



**Civic Center
Professional Office
Building**

**15400 Civic Dr.
Victorville, CA**

**Confidential Offering
Memorandum**



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Government Leased Office Building Investment Opportunity in the City of Victorville



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Thank you for your interest in 15400 Civic Dr., Victorville, California (the “Property”). This Confidential Memorandum has been prepared to give you an initial understanding of the opportunity and to support your evaluation of whether the Property aligns with your investment goals. The Owner has engaged Golden Springs Realty (“GSR”) as the exclusive broker for this offering. No other agent or broker is authorized to present the Property unless they have a written agreement with GSR that has also been executed by their represented purchaser.

The information in this Memorandum highlights key aspects of the Property, its operations, and its potential. While the Owner and GSR have reviewed the materials, the Memorandum is not intended to include every detail a prospective purchaser may wish to analyze. Neither the Owner nor GSR, nor any of their respective partners, officers, employees, or agents, has independently verified the information provided, and no guarantee or warranty—express or implied—is made regarding its accuracy or completeness. Environmental conditions of the Property are not represented or warranted.

By accepting this Memorandum, you agree to keep its contents confidential and to refrain from sharing it with any other party without prior written authorization. Reproduction or distribution of this Memorandum is not permitted. The information is provided solely to assist you in evaluating a potential acquisition of the Property.

We encourage all prospective purchasers to conduct their own due diligence and to explore any matters they consider important in assessing the Property’s suitability. The Owner and GSR reserve the right, at their sole discretion, to accept or reject any offers or expressions of interest and to discontinue discussions at any time without notice.

This Memorandum should not be interpreted as a representation of the Property’s current condition or as an assurance that no changes have occurred since its preparation. The Property is offered subject to modification of terms at any time and without prior notice.

***All information contained in this memorandum is believed to be accurate but is not guaranteed. Prospective parties are advised to conduct their own independent due diligence to verify the accuracy and completeness of all data and representations contained herein.**

EXECUTIVE SUMMARY

This offering features a full service gross leased investment anchored by a long-term government tenant. The two-story concrete building is strategically situated in the heart of Victorville's Civic Center, surrounded by city, county and state government offices, legal services, and a variety of retail amenities.

San Bernardino County Child Support Services occupies approximately 80% (26,947 SF) of the building. The remaining 20% (6,601 SF) is vacant and available for a new professional user. In 2025, the tenant executed a new five-year full-service gross lease with 3% annual increases and a five-year renewal option.

The property includes a separate 1.13-acre dedicated parking parcel, which is paved, well-lit, landscaped, and included in the sale price. The site offers excellent accessibility just off Interstate 15 and Palmdale Road, with convenient access even during peak traffic hours. Victorville continues to benefit from strong regional

growth driven by the Southern California Logistics Airport (SCLA), a robust industrial base, and the planned high-speed rail project in neighboring Apple Valley.

Investment Highlights

- ❑ Long-term, government-backed income with a 5-year full-service gross lease, 3% annual rent increases, and a 5-year renewal option.
- ❑ Freestanding Class B office building in the Victorville Civic Center, steps from City Hall, Superior Court, CHP station, and retail amenities.
- ❑ Value-add opportunity through leasing of the 20% (6,601 SF) vacant space, enhancing cash flow and cap rate.
- ❑ Well-maintained, professionally managed, secure building suitable for government or professional office users.

Investment Summary

Price	\$6,350,000
Year 1 NO	\$415,067.95
Cap Rate	6.4%**
Price / SF	\$189.28
Property Type	Office Class B
Property Use	Professional
Office Occupancy	80%

** 6.4% cap rate based on actual TTM in place NOI (80% leased); 2025 Cap Rate is 6.78%. projected stabilized cap rate is 8.0% at full lease up.



Tenant Overview & Rent Schedule

15400 Civic Drive
Victorville, CA



SAN BERNARDINO COUNTY DEPARTMENT OF CHILD SUPPORT SERVICES

San Bernardino County Department of Child Support Services (DCSS) provides essential service and support to children and families throughout San Bernardino County, including establishing paternity, enforcing child support orders and ensuring access to medical support.

DCSS serves a substantial portion of San Bernardino County's population and operate three regional offices in Loma Linda, Ontario, and Victorville. As a government agency with a critical public mission DCSS represents a highly stable and long-term tenancy.

