

Existing Preschool Property Available For Sale or For Lease

14029 Amargosa Rd., Victorville, CA 92392



Asking Price: \$1,810,983 Asking Rate: \$1.40 PSF + NNN

Property Features

- Building Sq. Ft. \pm 7,500
- Year Built: 1981
- Zoning: IPD (Industrial Park)
- The subject property consists of two parcels which are 0396-062-02, and 0396-062-03
- Parcel 0396-062-03 includes a playground and paved parking
- The property is currently leased to Victorville Head Start Preschool
- The building consists of two classrooms, three offices, a kitchen, six restrooms and a family learning center
- Perfect for an existing daycare operator looking to expand their current operations
- Located near exiting retail centers, restaurants, Kaiser Permanente, and San Bernardino County Court House
- Easy access to I-15

LIC # 01057618

The
BRADCO
Companies

a commercial real estate company

Joseph W. Brady CCIM, SIOR
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DRE LIC #00773589

P.O. Box 2710
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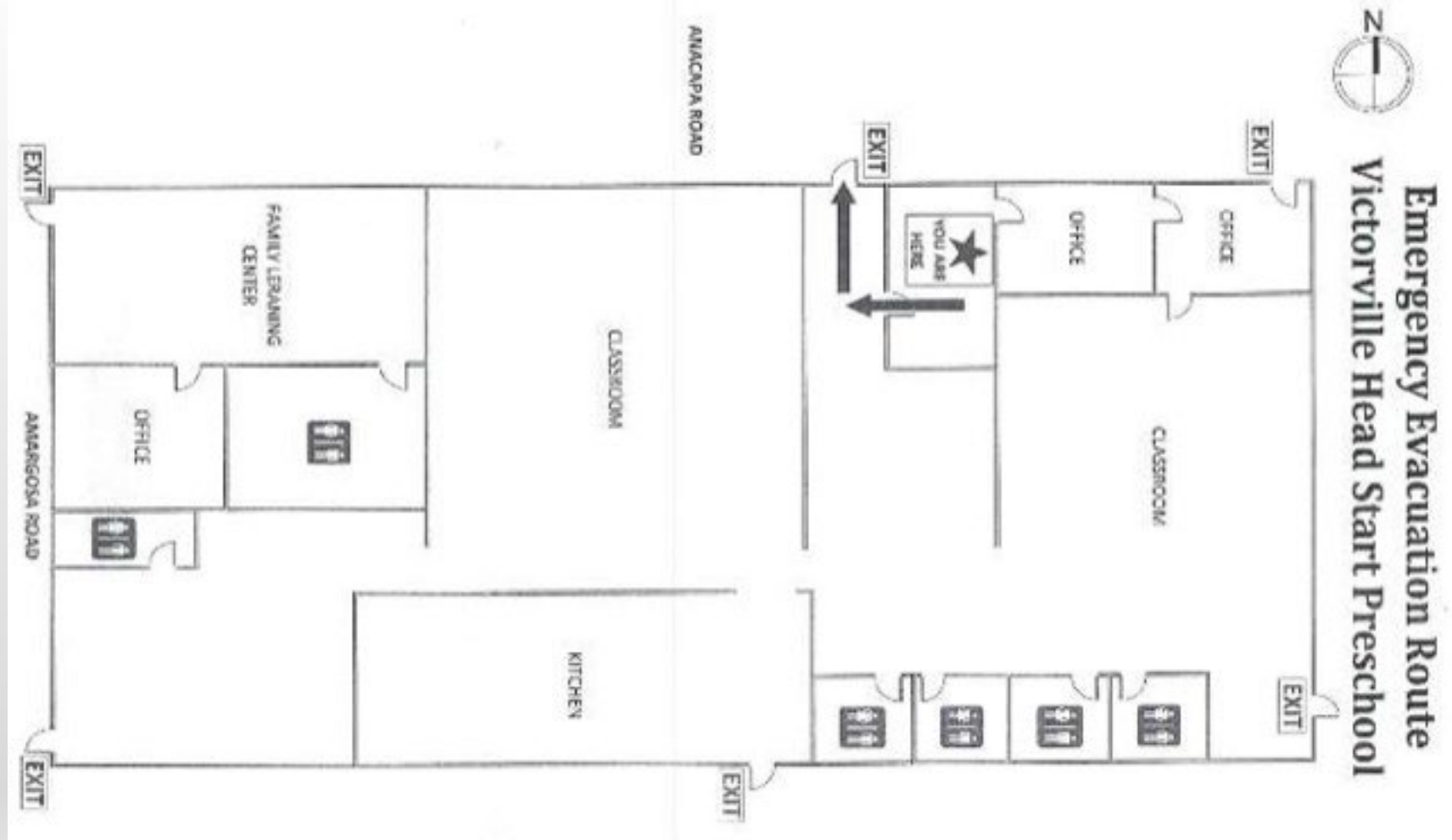
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DEMOGRAPHIC SUMMARY

