

# FOR SALE / LEASE

ASKING PRICE \$567,000

LEASE RATE \$0.85 PSF | NNN



14297 AMARGOSA RD , VICTORVILLE, CA 92392

## AMARGOSA STAND ALONE OFFICE SUITE



### Property Description

Highly Visible stand alone ±4200 sf building  
 Unit offers open floor space with large office, restrooms and kitchenette  
 Attractive and inviting with potential extra vacant 0.30 lot adjacent with extra parking on lot.

Situated among high density residential neighborhoods and Victorville Civic Center with great visibility. The property is convenient to residents living & working in central/west Victorville. In addition, the property is situated near one of the busiest thoroughfares in the Victor Valley, with easy access to Interstate 15. Excellent street visibility on property

### Property Highlights

- 4,200 SF Single Tenant Building
- Centrally Located Near Victorville Civic Center
- Across the Street from CHP & Victorville Sheriff's Station
- High Daily Traffic Counts
- Just South of Palmdale Rd & Amargosa Rd Intersection
- East Access to Interstate 15

#### Steven Thompson

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COLDWELL BANKER COMMERCIAL

VICTORVILLE, CA

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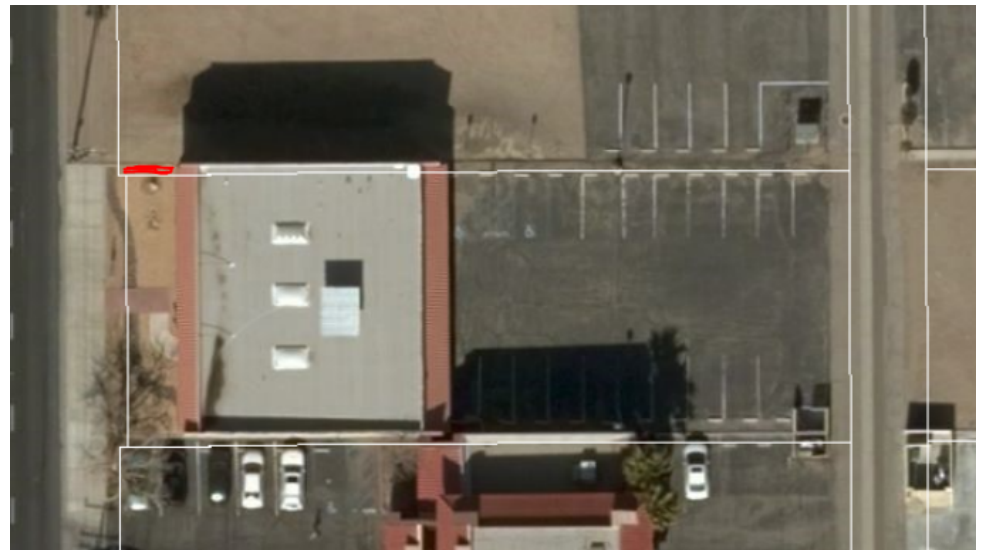
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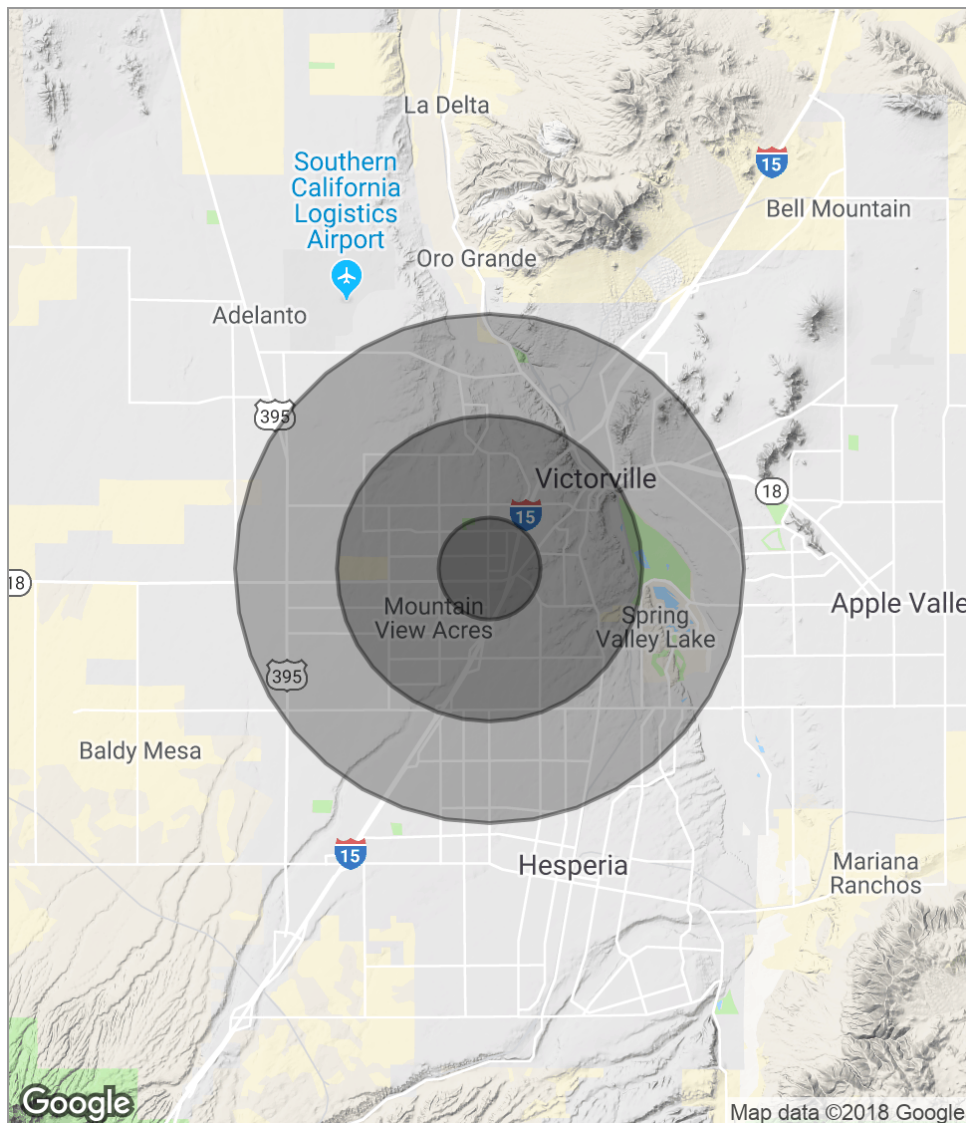
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# AMARGOSA STAND ALONE OFFICE SUITE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,506	70,292	140,158
Median Age	26.3	27.9	28.9
Median Age (Male)	23.9	26.4	28.0
Median Age (Female)	28.7	29.7	30.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,309	21,032	41,174
# Of Persons Per HH	3.2	3.3	3.4
Average HH Income	\$43,848	\$54,827	\$59,367
Average House Value	\$242,361	\$229,049	\$254,988
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	48.0%	46.9%	45.5%
RACE (%)	1 MILE	3 MILES	5 MILES
White	65.4%	64.6%	65.4%
Black	15.8%	15.0%	13.2%
Asian	4.3%	3.7%	3.7%
Hawaiian	0.0%	0.0%	0.1%
American Indian	1.6%	1.3%	1.1%
Other	9.6%	11.4%	12.1%

\* Demographic data derived from 2010 US Census

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