

Victorville, California 92395

15980 Bear Valley Road

Premium Fully Renovated Medical Office

Asking Rate

\$2.75 / SF + MG



±4,330 SF

BUILDING SIZE

±0.95 Acres

LOT SIZE

Built 1999

RENOVATED 2017 — \$1.5M+

C-1 Zoning

NEIGHBORHOOD SERVICE COMMERCIAL

◆ **Strategically Located | Extensively Renovated | Move-In Ready Medical Office**

±1.3 miles from Desert Valley Hospital | Prime Bear Valley Rd frontage | Direct I-15 freeway access

Interior Gallery

A Beautifully Renovated, Fully Equipped Medical Facility



Reception & waiting area — professional finishes throughout



Physician's office w/ fireplace & high-end finishes



Patient exam room



Shielded procedure / treatment room



Floor plan

Complete Facility Breakdown

Every Room Built for Modern Medical Practice

<p>SPECIALIZED PROCEDURE</p> <h3>Shielded Treatment Room</h3> <p>A heavily reinforced, shielded procedure room representing a significant capital investment — rare on the leasing market and adaptable to a range of advanced clinical uses.</p>	<p>CLINICAL SUPPORT</p> <h3>Dedicated Equipment / Support Room</h3> <p>Adjacent support room for equipment, dosimetry, or technical operations — ideal for a range of specialty clinical workflows.</p>	<p>CLINICAL</p> <h3>Medical Physics / Tech Room</h3> <p>Dedicated space for technical or support staff operations, adaptable for lab, imaging prep, or clinical coordination functions.</p>	<p>CLINICAL</p> <h3>Exam Rooms (×2)</h3> <p>Two patient examination rooms with plumbing and electrical systems in place, ready for immediate clinical use.</p>
<p>PATIENT EXPERIENCE</p> <h3>Lobby, Waiting & Reception</h3> <p>Upscale patient-facing areas with professional finishes. Welcoming entry vestibule and beautifully appointed reception desk.</p>	<p>ADMINISTRATIVE</p> <h3>Physician's Office & File Room</h3> <p>Spacious private office featuring a fireplace, accent wall, and high-end finishes — ideal for a lead physician or executive suite. Dedicated file room included.</p>	<p>SUPPORT</p> <h3>Breakroom & Staff Areas</h3> <p>Well-appointed staff breakroom, accessible restrooms, and efficient corridor layout designed for smooth clinical flow.</p>	<p>INFRASTRUCTURE</p> <h3>Dedicated Electrical Room</h3> <p>Upgraded electrical room serving the building's systems — enhanced as part of the comprehensive 2017 renovation.</p>

LIC # 01057618



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2017 Capital Improvements — \$1.5M+ Invested

A \$1.5M+ renovation in 2017 means the heavy lifting is done — no costly buildout, no construction delays. Walk in and practice.

- Electrical system upgrade
- Roof upgrade
- Fire sprinkler system installation
- Plumbing upgrades
- Parking lot improvements
- Landscaping upgrades
- Specialized shielded treatment room construction

Prospective tenants are encouraged to independently verify the scope and specifications of all improvements through their own due diligence.

Property Details

At a Glance

- APN: 3093-611-18
- Single-tenant, freestanding building
- Prime Bear Valley Rd frontage — excellent visibility & signage
- Ample on-site parking, flexible site configuration
- Direct I-15 freeway access for regional connectivity
- Located along a thriving major retail corridor
- Surrounded by national retail co-tenants
- Variety of nearby dining and shopping amenities

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The
BRADCO
Companies
a commercial real estate company

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Ideal Tenant Profile

This Facility Serves a Wide Range of Medical Uses

Primary Care & Family Medicine

Flexible exam rooms, reception, and physician's office make this an ideal home for a primary care or family medicine practice serving the High Desert community.

Specialty Medical Groups

Orthopedics, cardiology, neurology, endocrinology and other specialty practices will find a fully built-out facility with the infrastructure to support advanced patient care.

Oncology & Hematology

A fully equipped oncology environment including a rare shielded treatment room, physics room, and clinical support spaces — rarely available on the leasing market.

Urgent Care & Walk-In Clinics

High-visibility Bear Valley Rd frontage, ample parking, and a ready-to-use clinical layout make this an outstanding location for urgent care or walk-in services.

Imaging & Radiology

Robust electrical infrastructure and a shielded procedure room provide the foundation for diagnostic imaging, interventional radiology, or mobile imaging partnerships.

Behavioral Health & Counseling

Private offices, a welcoming reception area, and a calm clinical environment support mental health, therapy, and counseling practices seeking professional space.

Physical & Occupational Therapy

Flexible open floor plan adaptable for therapy equipment, treatment areas, and private consultation — well-suited for rehabilitation and physical therapy groups.

Multi-Specialty & Group Practice

The building's size, layout, and infrastructure accommodate a multi-physician group or health system satellite clinic serving the rapidly growing High Desert population.

Surgical & Procedure Center

The specialized shielded treatment room and upgraded systems position this property as a candidate for minimally invasive procedure or surgical center development.

Location & Accessibility

Positioned for Maximum Patient Access

Situated on one of Victorville's highest-traffic corridors, 15980 Bear Valley Rd delivers outstanding visibility, accessibility, and co-tenancy — everything a medical practice needs to attract and retain patients across the High Desert region.

±1.3 mi

Desert Valley Hospital

148-bed acute care — strong referral and partnership potential

Direct

Interstate 15 Access

Connecting Southern California, Las Vegas & regional corridors

±85 mi

Los Angeles Metro

Expansive regional patient base extends well beyond High Desert

Nearby

National Retail Corridor

Amazon, Home Depot, Arby's, Skechers, O'Reilly & more

Nearby Healthcare Community

Desert Valley Hospital · Providence St. Mary Medical Center · Victor Valley Global Medical Center · Heritage Victor Valley Medical Group

A High-Growth Patient Market

Drive-time demographics | Source: Esri 2025

5-MINUTE DRIVE

10,288

POPULATION

\$65,894

MEDIAN HH INCOME

33.6

MEDIAN AGE

8,661

DAYTIME POPULATION

10-MINUTE DRIVE

76,161

POPULATION

\$69,135

MEDIAN HH INCOME

33.7

MEDIAN AGE

81,066

DAYTIME POPULATION

15-MINUTE DRIVE

203,704

POPULATION

\$73,504

MEDIAN HH INCOME

33.9

MEDIAN AGE

191,994

DAYTIME POPULATION

For Leasing Information Contact:

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