Financial Summary of the Current Lease

Commencement of the new lease	6/1/2025
Expiration Date	5/31/30
2025-26 Annual Rent (blended)*	\$713,979.63
2025-26 Annual Expense**	\$298,911.68
2025-26 Annual NOI***	\$415,067.95
2025-26 Avg. Monthly Expenses	\$24,909.31
2025-26 Avg. Monthly NOI	\$34,589.00

Rent Schedule	Monthly Rent	Yearly Rent
6/1/25-5/31/26	\$58,474.99	\$701,699.88
6/1/26-5/31/27	\$60,229.24	\$722,750.88
6/1/27-5/31/28	\$62,036.12	\$744,433.44
6/1/28-5/31/29	\$63,897.20	\$766,766.40
6/1/29-5/31/30	\$65,814.12	\$789,769.44

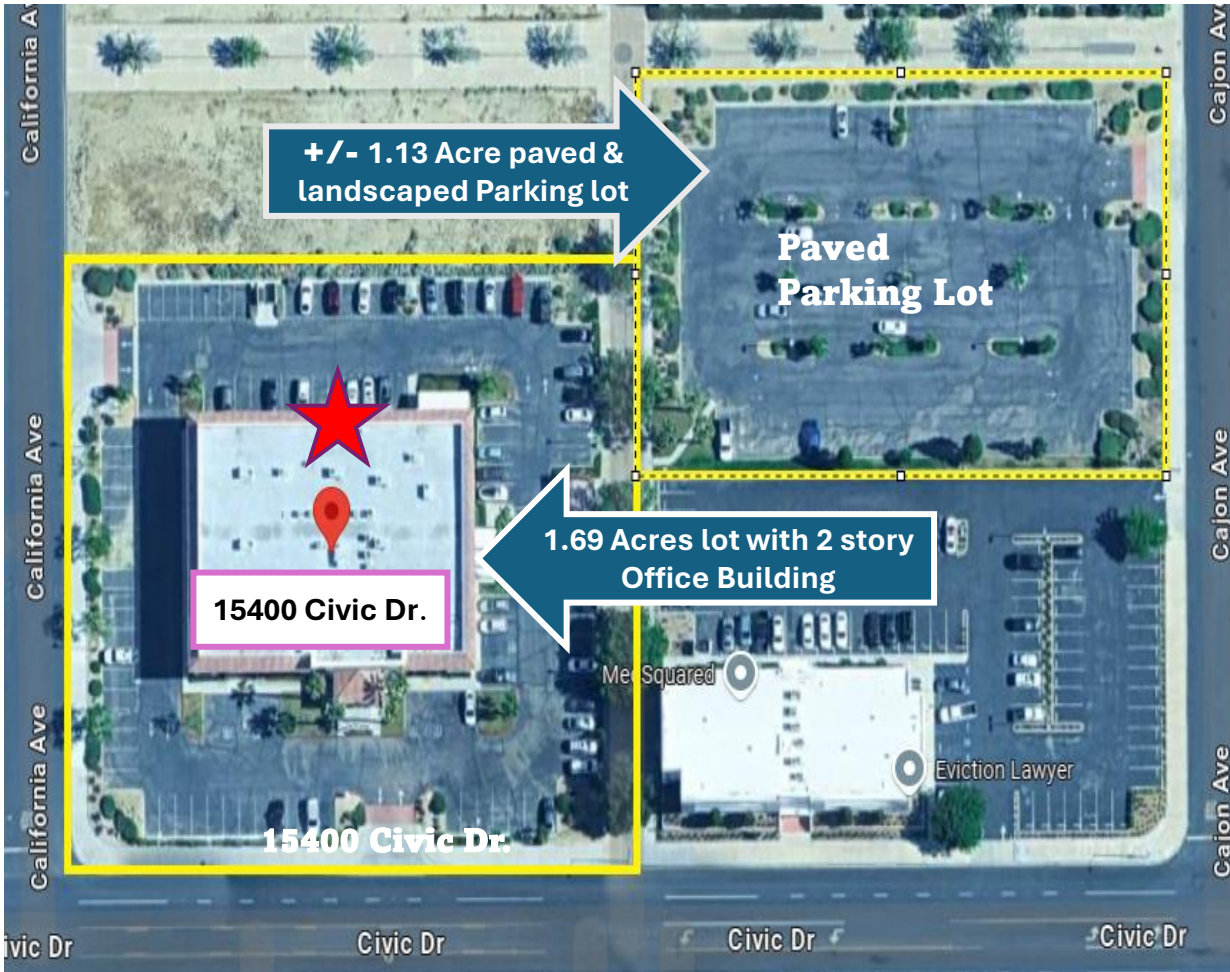
*Year 1 Annual Rent reflects a blended rate based on the scheduled 3% increase effective June 1, 2026.

** The expense ratio is based on the trailing twelve months of operations in 2025 and includes all utilities, Taxes, Insurance, full-service janitorial, landscaping, and property management.

