

MEDICAL/PROFESIONAL OFFICE FOR LEASE

18145 US HWY 18 SUITES B, C, & E

Apple Valley, CA 92307



ECONOMIC DATA

LEASE RATE: \$1.75 SF/yr (MG)

PROPERTY INFORMATION

COUNTY: San Bernardino

MARKET: Inland Empire

SUBMARKET: High Desert

BUILDING DATA

TOTAL BUILDING SF: 13,064 SF

YEAR BUILT: 1970

LISTING DATA

AVAILABLE SF:

Unit E:	±1,884 SF
Unit B	±2,348 SF
Unit C	±2,686 SF
Combined:	±6,918 SF

PROPERTY OVERVIEW

Welcome to the Greenbrier Center, a beautiful, well-maintained office building in Apple Valley perfect for medical or professional uses!

These 3 suites comprise a combined total of ±6,918 SF and would be perfect fit for a physical therapy practice, personal fitness training or medical / office space. The suites can be demised to meet the needs of multiple users. The current configuration features 2 front office areas, a waiting room, 4 restrooms, 2 offices, 3 PT rooms, a small conference room, storage and areas with an open floorplan.

This property is in close proximity to: Starbucks, Jersey Mikes, Saint Mary Medical Center, Car Wash, Nektar, and many established medical practices.

The adjacent space includes an indoor, inground swimming pool* which can also be made available.

**Pool will need to be remodeled to meet current required municipal standards.*

PROPERTY HIGHLIGHTS

- Within minutes of Apple Valley's top medical facilities, professional offices, and other retailers
- Excellent visibility with ample parking

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COMMERCIAL REAL ESTATE SERVICES

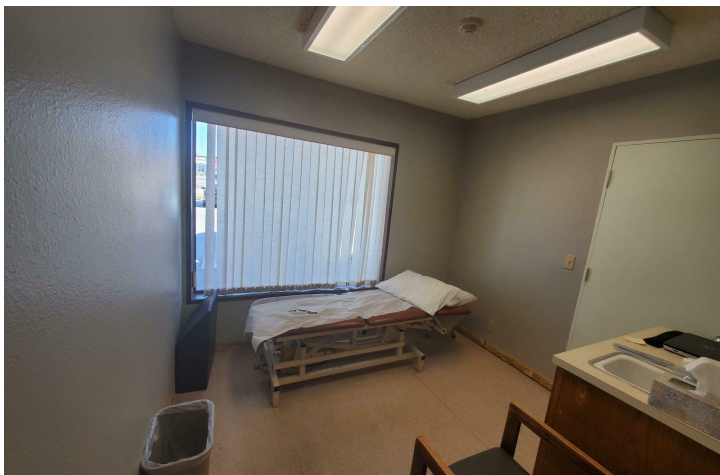


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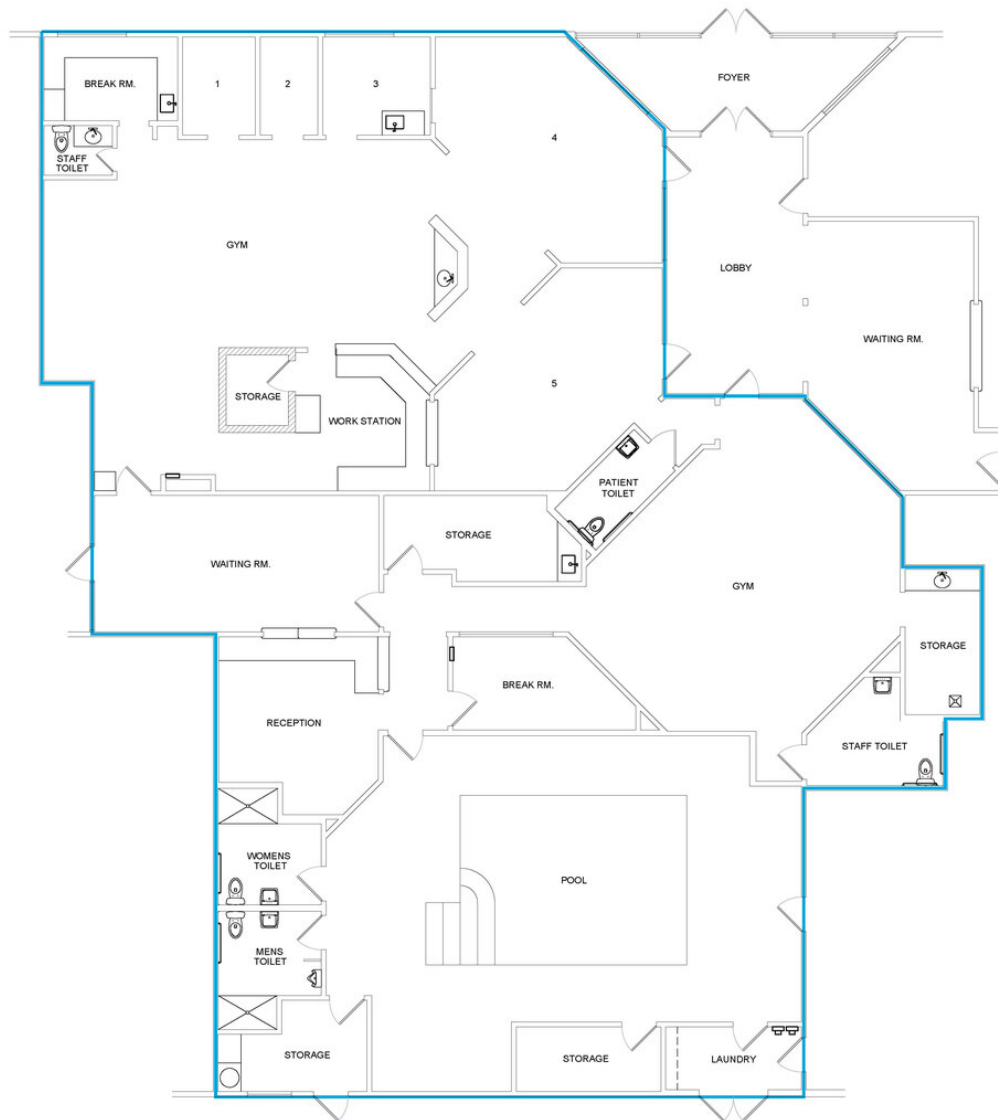
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EXISTING FLOOR
SCALE: 3/16"=1'-0"
AREA: 5380 S.F.

