



Lewis Retail Centers

APPLE VALLEY COMMONS



Super Target, Ross Dress For Less, Old Navy, and Dollar Tree are the main anchors of the Apple Valley Commons, including Starbucks, Carl's Jr., Panda Express, Del Taco, Pacific Dental, Verizon Wireless, WaBa Grill, Round Table Pizza, Subway, and many others.

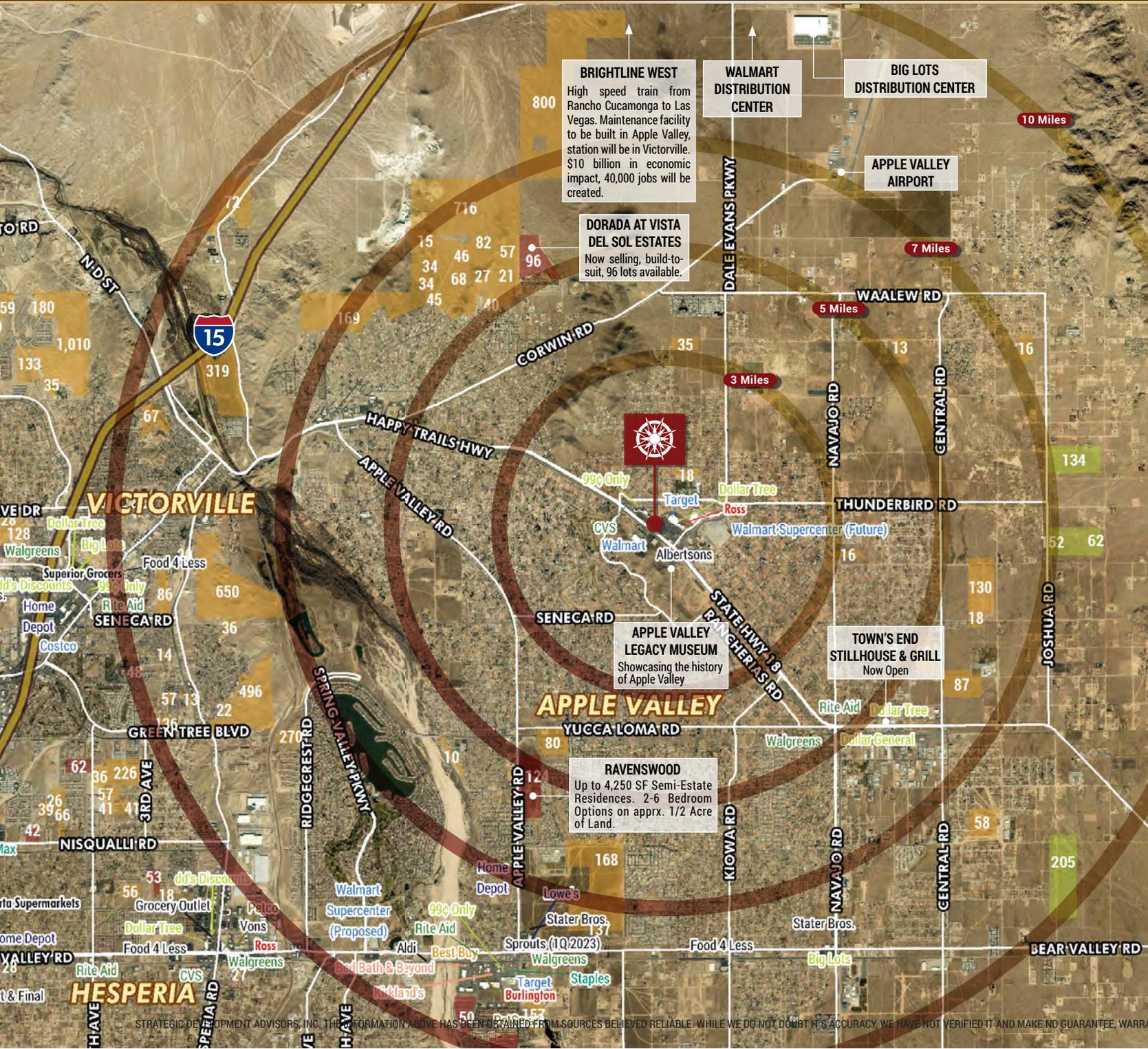
The shopping center is situated along the heavily traveled US Highway 18 with excellent visibility to over 32,099 cars per day.

The property is situated right across from the Apple Valley Town Hall, which houses the Civic Center Park, Police Department, the Apple Valley Conference Center Park, and the San Bernardino County Library.

With an average household income of \$94,110, Apple Valley is home to a steadily increasing population of approximately 75,261 residents.

