



**KURSCH**  
GROUP  
COMMERCIAL REAL ESTATE

FOR LEASE  
EXCLUSIVE OFFERING MEMORANDUM

TURNKEY BUILD-TO-SUIT MEDICAL OFFICE SUITES  
15099 KAMANA ROAD | TOWN OF APPLE VALLEY



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# PROPERTY SUMMARY

## ADDRESS

15099 KAMANA ROAD  
APPLE VALLEY, CA

## PROPERTY OVERVIEW

Built in 1991 the subject property is an ±8,236 square foot two-story office building located in the City of Apple Valley. Conveniently located near St. Mary's Medical Center in the Medical/Office Hub; this area is home to many medical and professional users. The property sits just one block northeast of the intersection of Hwy 18 & Apple Valley Rd - a primary traffic signal.

The property will have a new elevator installed making the entire building fully ADA accessible. The building features an outdoor staircase and second level wraparound balcony and is all landscaped with drought tolerant, low maintenance landscaping. It offers tenants ample parking with a lot containing 62 on-site parking spaces.

## PROPERTY HIGHLIGHTS

- Turn-key medical offices delivered to your design
- Suites ranging in sizes from 1,500 SF to 5,000 SF
- New Elevator to be installed - Fully ADA Accessible
- Property is over-parked with more than 70 parking spaces
- Conveniently located near St. Mary's Medical Center
- Just minutes from Hwy 18 and Apple Valley Road





**ASKING RATE**  
\$2.25 PER RSF NNN

**MUNICIPALITY**

City of Apple Valley | County of San Bernardino

**ZONING**

C-G (General Commercial)

**ASSESSORS PARCEL NUMBER**

0473-414-06

**BUILDING SIZE**

±8,236 SF | Two Story

**LOT SIZE**

±1.03 Acres (44,866 SF)

