



COMMERCIAL CONDO FOR SALE



±799 SF of Leased Space
15421 Anacapa Road
Victorville, CA

THE OPPORTUNITY

Investment opportunity featuring a fully leased commercial condominium unit located within Park Centre in Victorville. The property contains approximately ± 799 square feet and provides in-place rental income from an existing tenant under a lease extending through September 30, 2027.

Situated just south of the Interstate 15 and Palmdale Road/Highway 18 interchange, the property offers convenient regional access and proximity to Kaiser Permanente, established retailers, restaurants, and professional-service amenities.

PROPERTY SUMMARY

Asking Price	\$149,000
Unit Size	± 799 SF
Annual Rent	\$13,769.64
Occupancy	100%
Lease Structure	Modified Gross
Location	I-15/Palmdale Road
Net Income Before Insurance	\$8,759.07

INVESTMENT HIGHLIGHTS

- Fully leased commercial condominium unit
- Approximately ± 799 SF
- Lease in place through September 30, 2027
- Monthly rent of \$1,147.47
- Convenient access to Interstate 15
- Near Kaiser Permanente and established amenities

RENT ROLL, INCOME, & EXPENSES

Unit	Use	Sq. Ft. (±)	Term Expiration	Monthly Rent (MG)
15421	Nail Salon	±799	9/30/2027	\$1,147.47 (Eff. 10/1/26)
		±799		\$1,147.47

Income	Monthly	Annual
Gross Scheduled Rent	\$1,147.47	\$13,769.64
Total Pro Forma Income	\$1,147.47	\$13,769.64
Operating Expenses		
Property Taxes	\$90.42	\$1,085.01
Association Dues	\$211.26	\$2,535.12
Estimated Water Expense	\$115.87	\$1,390.44
Total Operating Expenses	\$417.55	\$5,010.57
Net Income Before Insurance	\$729.92	\$8,759.07

NOTES: Operating expenses shown are based on current ownership and include association dues, water service, and current property taxes. Property taxes may be reassessed upon sale. Insurance coverage is not included in the association's master policy. The cost of owner's insurance is not included in the expenses presented and should be independently estimated and verified by the buyer.



CORPORATE NEIGHBORS & AREA OVERVIEW



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