***Based on 2026 Budget in considering 3% rent increase on June 1, 2026

Property Details - Site Overview

15400 Civic Dr.
Victorville, CA



Address	15400 Civic Dr. Victorville, CA92392
Market	Inland Empire
Submarket	Mojave River Valley
Property Type	Office Class B Two Story
Year Built	2004
Construction	Concrete
Ownership Interest	Fee Simple
Building Size	33,548 SF
Available	6,601 SF
Lot Size	1.69 Ac APN #0396-144-09 &1.13 Ac. #0396-144-08
Present Leased	80% 26,947 SF
Zoning	General Commercial Use
Parking Stalls	210
Ingress / Egress	2 points: Civic Dr. & California Ave.
Tenant	County of San Bernardino Child Support Service

Property Details - Aerial / VPD

15400 Civic Drive Victorville, CA



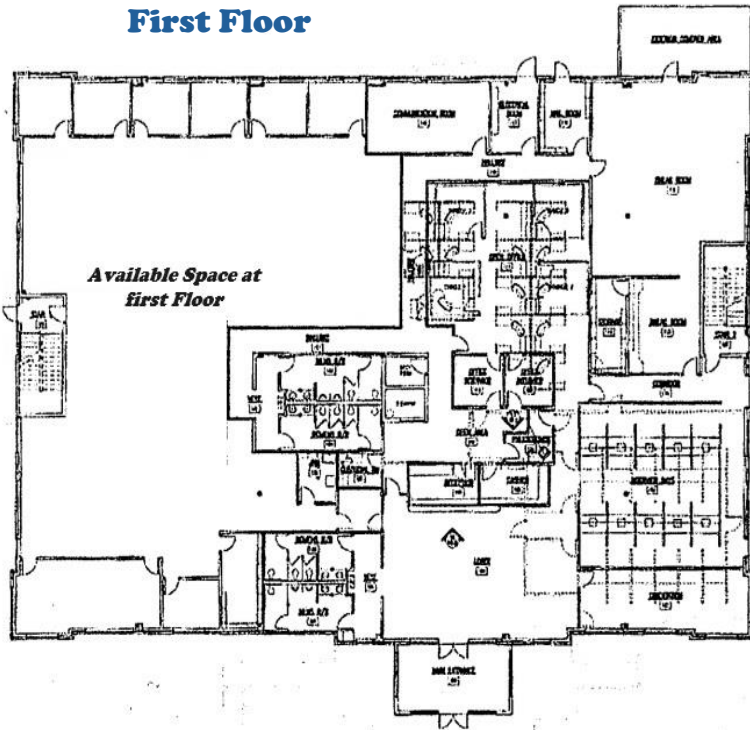
* Market data sourced primarily from Costar and public agency reports.

