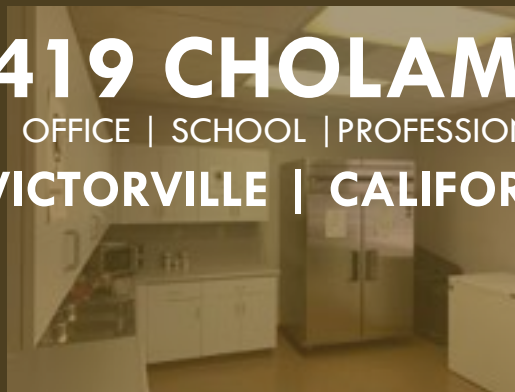




15419 CHOLAME RD

OFFICE | SCHOOL | PROFESSIONAL
VICTORVILLE | CALIFORNIA



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REAL ESTATE SERVICES

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FOR SALE

Single Tenant

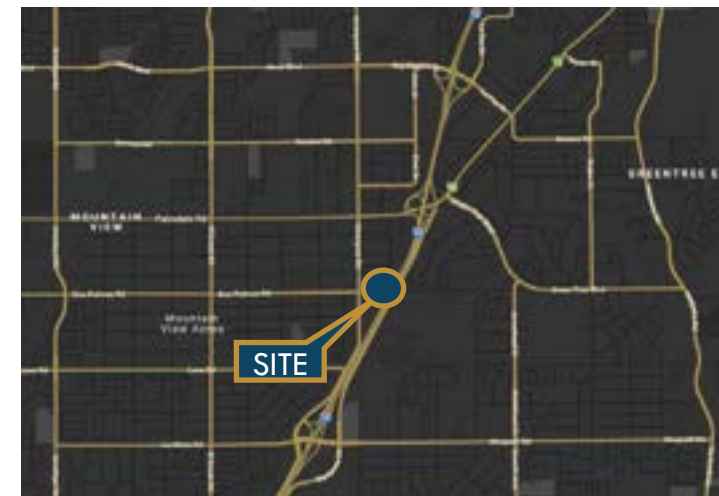
Commercial Investment

15419 Cholame Rd.

Victorville, CA 92392

Site Highlights

- $\pm 8,312$ SF Total Square Footage
- Built 1982/1995 Effective
- ± 0.92 AC Site
- Multiple Access/Exit Points
- Professional/School/Office Build-Out
- Owner/User or Investment Opportunity
- Qualified Opportunity Zone
- Right off I-15 On-Ramp
- Nearby Kaiser, Victorville Civic Center
- SBA Financing Available for Owner-User



No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may not be trademarks of their respective companies.

Demographics	1-Mile	3-Mile	5-Mile
Population	11,974	89,864	175,205
Avg. HH Income	\$64,786	\$68,962	\$78,779

**SALE OR LEASE
OPPORTUNITY**

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SALE OR LEASE OPPORTUNITY

15419 Cholame Road
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OFFERING SUMMARY

Sale Price	\$1,900,000
Condition	As-Is
Price/SF	\$228.59
Total Building Area	±8,312 SF
Current Occupancy	Vacant
Ownership	Fee Simple
Broker Co-Op	Yes
Opportunity Zone	Yes
Sale Notes	Seller may be exchanging and will require cooperation



OPPORTUNITY OVERVIEW

ASSET OVERVIEW

Location	Victorville, Inland Empire North, San Bernardino County
Year Built	1982; Effective Year 1995
Improved SF	±8,312 SF TOTAL
Lot Size	±0.92 AC
APN	0396-082-11
Property Type	Administration/ Office / Professional
Tenancy	Single
Permitted Zoning	Industrial Park (IPD)
Land Use	Light Industrial
Frontage	226'
Construction	Wood Frame
Parking	52 spaces
Current Lease Type	Vacant
Utilities	Public Water, Electricity, Gas, Public Sewer
Location	Sits on Cholame St., ±0.45 mi of Interstate 15 on-ramp
Description	Commercial Office Building professionally managed with great layout inside and ample parking.