The center receives three million visitors annually, with its visitor traffic experiencing a consistent rise since 2017. Notably, the center has observed a 7% increase in visitor traffic from 2019 to 2022.

PROJECTED AREA GROWTH



27,984

**2022 TOTAL DAYTIME
WORKER POPULATION
5-MILES**



93,554

**2022 TOTAL
POPULATION
5-MILES**



\$95,463

**2022 AVERAGE
HOUSEHOLD INCOME
5-MILES**



AREA HOUSING DEVELOPMENT

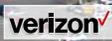
- PROPOSED/
IN APPLICATION
- APPROVED
- UNDER
DEVELOPMENT

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AERIAL OVERVIEW



DALE EVANS PARKWAY



NOT-A-PART



WESTLUND WAY



BASS HILL ROAD

HIGHWAY 18



SITE PLAN

AVAILABLE

 NOT CONSTRUCTED



BASS HILL ROAD



MAJOR E
21,671 SF

MAJOR F
16,390 SF

SHOPS I
14,610 SF

BUILDING I
34,144 SF

PAD I
4,450 SF

PAD F
6,500 SF



SHOPS 7
7,300 SF



RAINBOW YOGURT



FRESH WOK



WESTLUND WAY

PAD B
11,715 SF



BASS HILL ROAD

8,536 ADT

CALIFORNIA HIGHWAY 18

32,099 ADT

DALE EVANS PARKWAY

11,456 ADT

DEMOGRAPHIC PROFILE

POPULATION

	3-MILE RADIUS	5-MILE RADIUS
2027 TOTAL POPULATION	43,297	93,415
2022 TOTAL POPULATION	43,386	93,554
2022 TOTAL DAYTIME POPULATION	36,938	85,146
2022 DAYTIME POPULATION: WORKERS	10,914	27,984
2022 DAYTIME POPULATION: RESIDENTS	26,024	57,162
2022 MEDIAN AGE	37.0	37.2

INCOME

2022 MEDIAN HOUSEHOLD INCOME	\$72,383	\$68,543
2022 AVERAGE HOUSEHOLD INCOME	\$101,615	\$95,463

HOUSEHOLDS

2027 TOTAL HOUSEHOLDS	13,988	31,137
2022 TOTAL HOUSEHOLDS	13,994	31,129
2022 AVERAGE HOUSEHOLD SIZE	3.09	2.98

HOUSING

2022 HOUSING UNITS	14,640	33,131
OWNER OCCUPIED	9,220	20,170
RENTER OCCUPIED	4,774	10,959
2022 AVERAGE HOME VALUE	\$453,126	\$458,427

RACE AND ETHNICITY

WHITE	52.58%	50.68%
BLACK/AFRICAN AMERICAN	9.05%	9.72%
ASIAN	3.24%	3.72%
AMERICAN INDIAN/ALASKA NATIVE	1.95%	1.83%
PACIFIC ISLANDER	0.39%	0.37%
TWO OR MORE RACES	15.76%	6.62%
OTHER RACE	17.03%	18.00%
HISPANIC POPULATION	39.29%	39.90%

Source: ESRI, US Census



The Town of Apple Valley is located in the heart of the Victor Valley in the County of San Bernardino, at an elevation of 3,000 feet. Known as the "High Desert", Apple Valley is strategically located 95 miles northeast of the Los Angeles metropolitan area, 140 miles north of San Diego, and 185 miles south of Las Vegas. The Town has 78 square miles in its incorporated boundaries, and a sphere of influence encompassing 200 square miles.

Currently, 75,034 (2022) residents make Apple Valley their home. Once a playground of movie stars, Apple Valley continues to provide a wide range of reasons for families to make Apple Valley their home. The average household income is \$94,110 and our taxable sales for a year period have reached \$388.6 million. The population of the entire Victor Valley region is now more than 443,000.

Apple Valley is laying a foundation for future prosperity through its overall economic development program. Current plans include recruiting businesses to the new industrial park surrounding the Apple Valley Airport, and to the commercial locations in Town having the highest potential for development.

Lifestyle is unique in Apple Valley ranging from affordable housing for the first-time buyer, to affordable equestrian estates and executive manors. A 1,400-acre master planned retirement community offers a wide range of senior housing.

Clean air, low crime rates, and open spaces permits Apple Valley to be the land of opportunity for those who are seeking a better place to live, work and play.