Property Details - Floor Plans

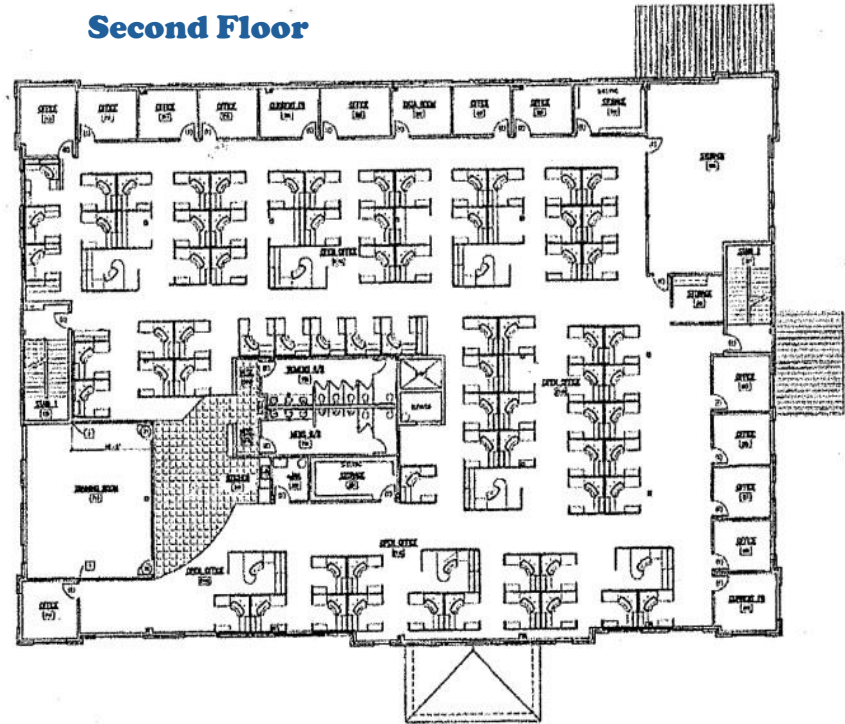
15400 Civic Drive
Victorville, CA



First Floor



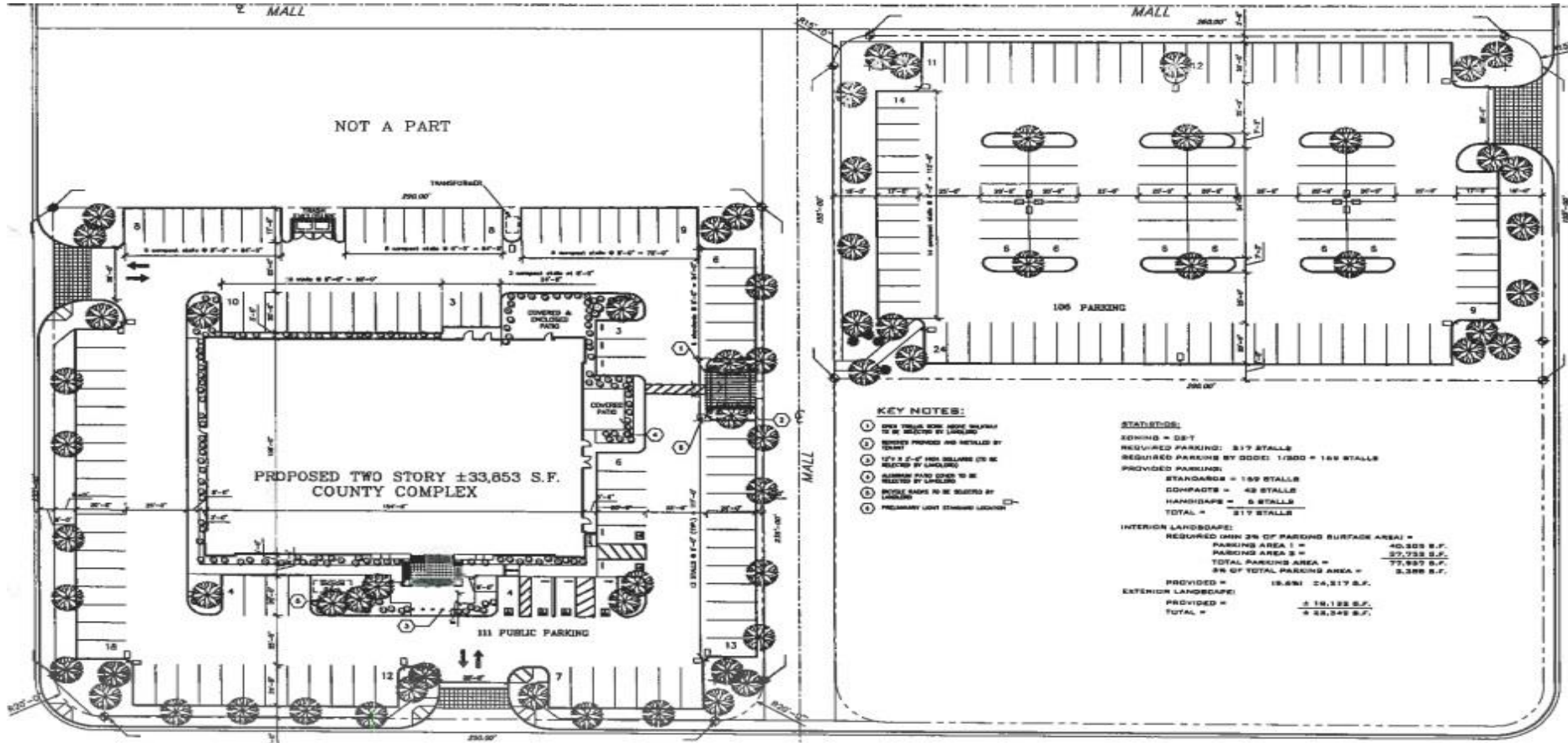
Second Floor



FIRST FLOOR OVERLAY PLAN

Property Details - Site Plan

15400 Civic Drive
Victorville, CA



- KEY NOTES:**
- 1 NEW TRUCK SIGN MUST DISPLAY TR IN RED ON BACKGROUND
 - 2 SIGNAGE PROVIDED AND MOUNTED BY OWNER
 - 3 12" X 24" ADA COMPLIANT TO BE PROVIDED BY LANDSCAPE
 - 4 ALUMINUM FENCE COATED TO BE PROVIDED BY LANDSCAPE
 - 5 POLE SIGNS TO BE SUPPLIED BY LANDSCAPE
 - 6 PRELIMINARY LIGHT FIXTURES LOCATIONS

