

14420 CIVIC DRIVE VICTORVILLE, CA



FOR
SALE/LEASE

DONALD P. BROWN

President/Broker

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ELIZABETH BROWN

Executive Vice President

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ADDRESS 14420 Civic Drive
Victorville, CA

ZONING C-A Administrative Professional Office

APN 0396-171-07 & 08

TOTAL BUILDING SIZE ±9,492 Net Rentable Square Feet

BUILDING TYPE Multi-tenant Office Building

CURRENT OCCUPANCY 77%

LAND AREA ±0.47 acres

LEASE RATE **\$1.00 PSF MG**

SALE PRICE **\$1,050,000.00 (\$110.62 per sq. ft.)**

Cash or terms acceptable to seller

PROPERTY HIGHLIGHTS

- ±9,492 sq. ft. total
- Prime, centralized location in the Victorville Civic Center
- 77% building occupancy rate
- Long term tenants
- Directly adjacent to Victorville Courthouse & City Hall



Lee & Associates®

Inland Empire North

Corp. ID #: 01328146

14369 Park Avenue

Suite 200

Victorville, CA 92392

Phone: 760.241.5211

Fax: 760.241.1208



Contact agent for **Confidentiality Agreement** and detailed **Offering Memorandum**

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TRAFFIC COUNTS

±93,937 ADT I-15 and Palmdale Rd., Victorville, CA
 ±31,165 ADT 7th St. and Sage St., Victorville, CA

DEMOGRAPHICS	3-miles	5-miles	10-miles
Population (2015):	80,099	161,348	332,971
Avg. HH Inc. (2015):	\$52,955	\$60,519	\$60,015

AVAILABILITIES

Suite 6 ±850 sq. ft.
 Suite 7 ±740 sq. ft.
 Suite 9 ±740 sq. ft.



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