

KURSCH GROUP

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ADDRESS
19195 Hwy 18. Suite 106
Apple Valley, CA

ASSESSORS PARCEL NUMBER
0473-042-19

SUITE AVAILABLE
106 ±2,000 Sqft

PROPERTY OVERVIEW
±2,000 sqft First Floor Lease space formerly utilized as a medical diagnostics lab facility. Premier Highway 18 frontage with monument signage available. Upon entering the suite there is a lobby / waiting room area connected to a private office. Double doors lead into a large open space. At the rear of the suite there is a break room, storage room, and private restroom. Rear exit door which leads to the parking lot at the back of the building.

Valley Square is a modern office building situated on the south side of Hwy 18, east of Atnah Rd, in the Town of Apple Valley. This stretch of Hwy 18 sees high daily traffic counts exceeding 25,800 ADT. This Two-story multi-tenant property offers hands on ownership who strives to ensure that tenants at the building are happy and satisfied with the provided facility. Located in close proximity to many professional offices and medical facilities, less than a mile east of St. Mary's Regional Medical Center. Common area amenities include: elevator, staircase, rest rooms and parking lot. There is a dual-sided monument sign visible from Hwy 18.

MUNICIPALITY
City of Apple Valley | County of San Bernardino

ZONING
Commercial

ASKING FOR LEASE PRICE

$1 per sqft RSF MG









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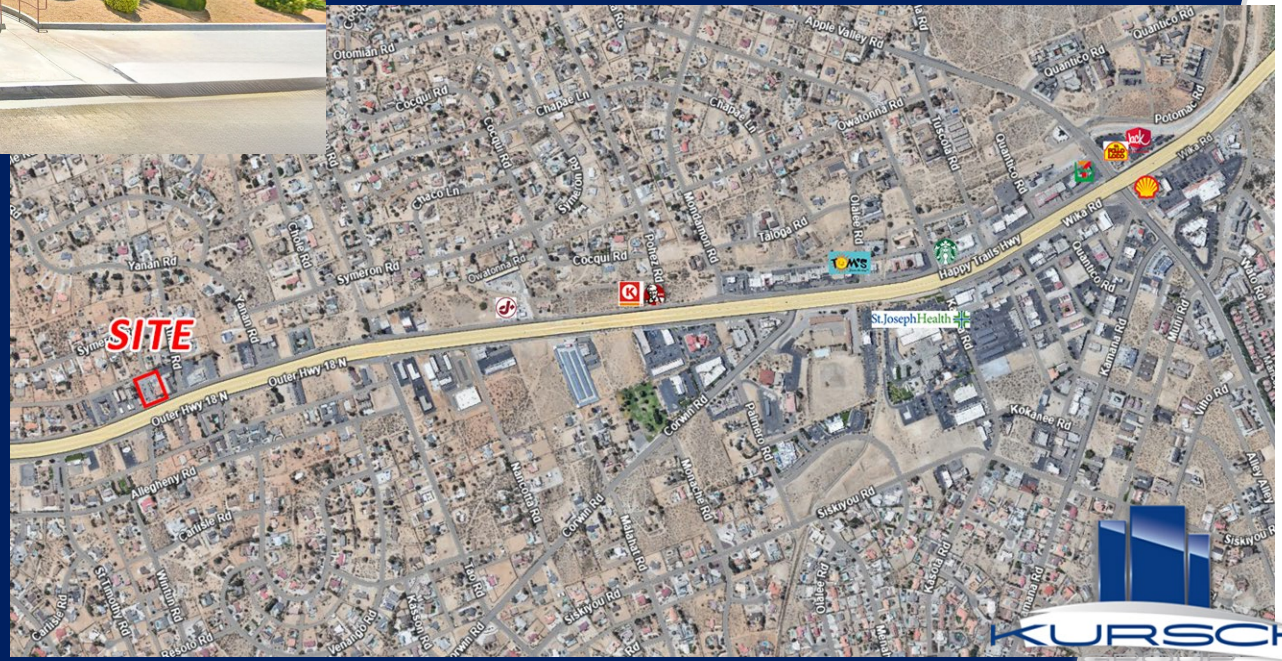






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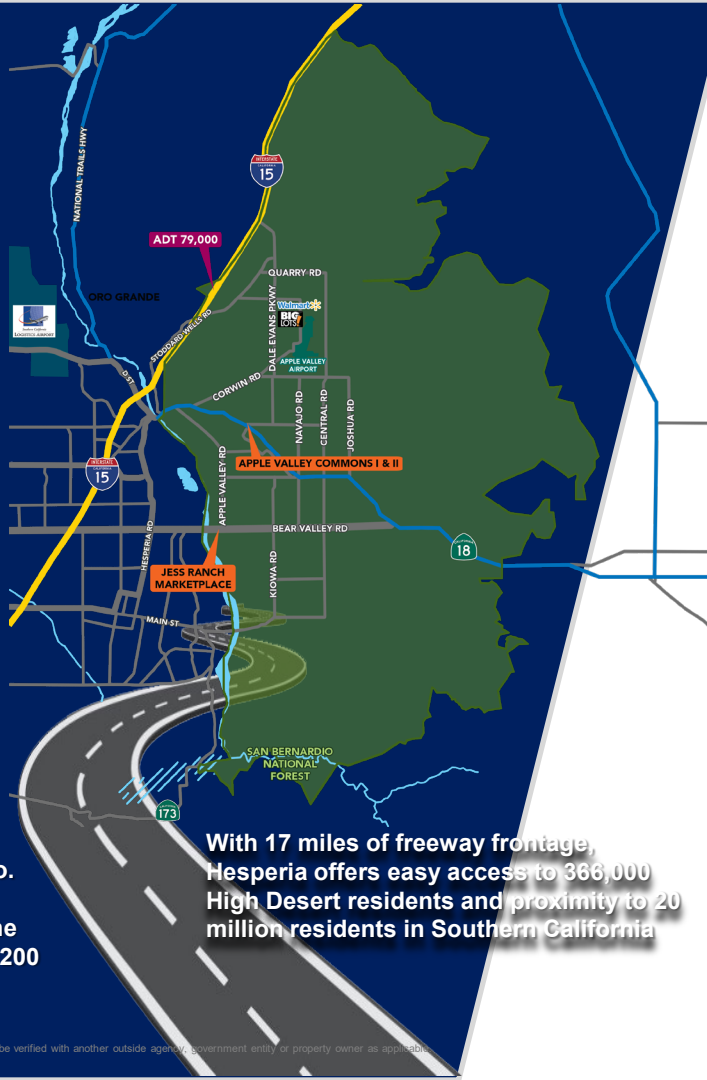




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CITY OVERVIEW





The Town of Apple Valley is located in the heart of the Victor Valley in the County of San Bernardino. Known as the "High Desert", Apple Valley is strategically located 35 minutes north of the Inland Empire, along Interstate 15. Apple Valley is located in one of California's pro-business districts. The Town has 78 square miles in its incorporated boundaries, and a sphere of influence encompassing 200 square miles

With 17 miles of freeway frontage, Hesperia offers easy access to 366,000 High Desert residents and proximity to 20 million residents in Southern California

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With a completion date expected in 2028, Brightline West will be the country's first true high-speed passenger rail operation. The Victor Valley station, located on nearly ±300 acres at Dale Evans Parkway and I-15, will serve as the Maintenance of Way facility and possible future hub for the proposed High Desert Corridor and California High Speed Rail lines. The project is expected to provide over 35,000 construction jobs and 1,000+ permanent jobs while connecting two of America's most popular destinations in Los Angeles and Las Vegas.

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