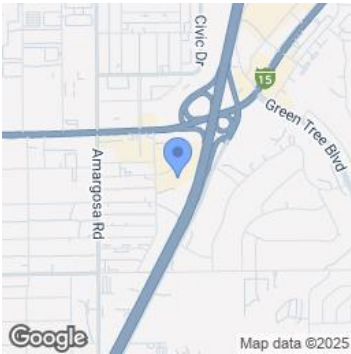


15409 Anacapa, Victorville 92392			VIC - Victorville
STATUS: Active	LIST CONTRACT DATE: 12/10/25	LISTING ID: HD25274296	LIST PRICE: \$349,990
SELLER WILL CONSIDER CONCESSIONS IN OFFER:	PROP TYPE: Commercial Sale	PROP SUB TYPE: Office	
	PARCEL #: 0396391040000		



SQFT(SRC): 1,408  
SQFT LOT: 1,408 (A)  
ACRES: 0.032  
BUSINESS NAME:  
BUSINESS TYPE: Professional Service, Professional/Office, Retail  
YEAR ESTABLISHED:  
YEAR BUILT: 1983 (ASR)  
SLC: Standard  
LEVELS: 1  
CURRENT USE: Commercial, Investment  
ACTUAL RENT:  
RENT MIN - MAX \$/SF/YR:  
NUMBER OF UNITS: 6  
ENTRY LEVEL: 1  
BUILDING STATUS: Existing  
OCCUPANCY:  
BUILDING \$/PER SQFT: \$248.57  
LAND \$/PER SQFT:  
DAYS ACTIVE IN MLS: 0  
COUNTY: San Bernardino  
PARCEL MASTER:  
INVEST?: Yes A/C?:Yes  
FENCE?: HEAT?:Yes

Rece12/10/2025 : NEW

**DESCRIPTION**

\*\*\*Come VIEW and MAKE an OFFER TODAY! PRIME EXECUTIVE SUITES located in Victorville CA. Part of the HIGHLY TRAFFICKED PARK CENTER MERCHANTS ASSOCIATION the EXECUTIVE SUITES-OFFICE is ideal for any entrepreneurs looking to expand their operations and has the potential to generate LUCRATIVE CAP RATES for any commercial investors. Strategically positioned 1-block away from the Palmdale Rd and Interstate-15 exit the site is within walking distance of nearby hotels, Tesla Destination Chargers, Kaiser Permanente Medical Buildings, Starbucks, Legends Gym, State/Federal Buildings, Gas Stations, as well as many other local shops, professional offices, and restaurants. Plus the interior has recently been UPGRADED. The 1,408sf office-condo has been divided into SIX EXECUTIVE SUITES and includes reception/foyer, conference room, kitchen, and attached private bathroom as common areas shared by tenants. With limited prime, commercial space available in expanding Victorville CA and lease rates on the rise, this is a must see opportunity worthy of serious consideration before it's too late.

\*\*\*

BUSINESS URL:

BUILDING DETAILS	UTILITIES
FEATURES: HEATING: Central LAUNDRY: None CLEARANCE: INDUSTRIAL TYPE: PROBATE AUTHORITY:	OFFICE CLASS: B ROOFING: Flat, Flat Tile SECURITY: CONSTRUCTION: LOT: Level with Street, Rectangular Lot, Level
	ELECTRICITY: AMPERAGE: VOLTS: UTILITIES: WATER: Public

BUSINESS DETAILS	SQUARE FOOTAGE
OWNERSHIP: DAYS / HOURS OPEN: FULLTIME EMPLOYEES: LEASE EXPIRES: EQUIPMENT VALUE:	SPECIAL LICENSES: PART TIME EMPLOYEES: ACTUAL RENT: INVENTORY VALUE:
	YEARS CURRENT OWNER: HOURS OWNER WORKS: LEASABLE SQFT: MONTHLY NNN: PARKING TOTAL:

PARKING	POWER PRODUCTION
CONDO SQFT: HIGH TECH FLEX SQFT: RETAIL SQFT: TOTAL SQFT:	INDUSTRIAL SQFT: INDUSTRIAL MIN/MAX: DIVISIBLE SQFT: LAND \$/PER ACRE:
	OFFICE SQFT: 753 OFFICE MIN/MAX: RESIDENTIAL SQFT:

PARKING TOTAL: UNCOVERED:	CARPORT: PARKING RATIO:
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POWER PRODUCTION: No	GREEN VERIFICATION:
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LAND	COMMON INTEREST	BUILDER NAME	PARK NAME
	LAND USE: Office, Retail LOT SIZE DIM: TOPOGRAPHY: PARCEL #: 0396391040000 ADDITIONAL PARCEL(s): No	ZONING: SURVEY TYPE:	PHASE: WATERFRONT:

TERMS	OWNER / TENANT	ASSIGNABLE	MIN. DOWN AMOUNT
LEASE RENEWAL OPTION?: LISTING TERMS: Cash, Cash to New Loan, Submit CLOSE DATE: INCLUSIONS: EXCLUSIONS:	OWNERS NAME:	FINANCING:	OWNERSHIP TYPE:
		# of UNITS LEASED:	MOVE-IN:

OWNER PHONE:  
OWNER PAYS:  
TENANT PAYS:

ANCHORS/Co-TENANTS:

## FINANCIAL

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

## ANNUAL EXPENSE INFORMATION

EXPENSE YEAR:  
REAL ESTATE TAX:  
PERSONAL PROPERTY:  
ACCOUNTING/LEGAL:  
ADVERTISING:  
INSURANCE:  
ELECTRICITY:  
WATER/SEWER:  
TRASH:

PROFESSIONAL MANAGER:  
RESIDENT MANAGER:  
MAINTENANCE:  
SUPPLIES:  
OTHER:  
BUILDING EXPENSE:  
RESERVES:  
INVENTORY VALUE:

## ANNUAL OPERATING INFORMATION

GROSS SCHEDULED INCOME: **\$38,148**  
VACANCY ALLOWANCE:  
LAUNDRY:  
OTHER:  
EFFECTIVE GROSS: **25,956**  
TOTAL EXPENSE:  
NET OPERATING INCOME:

## INVESTMENT INFORMATION

ACCOUNTING TYPE:  
OPERATING EXPENSES:

GROSS OPERATING INCOME:  
NET OPERATING INCOME:

VACANCY ALLOWANCE RATE:  
CAP RATE: **7.40**

## TAXES

TAX RATE:

TAX ANNUAL \$:

TAX YEAR:

## UNITS

TYPE	#UNITS	BEDS	BATHS	SQFT	RENT	DESCRIPTION
1	1			120	\$570	Exec Suite
2	1			143	\$568	Exec Suite
3	1			140	\$559	Exec Suite
4	1			140	\$564	Exec Suite - Vacant
5	1			100	\$452	Exec Suite - Vacant
6	1			110	\$466	Exec Suite

## AGENT

LISTING AGENT: [John Connolly](#)  
CO-LISTING AGENT:

LISTING AGENT STATE LICENSE: [00511057](#)  
CO-LISTING AGENT STATE LICENSE:

LISTING AGENT MLS ID: [HD18272](#)  
CO-LISTING AGENT MLS ID:

## CONTACT

1.LA CELL: **7608312818**  
2.LA EMAIL: [john@cpi-capital.com](mailto:john@cpi-capital.com)  
3.OFFERS: [john@cpi-capital.com](mailto:john@cpi-capital.com)

## OFFICE

LISTING OFFICE: [CPI Capital Properties](#)  
LISTING OFFICE PHONE: **760-243-2205**  
CO-LISTING OFFICE:  
CO-LISTING OFFICE PHONE:

LISTING OFFICE STATE LICENSE: [00828673](#)  
LISTING OFFICE FAX: **760-243-1789**  
CO-LISTING OFFICE STATE LICENSE:  
CO-LISTING OFFICE FAX:

LISTING OFFICE MLS ID: [HD1150](#)

CO-LISTING OFFICE MLS ID:

## MLS

BAC:  
LISTING CONTRACT DATE: **12/10/25**  
START SHOWING DATE:  
ON MARKET DATE: **12/10/25**

DUAL/VARI COMP?: **No**  
EXPIRATION DATE: **06/30/26**  
CURRENT FINANCING:

INTERNET SEND: LISTING?/PRICE?**Yes/**  
MOD TIMESTAMP: **12/10/25**  
LIST AGMT: **Exclusive Right To Sell**  
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

BAC REMARKS:

PRIVATE REMARKS: **Please submit offers to john@cpi-capital.com with copy of POF.**

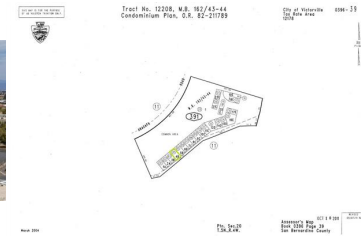
## SHOWING INFORMATION

SHOW INSTRUCTIONS: **Can drive by anytime to view outside, or can contact listing agent/office to schedule a showing. Can also contact prop manager Debbie, at the Park Center, to schedule time to show.**

DIRECTIONS: **I-15 N exit Palmdale Rd. Palmdale W to Park Ave. Park Ave S to Anacapa Rd. Anacapa W to PIQ**

## PHOTOS

 Click arrow to display photos







JANUARY 14 - 2025 (CITY OF CHICAGO)						
OFFICE	SHIFT	CLASS	CLASS START	CLASS END	TRAINING	PREP/ID
A	0700	80120	Jan-23	Jan-23	GRID-KELLY GARDNER	04:15
B	0800	80120	Jan-23	Jan-23	GRID-KELLY GARDNER	04:15
C	1400	80120	Jan-23	Jan-23	CAL-TRACE	03:30
D	1400	80120	PROTOCOL	8027	WACHT-1000	03:30
E	1400	80120	PROTOCOL	8027	WACHT-1000	03:30
F	1400	80120	PROTOCOL	8027	WACHT-1000	03:30
TOTAL	700	700	03:150		PREP/ID	04:25
PREP/ID	700	700	03:175			