14029 Amargosa Rd
Ring of 1 mile

KEY FACTS

9,358

Population



3,060

Households

31.4

Median Age

\$40,026

Median Disposable Income

EDUCATION

19%

No High School Diploma



31%

High School Graduate



39%

Some College



12%

Bachelor's/Grad/Prof Degree

INCOME



\$47,751

Median Household Income



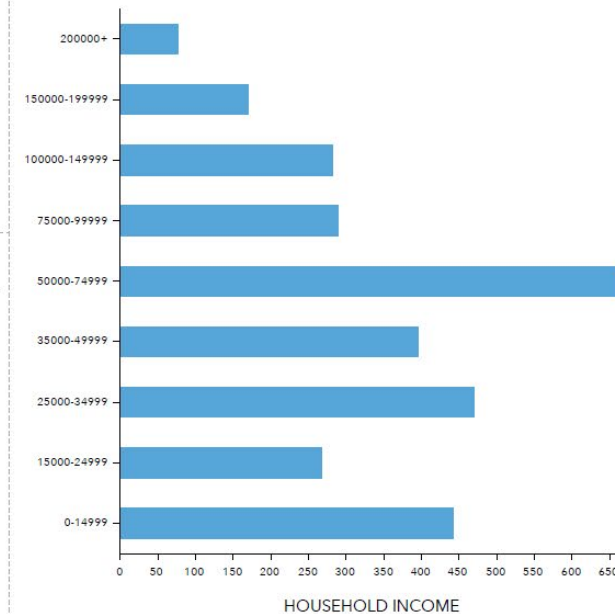
\$21,699

Per Capita Income



\$15,472

Median Net Worth



EMPLOYMENT



57%

White Collar



27%

Blue Collar



15%

Services

7.8%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2023, 2028.