STANDARDS:
 ZONING = DS-7
 REQUIRED PARKING = 217 STALLS
 REQUIRED PARKING BY CODE: 1/300 = 106 STALLS
 PROVIDED PARKING:
 STANDARDS = 106 STALLS
 COMPACTS = 48 STALLS
 HANDICAPS = 5 STALLS
 TOTAL = 217 STALLS

INTERIOR LANDSCAPE:
 REQUIRED GRASS 3% OF PARKING SURFACE AREA = 40,208 S.F.
 PARKING AREA 1 = 27,738 S.F.
 PARKING AREA 2 = 77,857 S.F.
 TOTAL PARKING AREA = 105,595 S.F.
 3% OF TOTAL PARKING AREA = 3,168 S.F.
 PROVIDED = 19,851 24,217 S.F.

EXTENSION LANDSCAPE:
 PROVIDED = 118,128 S.F.
 TOTAL = 121,296 S.F.

Victorville City & Its Economic Overview

15400 Civic Drive
Victorville, CA

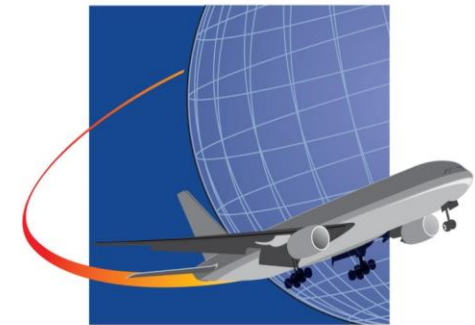


Victorville is a rapidly expanding economic hub in the High Desert. The city has seen a surge in **industrial and commercial projects**, including a 1.3-million-square-foot Goodyear Tire warehouse at the Southern California Logistics Center (expected to bring ~175 jobs) and a planned 231,000 SF American Jerky facility projected to create ~450 jobs. Additional industrial developments—such as a 1 million SF warehouse center and other large distribution facilities—are in planning or pre-construction stages, supporting ongoing job growth and private investment.

Retail and hospitality growth is also accelerating, with new national brands like Raising Cane's, Pollo Campero, Dutch Bros, and multiple hotel projects underway, alongside residential lot approvals and multifamily developments.

The **Southern California Logistics Airport (SCLA)** remains a cornerstone of the local economy, hosting more than 60 businesses and ~4,500 jobs in logistics, aviation, manufacturing, and warehousing, with ongoing expansion and future air cargo growth anticipated.

Looking ahead, the **Brightline West high-speed rail project**—connecting Southern California to Las Vegas with a future Victor Valley stop—is advancing through field investigations and early right-of-way work, enhancing long-term regional connectivity and economic opportunity.