Interior includes 5 restrooms, offices, kitchen area, and several large classrooms and open areas. Property is in excellent condition and located in a great location right off the I-15 freeway on-ramp with an average daily traffic count of ±187,000. Local amenities include Kaiser Permanente High Desert Medical Center, Social Security Administration, University of La Verne, Brandman University, Victorville Civic Center and more. Buyer/Tenant to verify all. Interior access will be by appointment only with coordination from agent and management.



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ADDITIONAL PICTURES



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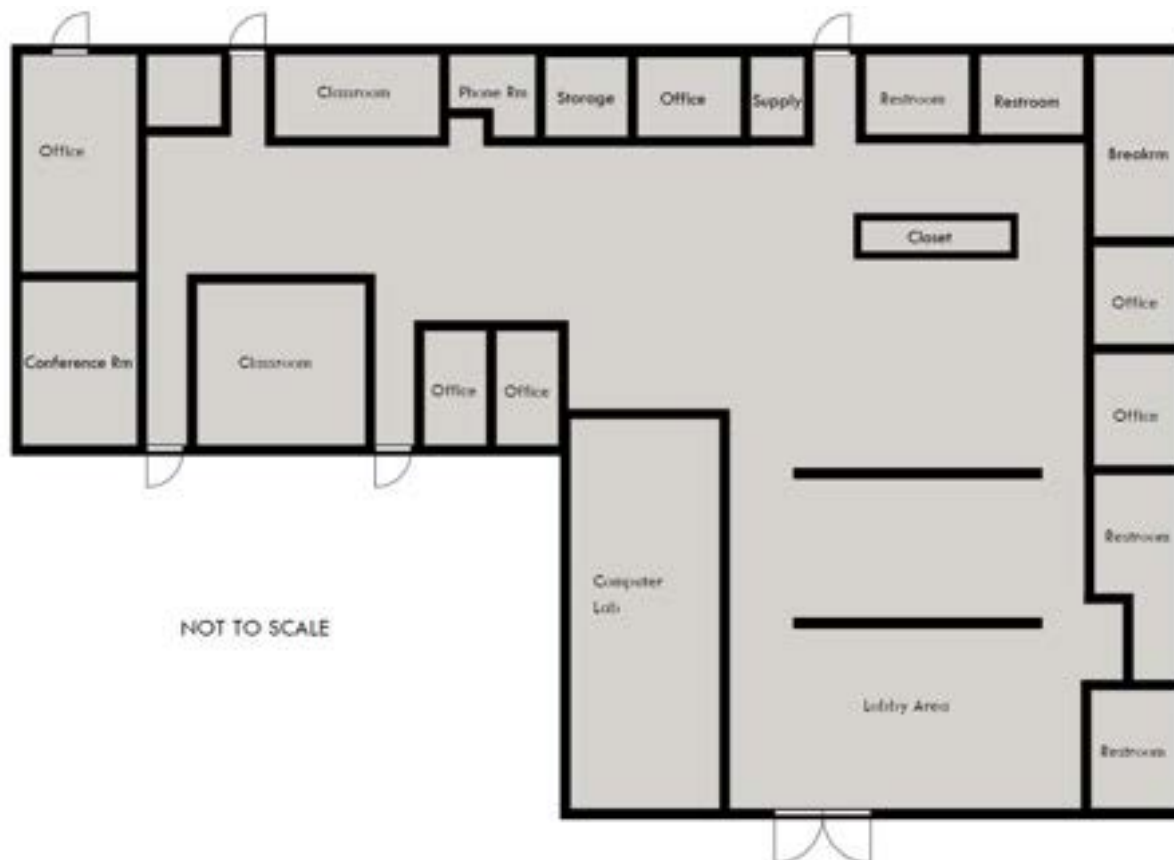
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FLOOR PLAN OVERVIEW



