

FOR SUBLEASE

11959 Mariposa Rd
Hesperia, CA 92345



PROPERTY DETAILS



- Freestanding, Single-Story Medical Office Building
- Entire Building Available For Sublease: 5,200 SF
- **Turnkey Medical Space** - fully built out for ophthalmology/optometry featuring reception, waiting room, multiple exam rooms & offices, dilation room, patient & staff restrooms, breakroom, and storage
- **Long-term Sublease Stability** - current lease in place through 2/28/33 offering long-term security with flexible use potential—great for independent MDs, ODs, or expanding MSOs
- **Prime location off I-15** - excellent visibility and access in a healthcare corridor just one mile from Victor Valley Mall and under 10 miles from 3 major hospitals—ideal location for growing practices targeting the broader Inland Empire
- **Strong Community Ties** - clinic has built-in community presence and recruiting advantages, with a growing population base and lower overhead than coastal regions
- Convenient, surface parking



CONTACT

Jenny McAllister
Brokerage Associate
317.288.9022
jmcallister@cciin.com

HQ: Cornerstone Companies, Inc.
8902 N Meridian Street, Suite 205
Indianapolis, IN | 317.841.9900
cornerstonecompaniesinc.com



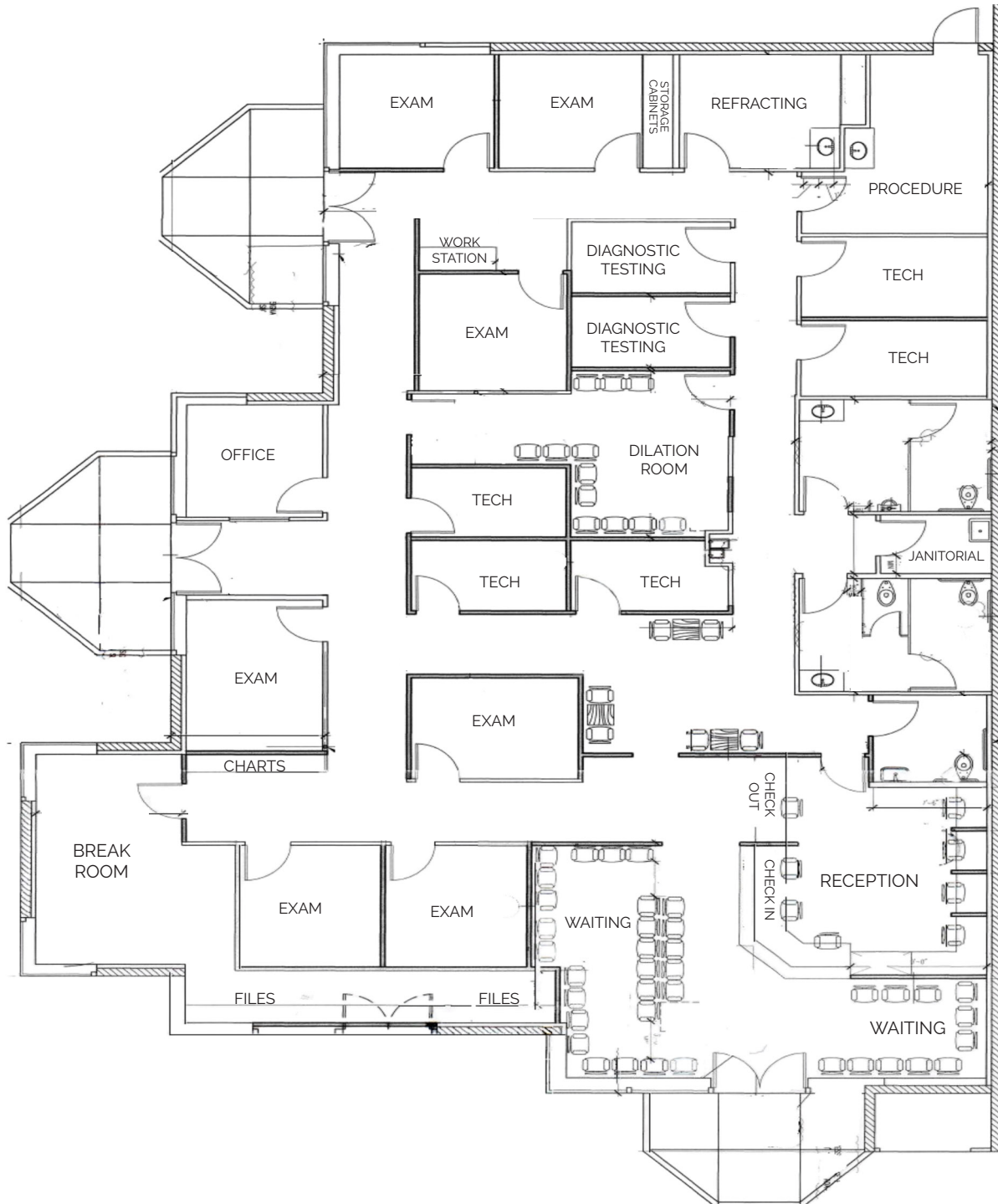
FLOOR PLAN

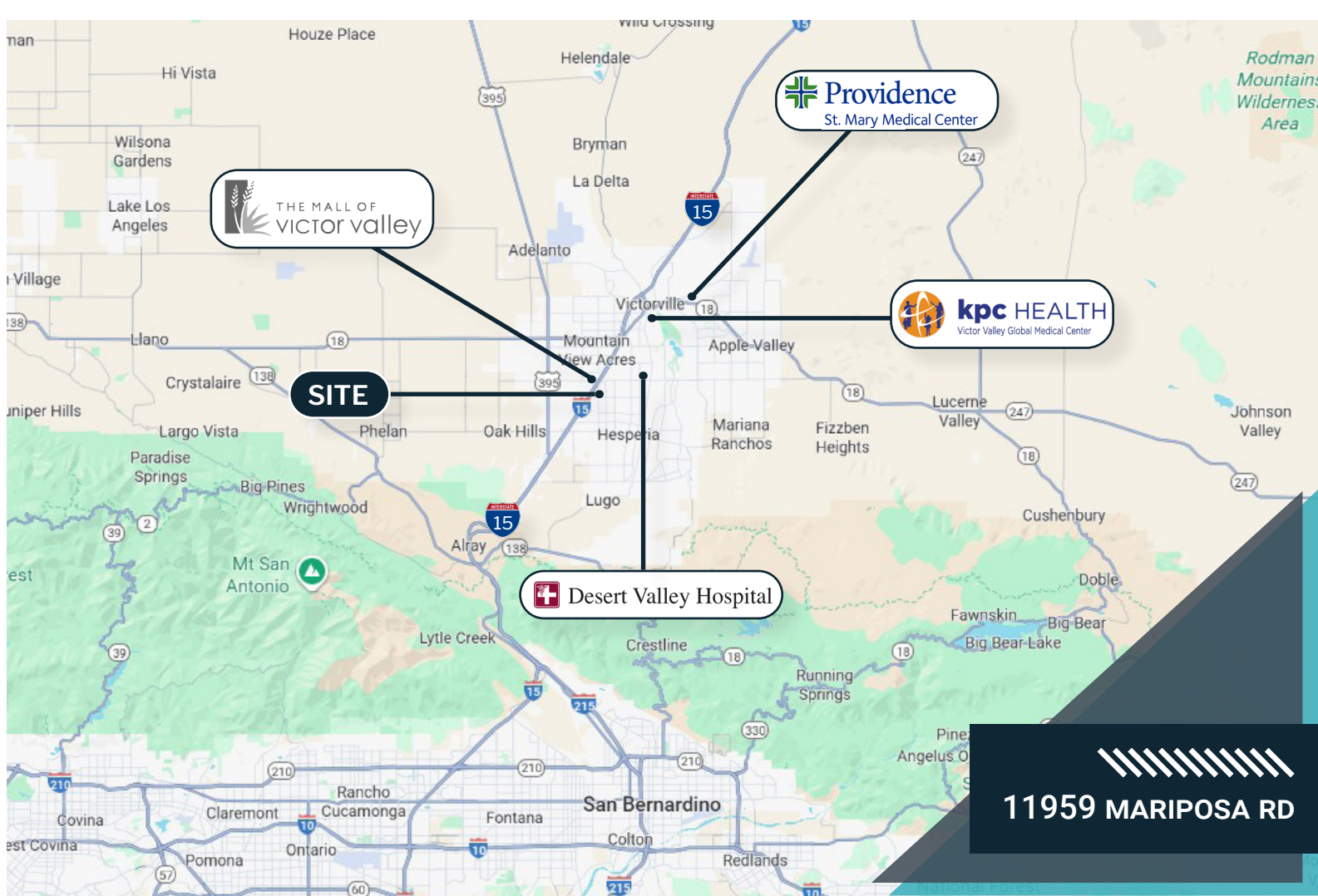
11959 Mariposa Rd.
Hesperia, CA 92345



Entire Building Available | 5,200 SF

2nd Gen Ophthalmology Clinic





DEMOGRAPHICS (3 - mile radius)



83,137
Population



33
Median Age



23,763
Households



\$66,218
Median Household
Income



CORNERSTONE



CONTACT

Jenny McAllister
Brokerage Associate
317.288.9022
JMAllister@cciin.com

Cornerstone Companies, Inc.
8902 N Meridian Street, Suite 205
Indianapolis, IN 46260