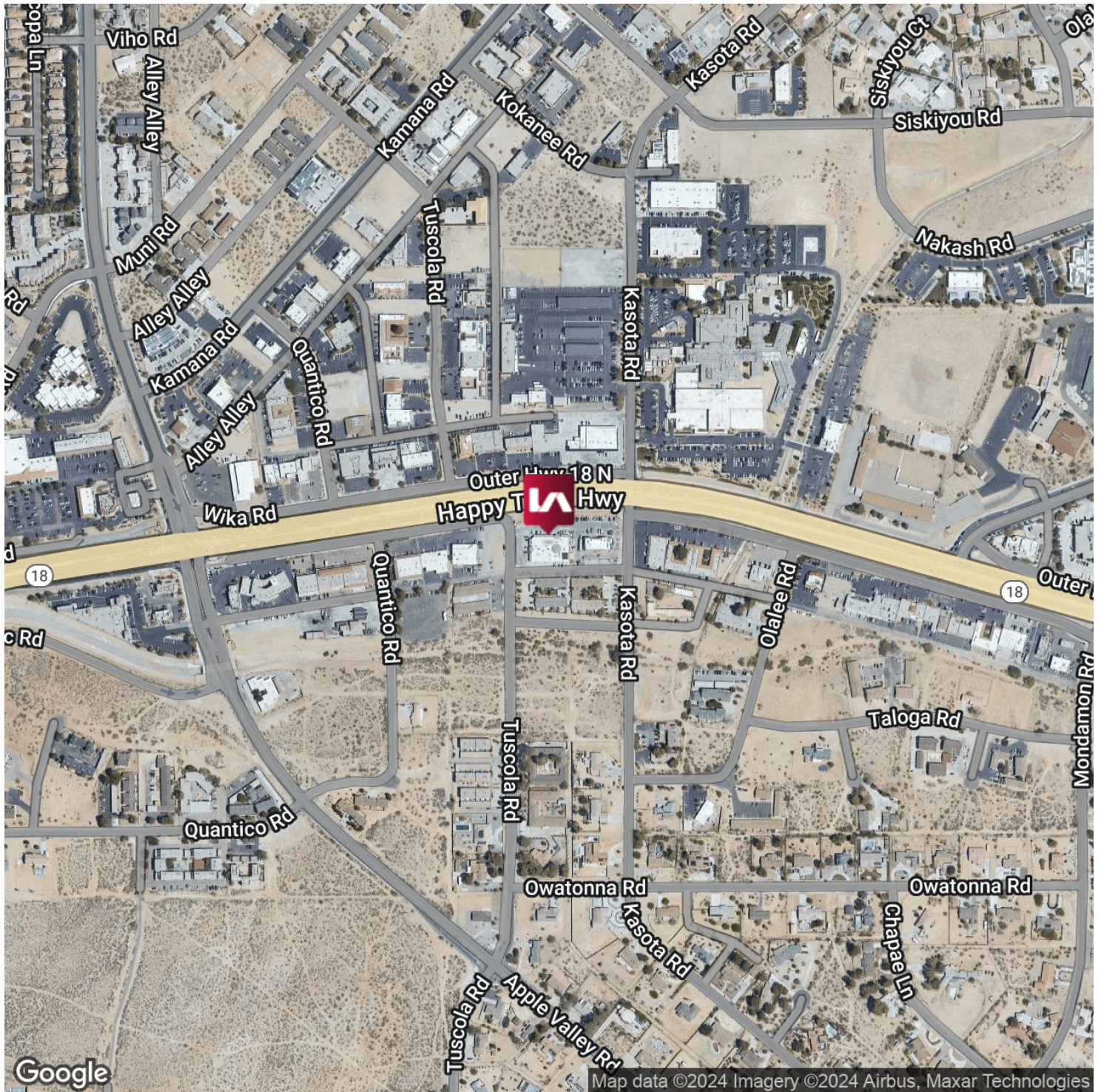
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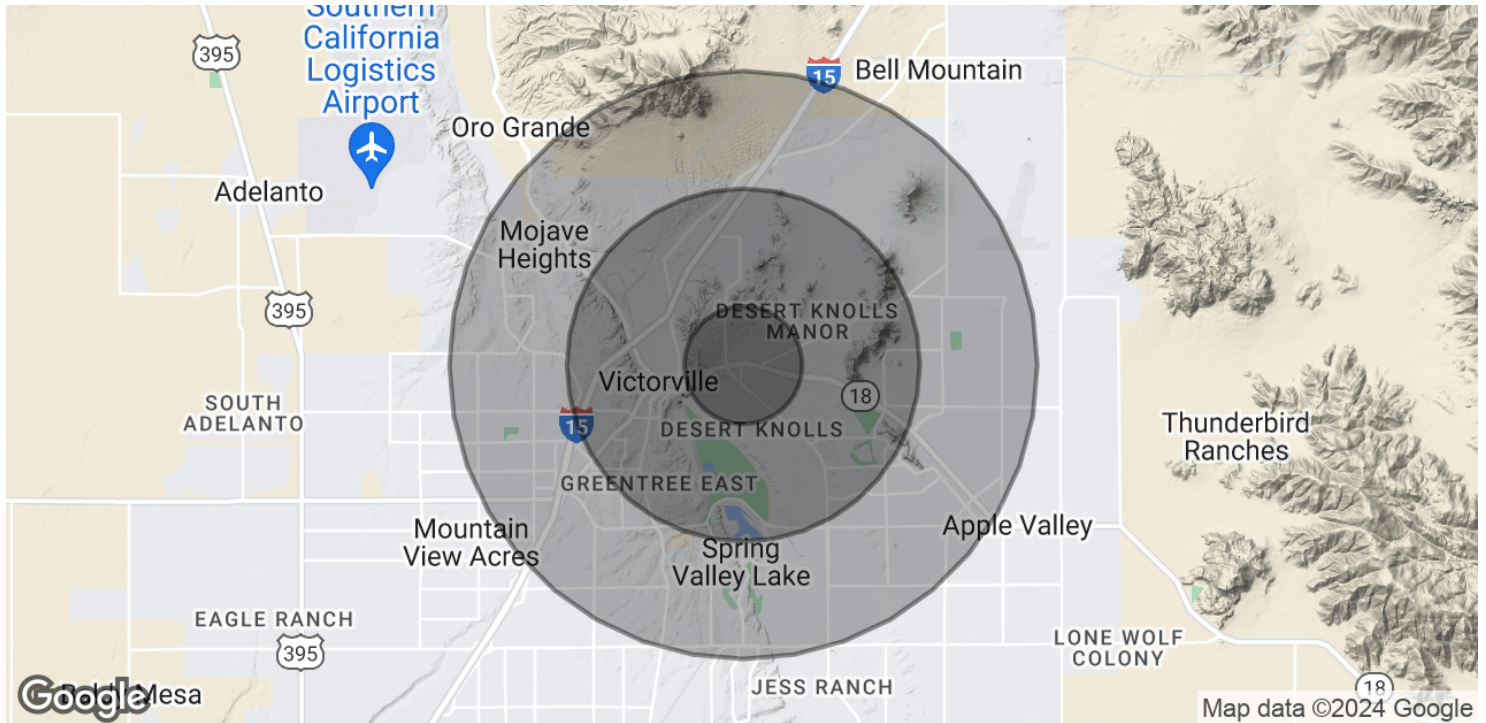


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,762	34,014	70,547
Average Age	33.4	34.2	36.6
Average Age (Male)	30.3	33.1	35.5
Average Age (Female)	34.6	35.6	38.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,757	11,373	24,498
# of Persons per HH	2.7	3.0	2.9
Average HH Income	\$49,454	\$65,787	\$69,948
Average House Value	\$188,006	\$241,488	\$257,892

2020 American Community Survey (ACS)

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Verify with agent
Total Space:	± 6,918 SF	Lease Rate:	\$1.75 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
18145 US Hwy 18	Available	1,884 - 6,918 SF	Modified Gross	\$1.75 SF/month	Physical Therapy Practice, Fitness Personal Training uses or Medical Office Use
SUITE B	Available	2,348 SF	Modified Gross	\$1.75 SF/month	Medical / Office Use
SUITE C	Available	2,686 SF	Modified Gross	\$1.75 SF/month	Medical / Office Use
SUITE E	Available	1,884 SF	Modified Gross	\$1.75 SF/month	Medical / Office Use

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