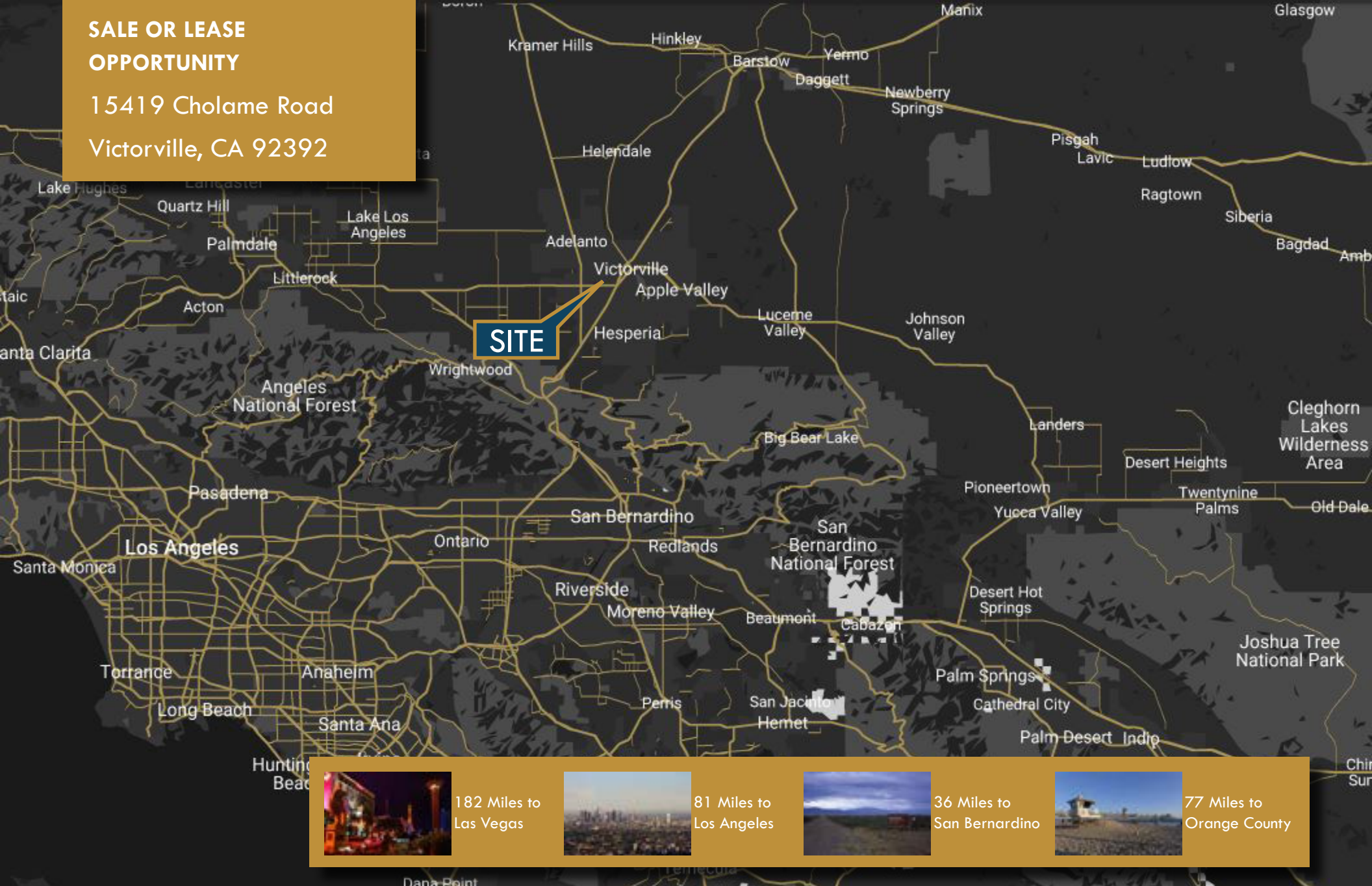
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OPPORTUNITY ZONE QUALIFIED

WHAT IS THE FEDERAL OPPORTUNITY ZONE PROGRAM?