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DEMOGRAPHIC SUMMARY

14029 Amargosa Rd
Ring of 3 miles

KEY FACTS

103,061

Population



29,783

Households

30.7

Median Age

\$51,223

Median Disposable Income

EDUCATION

22%

No High School Diploma



32%

High School Graduate



33%

Some College



13%

Bachelor's/Grad/Prof Degree

INCOME



\$59,714

Median Household Income



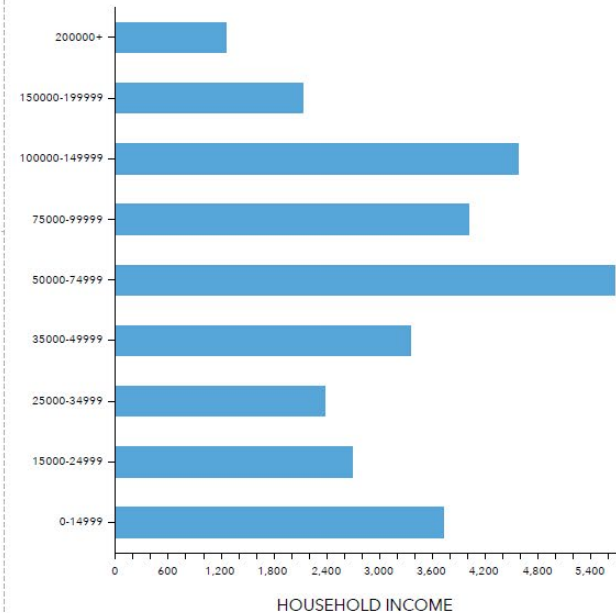
\$23,453

Per Capita Income



\$58,992

Median Net Worth



EMPLOYMENT



53%

White Collar



32%

Blue Collar



15%

Services

8.1%

Unemployment Rate

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DEMOGRAPHIC SUMMARY

14029 Amargosa Rd
Ring of 5 miles

KEY FACTS

196,522

Population



55,354

Households

31.7

Median Age

\$56,304

Median Disposable Income

EDUCATION

20%

No High School Diploma



32%

High School Graduate



34%

Some College



14%

Bachelor's/Grad/Prof Degree

INCOME



\$68,308

Median Household Income



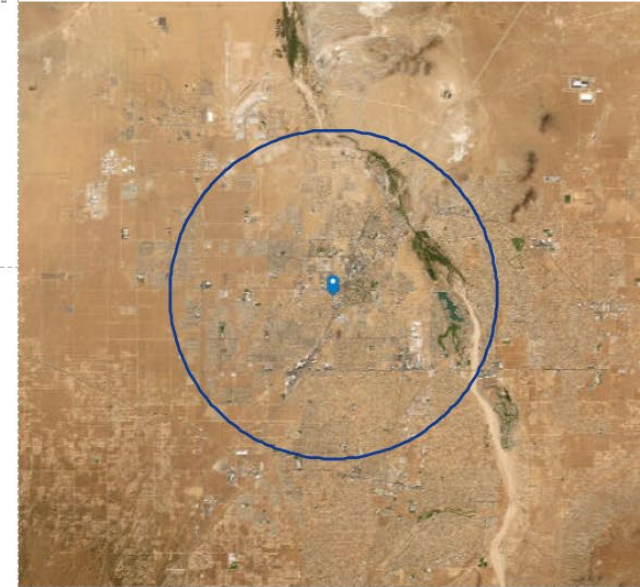
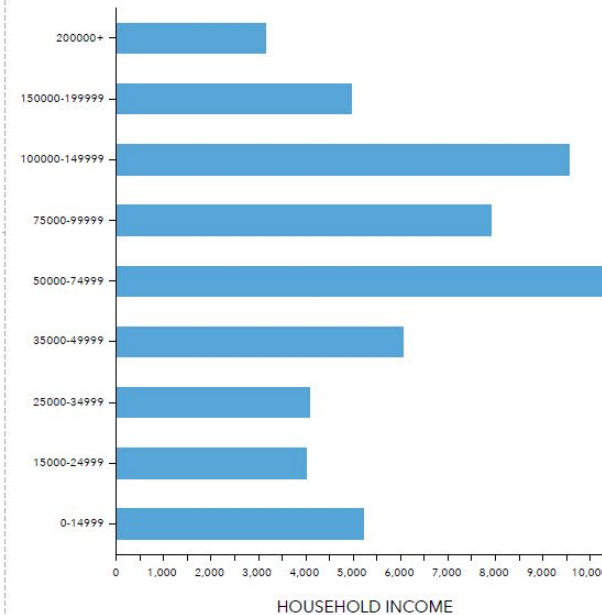
\$25,908

Per Capita Income



\$102,599

Median Net Worth



EMPLOYMENT



55%

White Collar



31%

Blue Collar



14%

Services

7.6%

Unemployment Rate

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