**TOPOGRAPHY**

Flat, Street Level

**PARKING**

62 stalls/ Paved on-site parking

**FRONTAGE**

Paved, Kamana Road

# PROPERTY SUMMARY

# AERIAL

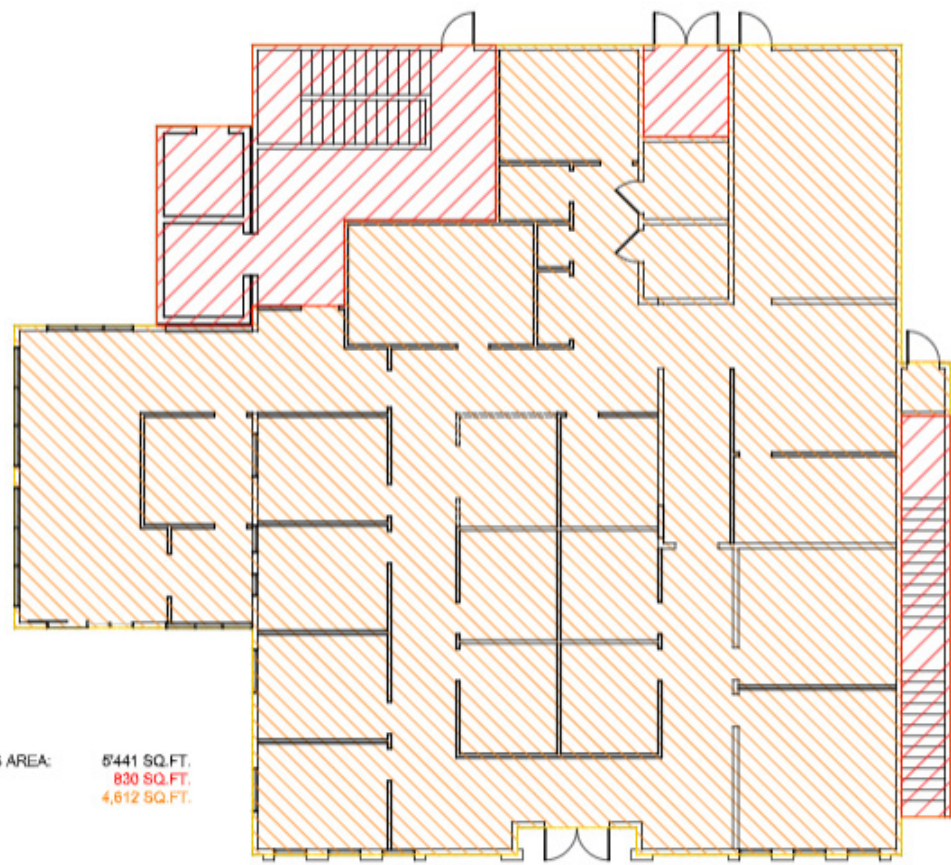




# AERIAL - SOUTHWEST VIEW

# FLOOR PLANS

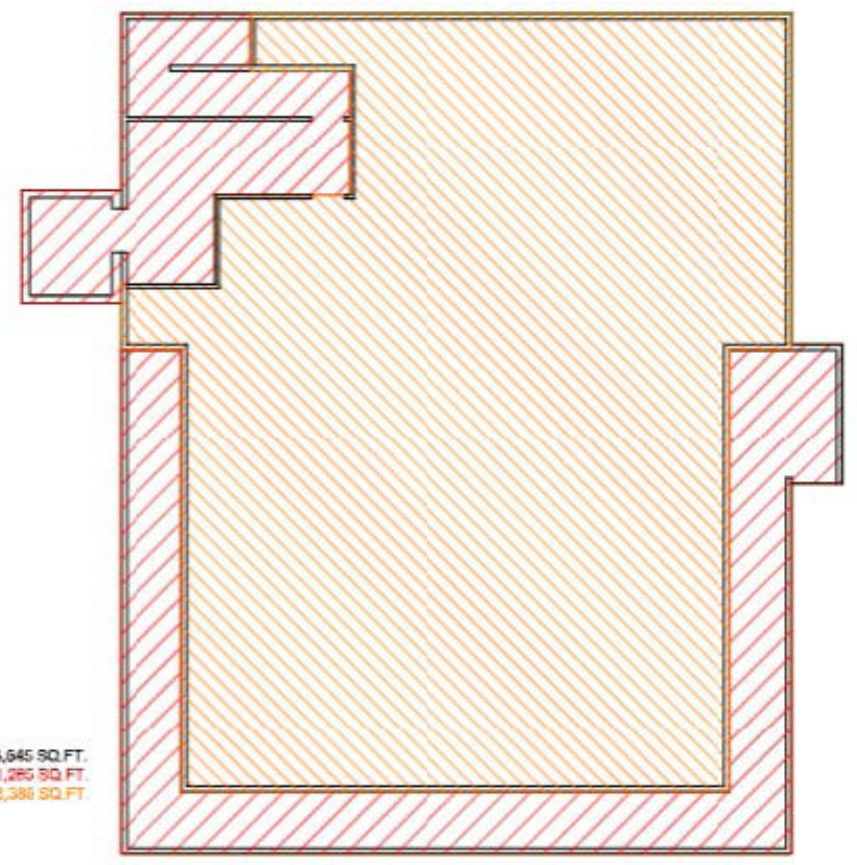
FIRST FLOOR



NET AREA: 5,441 SQ. FT.  
830 SQ. FT.  
4,612 SQ. FT.