±4,302
SQ FT

SUITE C-3



FURNITURE



SOFT GOODS



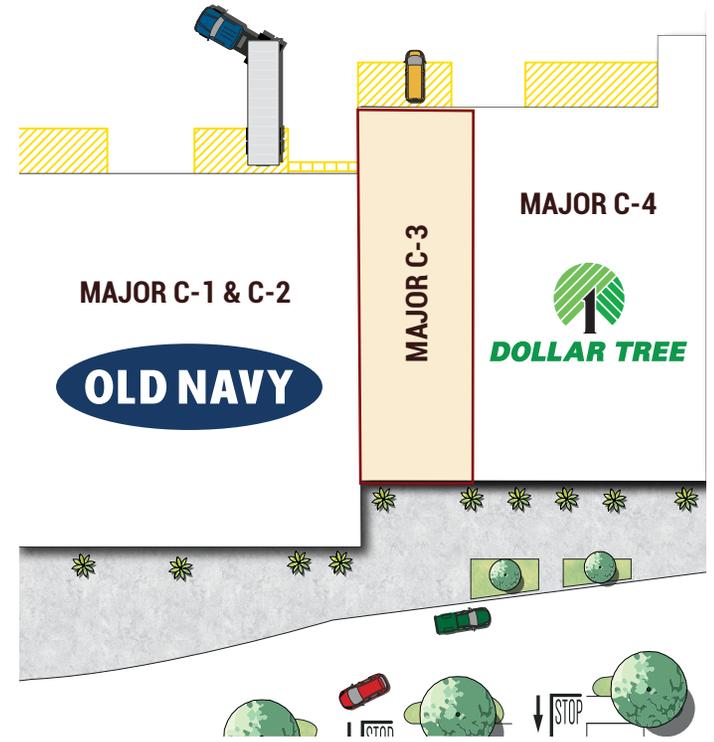
SPORTING GOODS



PET SUPPLY

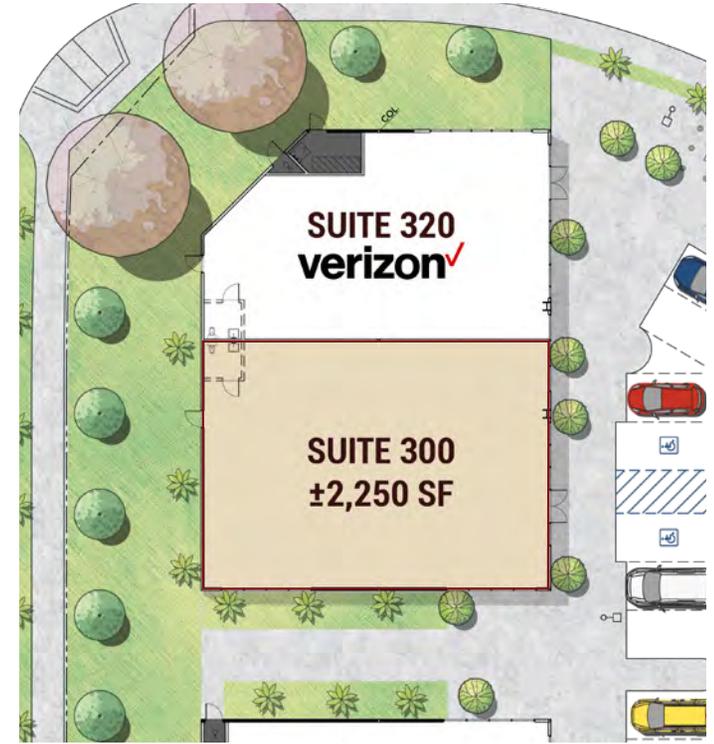


OFFICE SPACE



±2,250
SQ FT

SUITE 300



LEARNING CENTER



OFFICE SPACE



FURNITURE



SPORTING GOODS



SHOE STORE

SHOPS 4

±1,300
SQ FT

SUITE 420

±1,300
SQ FT

SUITE 450



RETAIL



CREDIT UNION



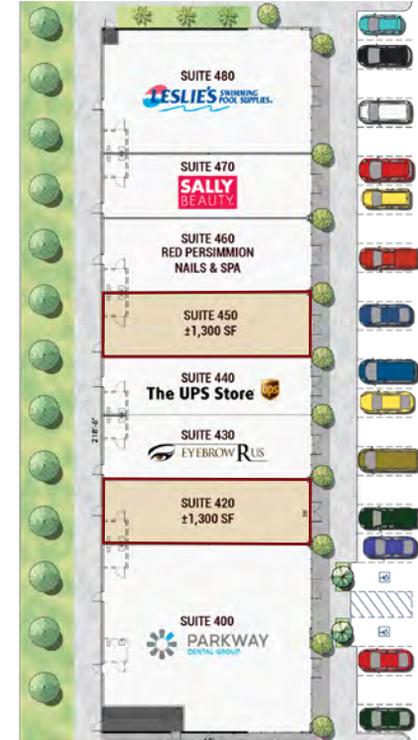
LEARNING CENTER



OFFICE SPACE



MEDICAL



SHOPS 5

±971
SQ FT