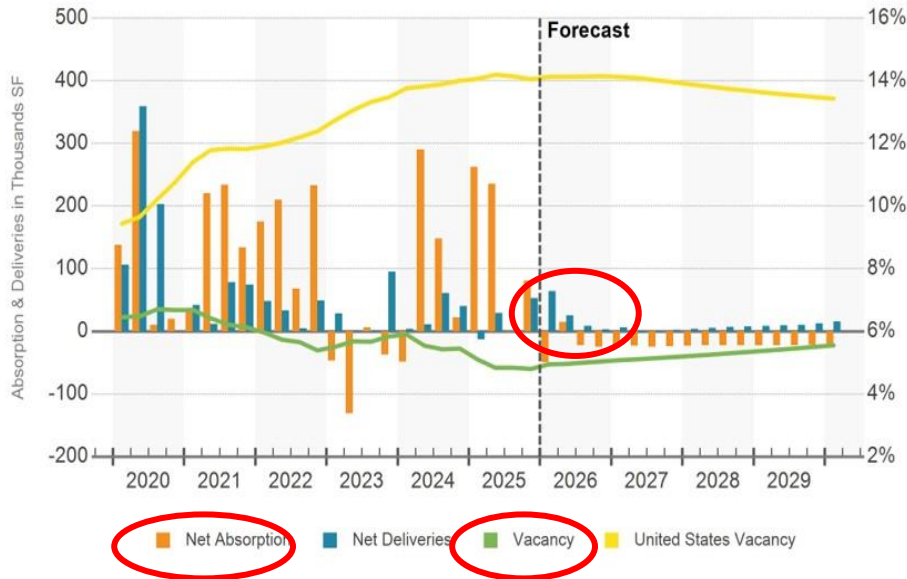
Southern California
LOGISTICS AIRPORT

2026 Office Market Overview Mojave River Valley / Victorville

15400 Civic Drive
Victorville, CA



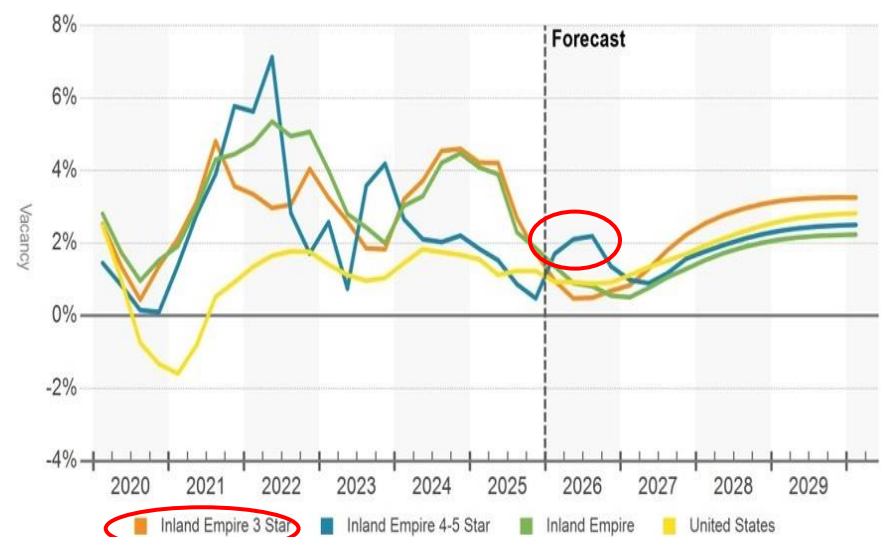
NET ABSORPTION, NET DELIVERIES & VACANCY



Demand for office space in the Inland Empire has been boosted by an influx of residents and businesses fleeing high expenses in those nearby coastal markets such as Los Angeles and Orange County. Occupancy levels have risen by 2.6 million SF since 2019, ... Net absorption increased to nearly 600,000 SF in 2025, 85% of which stemmed from traditional office buildings. **The Mojave River Valley submarket recorded 0% net absorption over past 12 months, reflecting a stabilizing market with gradual recovery and limited new constructions.**

*Numbers and diagrams are from Costar regional report of Victorville.

MARKET ASKING RENT GROWTH (YOY)



Office rental fundamentals in Victorville, CA remain stable and competitively priced as of early 2026, with asking rates generally ranging from **\$12 to \$16.20/SF/YR** on a full-service or modified-gross basis. Forecasts indicate **slow, steady rent growth through 2029—approximately 3% to 3.5% annually**—with the Inland Empire expected to slightly outperform national averages. Market conditions in 2026 and beyond are characterized by **continued stabilization**, modest rent appreciation, and improving vacancy levels as new construction tapers off and demand is supported by ongoing in-migration and broader regional economic drivers.

Sold Comparable Office Buildings -1

15400 Civic Drive
Victorville, CA



1 19341 Bear Valley Rd - Bldg B (Part of a 2-Property Sale)

Apple Valley, CA 92308 (San Bernardino County) - Mojave River Valley Submarket



Sold	7/31/2025	Land Area	43,124 SF/0.99 AC
Sale Price	\$4,767,822 (\$259.78/SF)	Sale Comp Status	Research Complete
RBA	18,353 SF	Sale Comp ID	7290114
Price Status	Allocated	Parcel Numbers	0434-021-05
Built	2008		



2 19333 Bear Valley Rd - Bldg. A (Part of a 2-Property Sale)

Apple Valley, CA 92308 (San Bernardino County) - Mojave River Valley Submarket



Sold	7/31/2025	Land Area	43,124 SF/0.99 AC
Sale Price	\$3,732,178 (\$249.73/SF)	Sale Comp Status	Research Complete
RBA	14,945 SF	Sale Comp ID	7290114
Price Status	Allocated	Parcel Numbers	0434-021-05
Built	2007		



3 15447 Anacapa Rd

Victorville, CA 92392 (San Bernardino County) - Mojave River Valley Submarket



Sold	7/25/2025	Land Area	42,253 SF/0.97 AC
Sale Price	\$1,950,000 (\$149.22/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	13,068 SF (100%)	Sale Comp ID	7282104
Price Status	Confirmed	Parcel Numbers	0396-111-23
Built	1984		



Sold Comparable Office Buildings -2

15400 Civic Drive
Victorville, CA



4

18182 Outer Hwy 18 - Lynn Building

Apple Valley, CA 92307 (San Bernardino County) - Mojave River Valley Submarket



Sold	6/30/2025
Sale Price	\$2,450,500 (\$197.76/SF)
RBA (% Leased)	12,391 SF (100%)
Price Status	Full Value
Built	1980

Land Area	51,836 SF/1.19 AC
Sale Comp Status	Research Complete
Sale Comp ID	7237840
Parcel Numbers	0473-101-03 +2