4,612 RSF

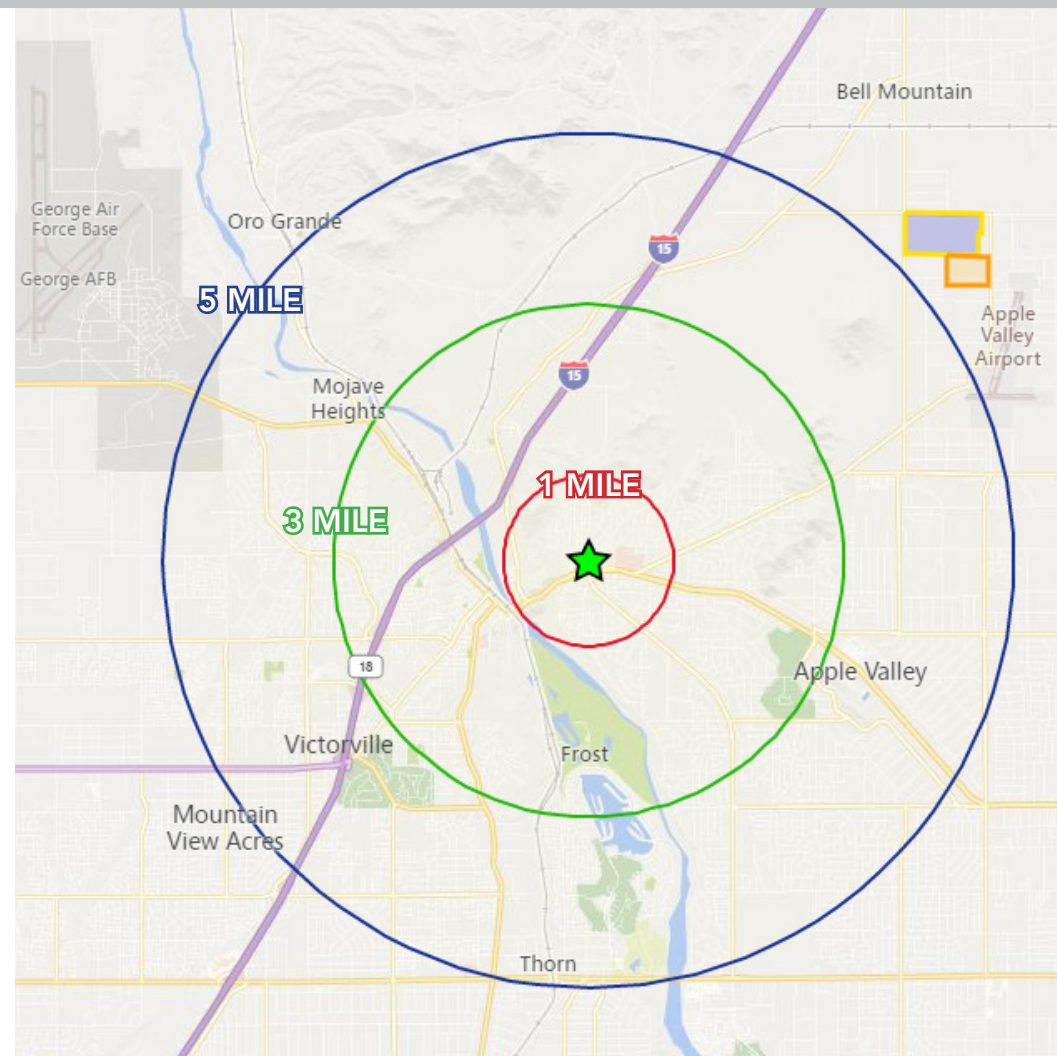
SECOND FLOOR



4,645 SQ. FT.  
1,265 SQ. FT.  
3,380 SQ. FT.

