



COMMERCIAL CONDOS FOR SALE



Combined $\pm 3,401$ SF of Leased Space

15403 & 15405 Anacapa Road
Victorville, CA

THE OPPORTUNITY

Investment opportunity featuring two fully leased commercial condominium units located at 15403 and 15405 Anacapa Road in Victorville. Totalling approximately $\pm 3,401$ square feet, the properties provide in-place rental income from two tenants with staggered lease expirations.

Situated within Park Centre, the properties are conveniently located just south of the Interstate 15 and Palmdale Road/Highway 18 interchange, near Kaiser Permanente and numerous retail, restaurant, and professional-service amenities.

PROPERTY SUMMARY

Asking Price	\$599,000
Combined Size	$\pm 3,401$ SF
Number of Units	2
Occupancy	100%
Lease Structure	Modified Gross
Location	I-15/Palmdale Road
Net Income Before Insurance	\$36,126.88

INVESTMENT HIGHLIGHTS

- Two fully leased commercial condominium units
- Approximately $\pm 3,401$ SF combined
- Staggered lease expirations
- Church and medical laboratory tenants
- Convenient access to Interstate 15
- Near Kaiser Permanente and established amenities

RENT ROLL, INCOME, & EXPENSES

Unit	Use	Sq. Ft. (±)	Term Expiration	Monthly Rent (MG)
15403	Church	±2,336	2/29/2028	\$2,884.00
15405	Medical Laboratory	±1,065	8/31/2030	\$1,695.16 (Eff. 9/1/26)
		±3,401		\$4,579.16

Income	Monthly	Annual
Gross Scheduled Rent	\$4,579.16	\$54,949.92
Total Pro Forma Income	\$4,579.16	\$54,949.92
Operating Expenses		
Property Taxes	\$330.58	\$3,966.96
Association Dues	\$911.67	\$10,940.04
Water (15403 Only)	\$118.00	\$1,416.00
Total Operating Expenses	\$1,360.25	\$16,323.00
Forward Net Income Before Insurance	\$3,218.91	\$38,626.92

NOTES: Tenant in 15405 pays its own water service directly. Operating expenses shown are based on current ownership and include association dues, water service for 15403, and current property taxes. Property taxes may be reassessed upon sale. Insurance and any buyer-specific financing costs are not included



CORPORATE NEIGHBORS & AREA OVERVIEW



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