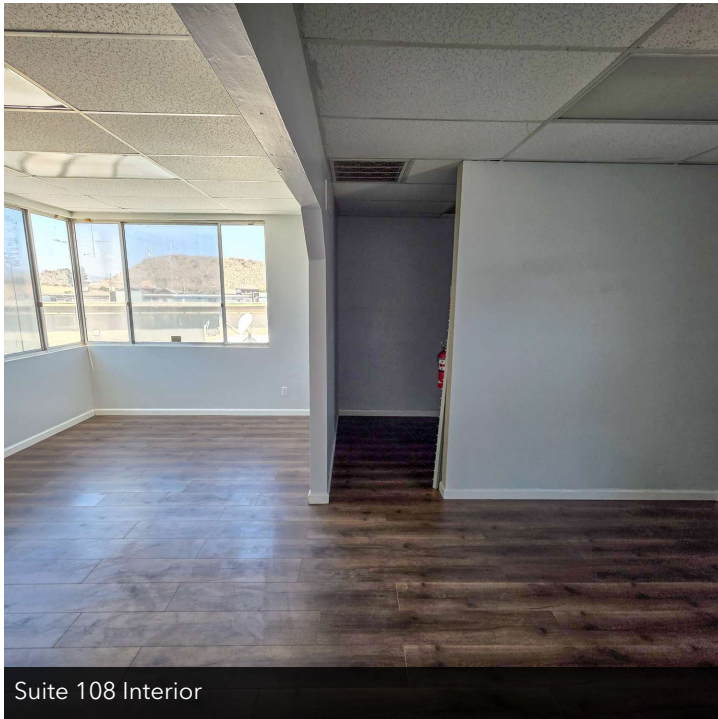
Suite 107 Interior

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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

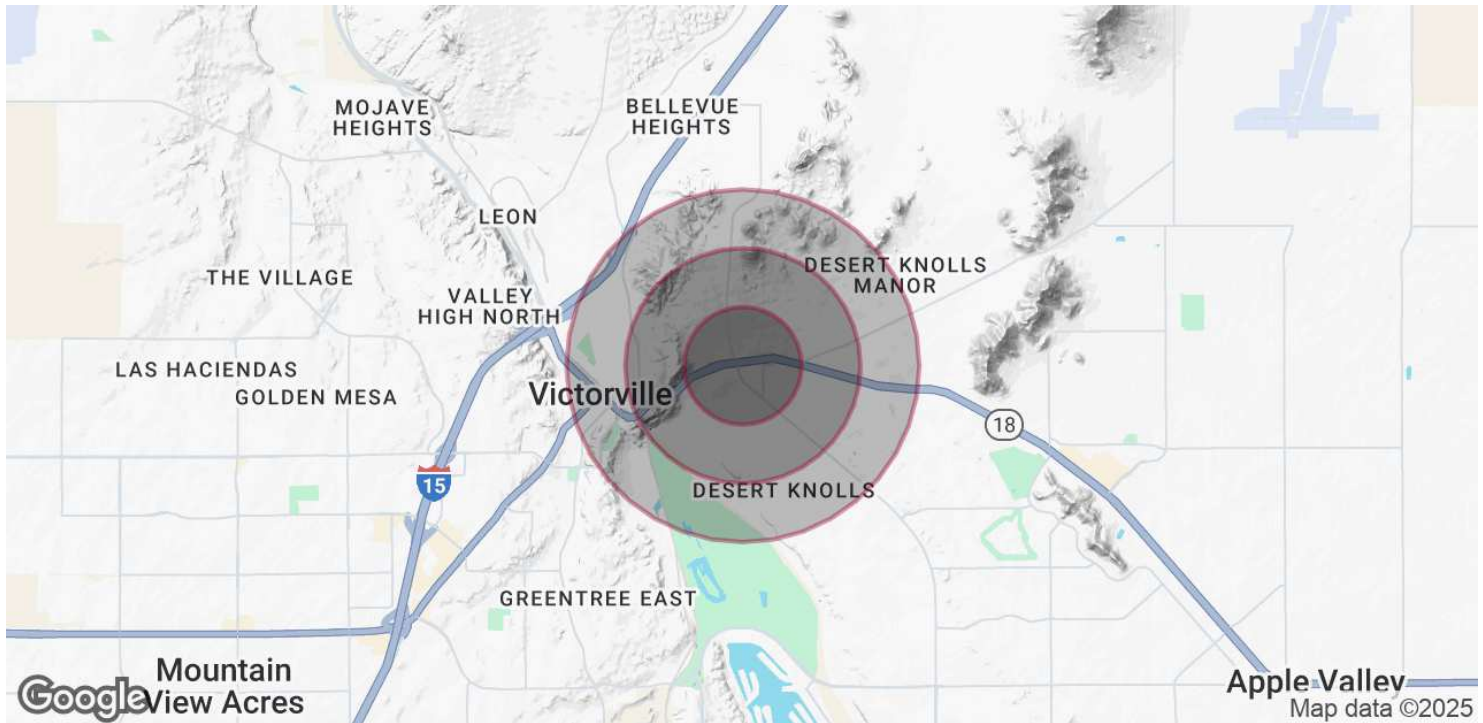
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
17993 US HWY 18 Suite 101	Available	670 SF	Modified Gross	\$750 per month
17993 US HWY 18 Suite 106	Available	195 SF	Modified Gross	\$500 per month
17993 US HWY 18 Suite 107	Available	1,026 SF	Modified Gross	\$1,026 per month
17993 US HWY 18 Suite 108	Available	452 SF	Modified Gross	\$650 per month

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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	961	5,763	12,547
Average Age	38.1	34.6	32.4
Average Age (Male)	38.2	34.5	32.1
Average Age (Female)	40.9	35.6	34.8

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	359	2,092	4,332
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$75,191	\$62,800	\$67,536
Average House Value	\$263,664	\$243,227	\$225,176

2020 American Community Survey (ACS)

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