5

18856 Highway 18

Apple Valley, CA 92307 (San Bernardino County) - Mojave River Valley Submarket



Sold	3/27/2025
Sale Price	\$4,950,000 (\$504.69/SF)
RBA (% Leased)	9,808 SF (100%)
Price Status	Confirmed
Built	2022

Land Area	52,708 SF/1.21 AC
Sale Comp Status	Research Complete
Sale Comp ID	7120720
Parcel Numbers	0473-081-05



6

16127 Kasota Rd - Kasota Professional Building

Apple Valley, CA 92307 (San Bernardino County) - Mojave River Valley Submarket



Sold	12/5/2024
Sale Price	\$1,850,000 (\$207.98/SF)
RBA (% Leased)	8,895 SF (100%)
Price Status	Confirmed
Built	1988

Land Area	32,670 SF/0.75 AC
Actual Cap Rate	6.50%
Sale Comp Status	Research Complete
Sale Comp ID	6971296
Parcel Numbers	0473-396-01



7

14359 Amargosa Rd

Victorville, CA 92392 (San Bernardino County) - Mojave River Valley Submarket



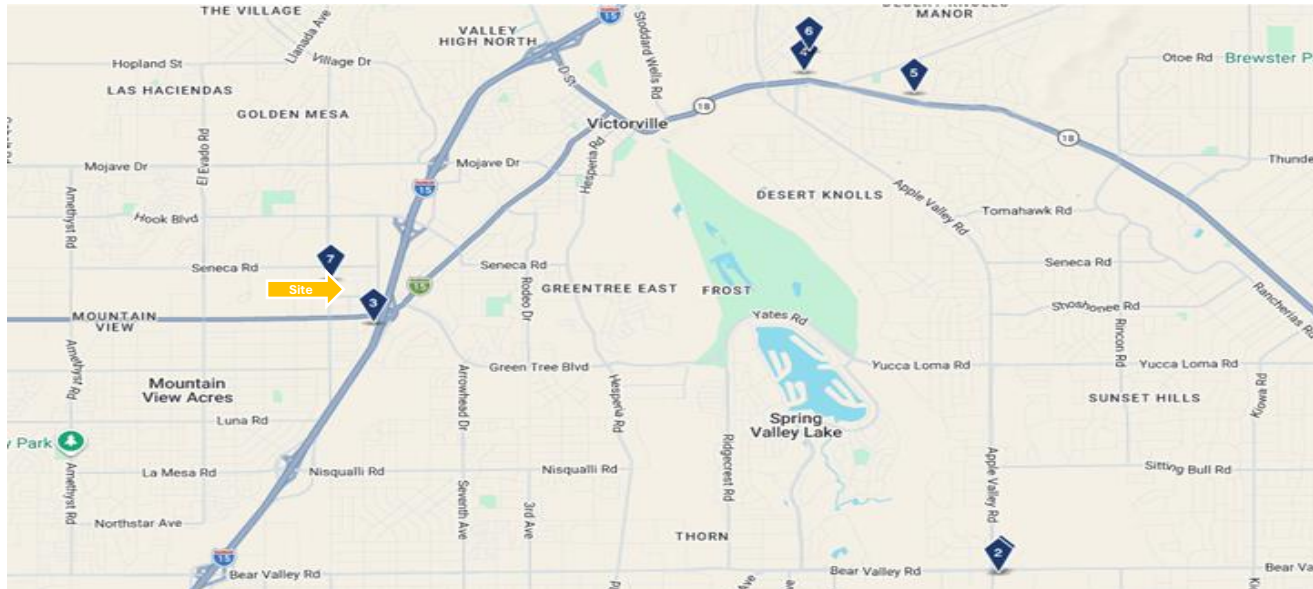
Sold	5/7/2024
Sale Price	\$1,200,000 (\$135.69/SF)
RBA (% Leased)	8,844 SF (96.7%)
Price Status	Confirmed
Built	1982

Land Area	27,443 SF/0.63 AC
Actual Cap Rate	4.42%
Sale Comp Status	Research Complete
Sale Comp ID	6732543
Parcel Numbers	0396-153-16



Sold Comparable Office Buildings & Their Locations

15400 Civic Drive
Victorville, CA



Office – Inland Empire

Market Cap Rate



Market Sale Price/SF



12 Mo Sales Vol Growth



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$1,200,000	\$2,985,786	\$2,450,500	\$4,950,000
Sale Price Per SF	\$136	\$242	\$208	\$505
Cap Rate	4.4%	5.5%	5.5%	6.5%
Land Price Per SF	\$44	\$71	\$57	\$111
Property Attributes	Low	Average	Median	High
Building SF	8,844 SF	12,329 SF	12,391 SF	18,353 SF
Year Built	1980	1996	1988	2022
Stories	1	2	2	2
Typical Floor SF	4,422 SF	8,386 SF	8,895 SF	12,391 SF
% Leased At Sale	96.7%	99.3%	100%	100%
Star Rating	★★★★☆ 2	★★★★☆ 2.7	★★★★☆ 3	★★★★☆ 3