SUITE 510

±1,543
SQ FT

SUITE 520



YOGA



SPORTING GOODS



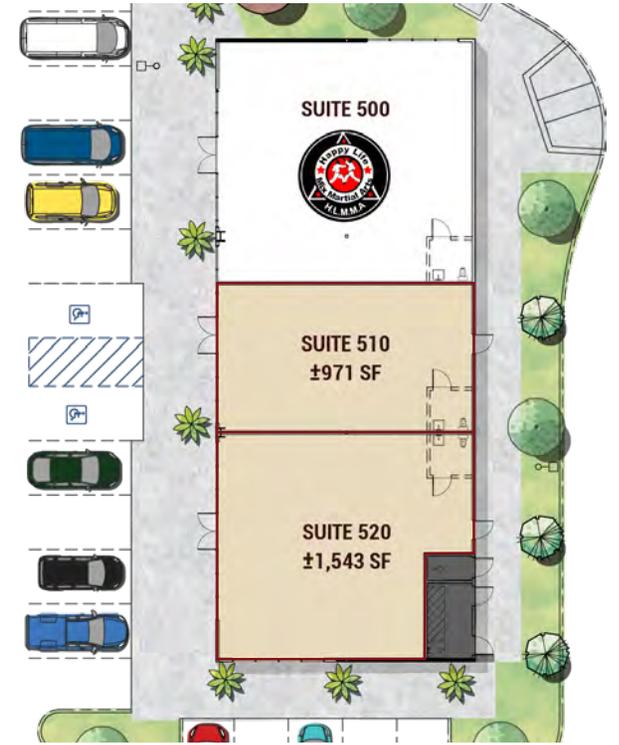
SOFT GOODS



OFFICE SPACE



CREDIT UNION



SHOPS 6

±3,510
SQ FT

SUITE 600

±900
SQ FT

SUITE 620

±1,500
SQ FT

SUITE 630



SPORTING GOODS



FITNESS



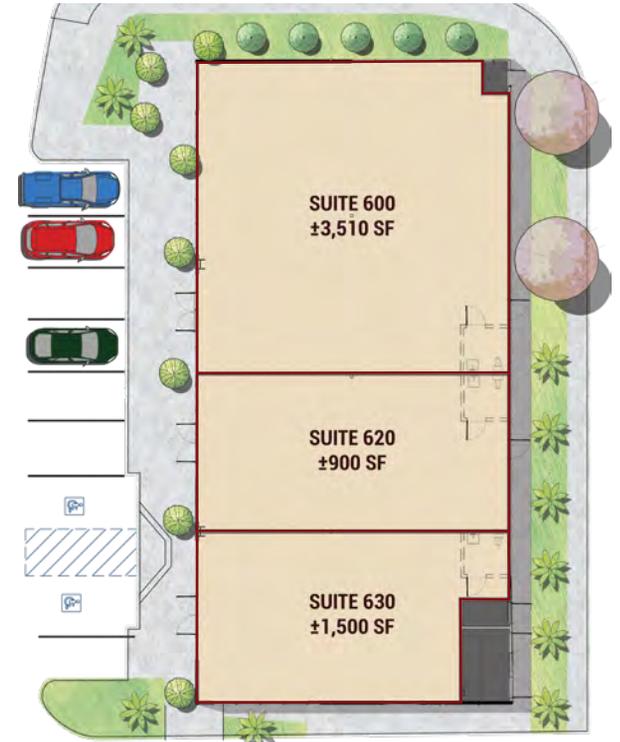
FAMILY ENTERTAINMENT

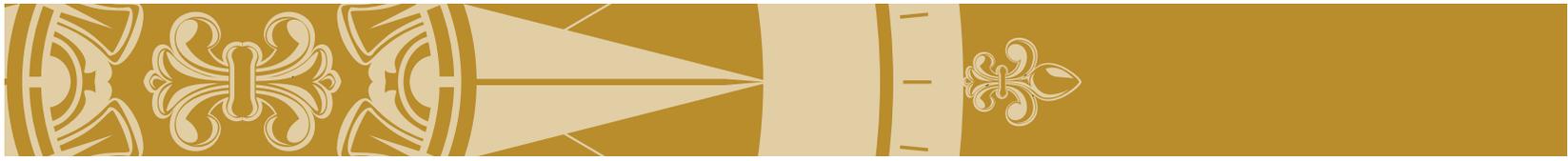


OFFICE SPACE



FURNITURE





FOR LEASING INFORMATION



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