The federal tax reform created the new “Qualified Opportunity Zone” program. The Qualified Opportunity Zone program is designed to encourage investment in businesses that are located in low-income communities by permitting a taxpayer who recognizes gain on the sale of property to gain certain tax benefits.

WHAT TAX INCENTIVES DO FEDERAL OPPORTUNITY ZONES OFFER? FEDERAL OPPORTUNITY ZONES OFFER THREE TAX INCENTIVES:

1. A temporary tax deferral for capital gains reinvested in an Opportunity Fund – the deferred gain is recognized on the earlier of the date on which the opportunity zone investment is sold or December 31, 2026.
2. A step-up in basis for capital gains reinvested in an Opportunity Fund – the basis of the original investment is increased by 10% if the investment in the qualified opportunity zone fund is held by the taxpayer for at least 5 years, and by an additional 5% if held for at least 7 years, excluding up to 15% of the original gain from taxation.
3. A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in a qualified opportunity zone fund, if the investment is held for at least 10 years.

[Click for More Info](#)



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DEMOGRAPHICS (2017)

Population (2017)	125,783
High Desert Population	443,000
Median Age	30.1
Home Ownership	59.8%
Total Households	34,769
Avg. Household Income	\$65,311
Median Household Income	\$53,182
Total Labor Force	33,000

TOP EMPLOYERS

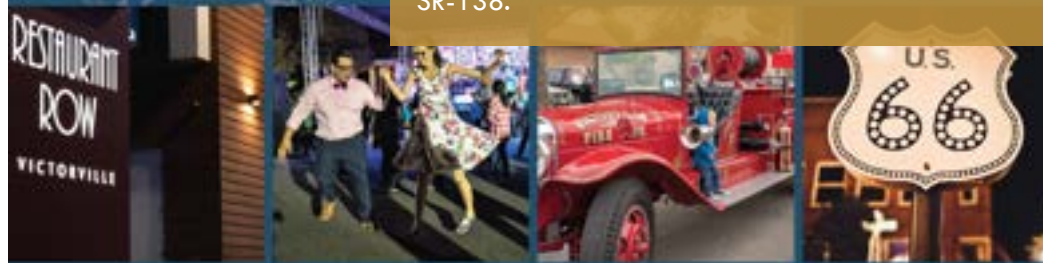
Southern California Logistics Airport
Victor Valley College
Desert Valley Hospital
Walmart
Verizon
Victor Valley Union High School District
Victor Elementary School District
Federal Correctional Institution
Victor Valley Global Medical Center
CEMEX



The City of Victorville is one of the municipalities that make up the High Desert region of the Inland Empire. Located in the Mojave Desert, at the high-point between Los Angeles and Las Vegas, Victorville is the leading city for both industry and retail in the High Desert region. Victorville is a growing, vibrant community that is home to approximately 125,000 residents and some of the area's largest employers. Clean air, abundant mountain vistas, family-friendly recreational activities, spectacular sunsets and breathtaking night skies entice locals and visitors alike to fall in love with the City.

Victorville offers several advantages to other locations in the region, including a fully functioning airport, low utility costs and close proximity to all western markets. Victorville is the multi-modal transportation hub of Southern California - bringing ground, rail and air transportation together creating a pro-business, fast-track environment. As a result, an estimated 60% of all goods moving into and out of Southern California travel through Victorville.

Victorville offers a central location with easy freeway access to I-15, US-395 and SR-18, between Los Angeles and Las Vegas—just 40 miles from I-10 and I-40. Other main routes nearby include SR-58, SR-60, I-215, I-210 and SR-138.



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Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of 18270 Siskiyou Road, Apple Valley, CA ("Property"). It has been prepared by Rigel Capital Real Estate Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Rigel Capital. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Seller, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Seller and Rigel Capital expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Rigel Capital Real Estate Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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