

# \$0 - 13785 Park Avenue # A, Victorville

MLS® #HD25020090

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**\$0**

0 Bedroom, 0.00 Bathroom,  
Commercial Lease on 1 Acres

N/A, Victorville,

â€¢ The building is a concrete structure.

â€¢ The zoning is commercial.

â€¢ The tenant can be a retail or commercial user.

â€¢ Approximately 4,753 SF of Space is available for lease.

â€¢ The dimensions of the floor area are 43 feet in width by 110 feet deep.

â€¢ Ceiling Hight to bottom of dropped ceiling tiles is 14 feet.

â€¢ The building fronts Park Avenue which has retail and other commercial tenants.

â€¢ The Rear of the Building fronts on the I-15 Freeway.

â€¢ The front and rear of the building are mostly windows and glass doors.

â€¢ Signage on the freeway is available as well as the front of the building. Pylon signage ??? is also available.

â€¢ The two existing tenants in the 27,720 SF building are Boot Barn, that sells work shoes and \_Cruz\_\_\_\_\_ Truck parts that caters to truckers. Both tenants are destination retail tenants that do not generate much automotive traffic. Both tenants are on longer term leases.

â€¢ The parking ratio for the entire building 2.5 spaces per 1,000 SF. However, the two existing tenants do not require much parking.

â€¢ The building and parking area are very well maintained.

â€¢ The property is on the west side of the I-15 freeway.

â€¢ Access to the property is via Anacapa Road from either the Bear Valley Road



Freeway interchange to the south and the Palmdale interchange to the north.

â€¢ The building is in the primary retail center for the High Desert which flanks both sides of the I-15 freeway from Hesperia, CA on the southern end to Victorville, CA on the northern end.

â€¢ The current population of the High Desert, which includes the 5 cites of Victorville, Hesperia, Apple Valley, Adelanto and Barstow, is approximately 450,000.

Built in 1989

**Essential Information**

MLS® #	HD25020090
Price	\$0
Bathrooms	0.00
Acres	1.38
Year Built	1989
Type	Commercial Lease
Sub-Type	Retail
Status	Closed
Listing Agent	Steven Thompson
Listing Office	Coldwell Banker Commercial Rea

**Community Information**

Address	13785 Park Avenue # A
Area	VIC - Victorville
Subdivision	N/A
City	Victorville
County	San Bernardino
Zip Code	92392

**Exterior**

Lot Description	ZeroToOneUnitAcre
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**Interior**

# of Stories	1
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**Additional Information**

Date Listed	January 28th, 2025
Days on Market	243
Short Sale	N
RE / Bank Owned	N

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