Summary Statistics exclude For Sale and Under Contract listings



Victorville Demographics

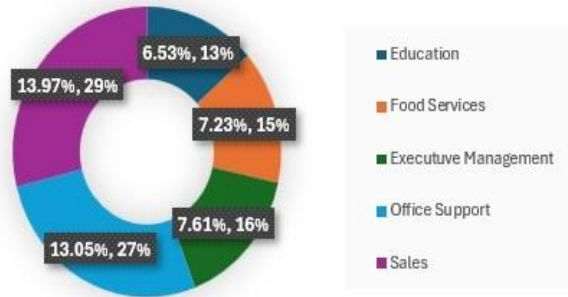
15400 Civic Drive
Victorville, CA

Total Population 136,854
11% Increase since 2020

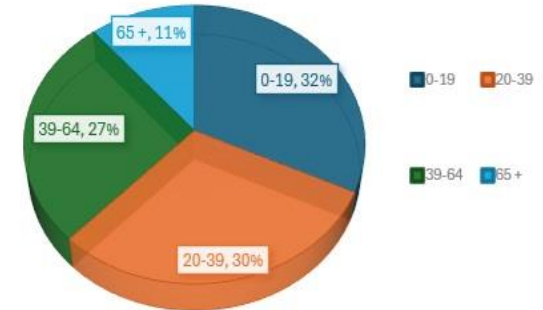
Male
49.9%

Female
50.1%

Job Counts by Occupation



MEDIAN AGE = 31



Work Force

57,767

37%
Blue
Collar

63%
White
Collar

Education Attainment

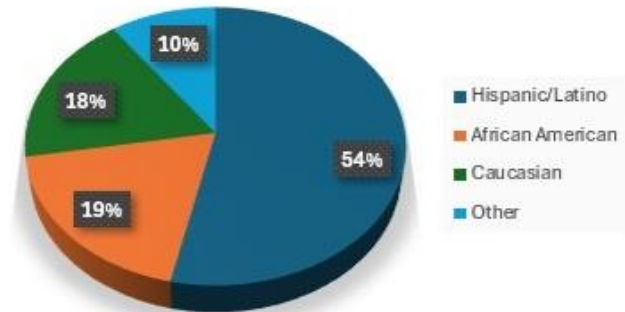


78 % High School or Higher



22% Associate Degree or Higher

Ethnicity



FINANCIAL SUMMARY – 2 Units Proforma INCOME ANALYSIS

15400 Civic Drive
Victorville, CA



Pro forma

Property Income Overview

With the future owner able to lease the currently vacant unit, the following table summarizes each unit's rentable area, contracted rental rate, and resulting income profile. Operating expenses are applied using a stabilized expense load of 41.87%* of gross revenue.

Stabilized Net Operating Income

The combined stabilized NOI from both units is:

$$\text{Total NOI} = \$407,898.14 + \$96,703 = \$504,601.14$$

This NOI reflects the property's current income stream under existing leases and a normalized expense load.

Capitalization Rate Analysis

Based on the proposed purchase price of **\$6,350,000**, the property's going-in capitalization rate is:

$$\text{Cap Rate} = 504,601.14 \div 6,350,000 = \pm 8\%$$

This cap rate positions the asset competitively within the regional office market, offering investors a strong in-place yield supported by stable tenancy and predictable operating expenses.

*The expense ratio is based on the trailing twelve months of operations in 2025 and includes all expenses such as property tax, insurance, utilities, full-service janitorial, landscaping, and property management.

Income & Expense Summary by Unit

Category	Unit 1 (in place)	Unit 2 (Proforma)
Rentable Area (SF)	26,947	6,601
Monthly Rent /(SF) June 1, 2025 – May 31, 2026	\$2.24	\$2.10
Monthly Gross Income June 1, 2025 – May 31, 2026	\$58,474.99	\$13,862
Annual Gross Income 3% increase after May 31, 2026	\$701,699.88	\$166,345
Expense Ratio*	41.87%	41.87%
Annual Operating Expense	\$293,801.74	\$69,642
Net Operating Income (NOI)	\$407,898.14	\$96,703
Total Annual Net Income	\$504,601.14	
With purchase price of \$6,350,000 the Cap Rate after Stabilization	± 8 %	