3,380 RSF

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2019 - Current Year Estimate	4,753	35,210	109,777
2024 - Five Year Projection	4,912	36,624	114,901
2010 - Census	4,467	32,519	100,424
2000 - Census	3,563	26,197	72,046
2010 - 2019 Annual Population Growth Rate	0.67%	0.86%	0.97%
2019 - 2024 Annual Population Growth Rate	0.66%	0.79%	0.92%
<b>HOUSEHOLDS</b>			
2019 - Current Year Estimate	1,772	11,199	35,027
2024 - Five Year Projection	1,826	11,595	36,458
2010 - Census	1,672	10,482	32,642
2000 - Census	1,389	8,983	25,256
2010 - 2019 Annual Household Growth Rate	0.63%	0.72%	0.77%
2019 - 2024 Annual Household Growth Rate	0.60%	0.70%	0.80%
2019 Average Household	2.66	3.10	3.11
<b>HOUSEHOLD INCOME</b>			
2019 Average Household Income	\$96,163	\$70,436	\$72,094
2024 Average Household Income	\$114,303	\$82,789	\$84,063
2019 Median Household Income	\$66,597	\$51,099	\$53,729
2024 Median Household Income	\$81,205	\$57,723	\$61,172
2019 Per Capita Income	\$34,891	\$22,482	\$23,023
2024 Per Capita Income	\$41,386	\$26,306	\$26,692
<b>HOUSING UNITS</b>			
2019 Housing Units	1,856	12,217	38,048
2019 Vacant Housing Units	844.5%	1,0188.3%	3,0217.9%
	99.5	91.7	
2019 Occupied Housing Units	1,772%	11,199%	35,02792.1%
	57.4	49.3	
2019 Owner Occupied Housing Units	1,066%	6,023%	20,00752.6%
	38.0	42.4	
2019 Renter Occupied Housing Units	706%	5,176%	15,02039.5%



# DEMOGRAPHICS

The High Desert Market is located 90 miles northeast of Los Angeles and encompasses the cities of Adelanto, Apple Valley, Barstow, Hesperia, Victorville and surrounding unincorporated areas of San Bernardino County. The regional population exceeds 443,000, nearly doubling from census data of 2000 to 2010. In fact, the city of Victorville was ranked the 6th fastest growing city in the United States for 2006!

Interstate 15 bisects the region and Highway 395, Highway 18, Highway 138, Route 66 and Highway 58 all converge here. BNSF Railway runs throughout most of the high desert cities, hauling massive volumes of imported goods from the Ports of LA and Long Beach to the rest of the country.

# TOWN OVERVIEW



Town of Apple Valley



2018 POPULATION **73,514**

AVERAGE ANNUAL GROWTH (1990-2016): **1.78%**

The Town of Apple Valley is located at the heart of Victor Valley in San Bernardino County. Apple Valley is located 95 miles northeast of the Los Angeles metropolitan area, 140 miles north of San Diego, and 185 miles south of Las Vegas. The Town has 78 square miles in its incorporated boundaries, and a sphere of influence encompassing 200 square miles.

Apple Valley currently has 15 parks & facilities managed & operated by the Town of Apple Valley Parks and Recreational Department. It also has two beautiful golf courses, as well as a rather extensive list of trails for walking, biking and horseback riding.

## CLIMATE

Apple Valley is in the High Desert region of Southern California where humidity is low & sunshine is plentiful.

Avg January Low Temp.	31 F
Avg July High Temp	98 F
Avg Annual Rain Fall	6 in.
Elevation	2,942 ft.

County	San Bernardino
Total Area	±78 Square Miles
Incorporated	November 14, 1988
Mayor	Art Bishop
Mayor Pro Tem	Larry Cusack
Website	<a href="http://www.applevalley.org">www.applevalley.org</a>

The town is proud to be the home of two high schools, three k-8 academies, and eight elementary schools. Plus Apple Valley is also the home to a nationally recognized laboratory school that gives students a hands on science and math education, the Lewis Center of Academic excellence.

Clean clear air, low crime rates, and outstanding open spaces and the permits to go with, Apple Valley is the land of opportunity for those seeking better living and great work and play environment



Big Lots Distribution Center closed on a land deal, December 2017, in the Town of Apple Valley and developed a brand new ±1.4 million Sq. Ft. facility. Construction is complete. The project is/was estimated to bring up to 500 new jobs to the region.

The North Apple Valley Industrial Specific Plan is already home to Walmart's ±1.3 million Sq. Ft. distribution center, Fresenius Medical Manufacturer and Atlas Vans. Easy, nearby access to Interstate 15, abundant vacant land and a welcoming prodevelopment city makes this area a logical choice for future logistics & manufacturing development.



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