



# APPLE VALLEY COMMONS

Apple Valley, California



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.

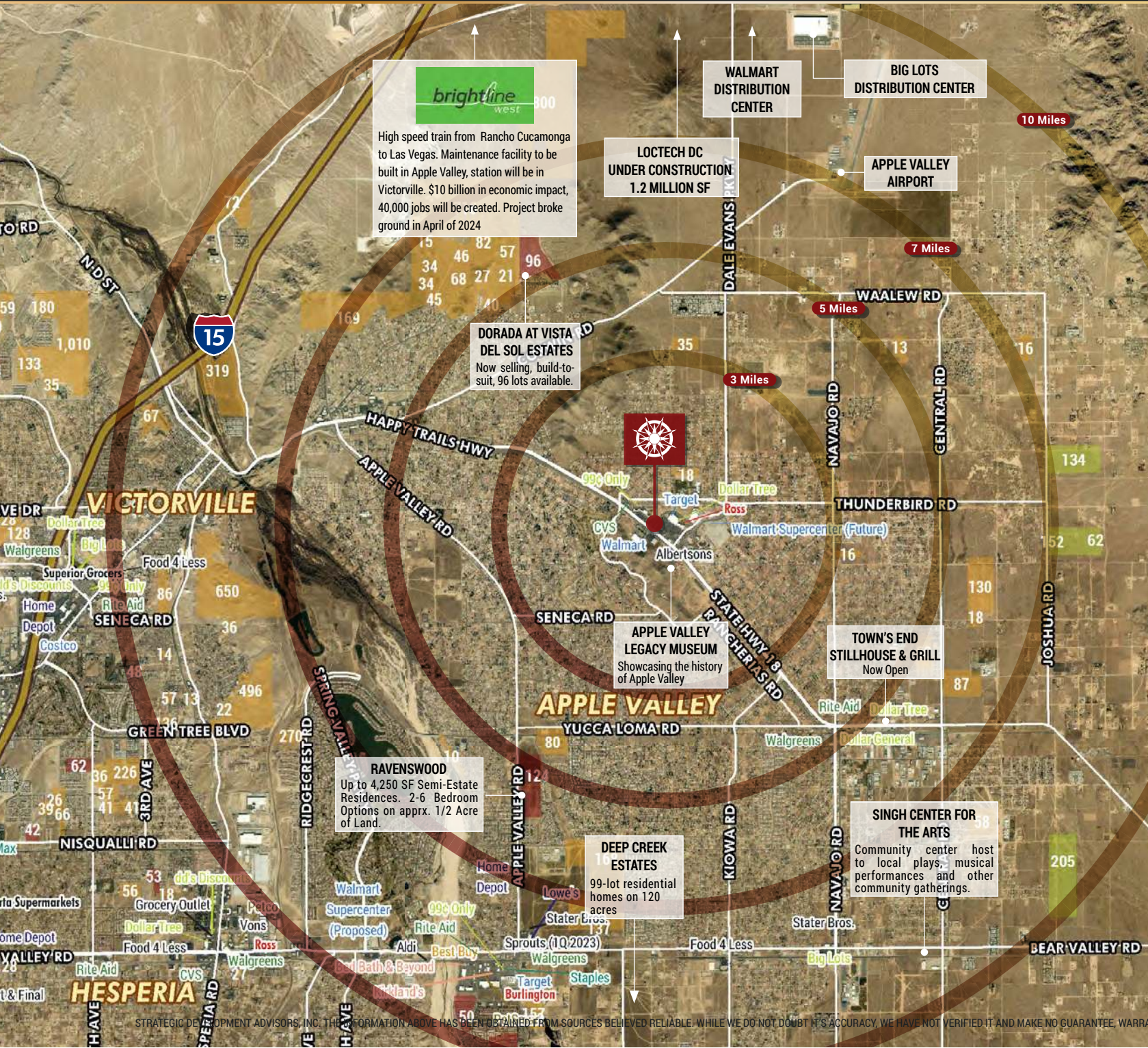
The property is situated right across from the Apple Valley Town Hall, which houses the Civic Center Park, Police Department, the Apple Valley Conference Center Park, and the San Bernardino County Library.

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



**brightline west** 300

High speed train from Rancho Cucamonga to Las Vegas. Maintenance facility to be built in Apple Valley, station will be in Victorville. \$10 billion in economic impact, 40,000 jobs will be created. Project broke ground in April of 2024

**WALMART DISTRIBUTION CENTER**

**LOCTECH DC UNDER CONSTRUCTION**  
1.2 MILLION SF

**BIG LOTS DISTRIBUTION CENTER**

**APPLE VALLEY AIRPORT**

**DORADA AT VISTA DEL SOL ESTATES**  
Now selling, build-to-suit, 96 lots available.

**APPLE VALLEY LEGACY MUSEUM**  
Showcasing the history of Apple Valley

**TOWN'S END STILLHOUSE & GRILL**  
Now Open

**RAVENSWOOD**  
Up to 4,250 SF Semi-Estate Residences. 2-6 Bedroom Options on approx. 1/2 Acre of Land.

**DEEP CREEK ESTATES**  
99-lot residential homes on 120 acres

**SINGH CENTER FOR THE ARTS**  
Community center host to local plays, musical performances and other community gatherings.



**25,617**  
2023 TOTAL DAYTIME WORKER POPULATION  
5-MILES



**93,696**  
2023 TOTAL POPULATION  
5-MILES



**\$95,395**  
2023 AVERAGE HOUSEHOLD INCOME  
5-MILES



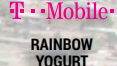
## AREA HOUSING DEVELOPMENT

- PROPOSED/ IN APPLICATION
- APPROVED
- UNDER DEVELOPMENT

STRATEGIC DEVELOPMENT ADVISORS, INC. THE INFORMATION ABOVE HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT IT'S ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT.



# AERIAL OVERVIEW



DALE EVANS PARKWAY



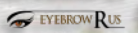
Lash Republic



The UPS Store

Red Persimmon Spa

Signature Barbers



PENNY'S PLAY PLACE



NOT-A-PART



8,536 ADT

BASS HILL ROAD

HIGHWAY 18

32,099 ADT





# SITE PLAN

AVAILABLE  
 NOT CONSTRUCTED



BASS HILL ROAD

76  
BEYOND  
FOOD MART

target

SHOPS 1  
14,610 SF

OLD NAVY

4,302 SF

DOLLAR TREE

ROSS  
DRESS FOR LESS

MAJOR E  
21,671 SF

MAJOR F  
16,390 SF

BUILDING 1  
34,144 SF

PAD 1  
4,450 SF

11,456 ADT

NEIL'S DONUTS  
COLD STONE  
CREAMERY  
Waba Grill  
WINGSTOP

PAD F  
6,500 SF

LESLIE'S SWIMMING POOL SUPPLIES  
SALLY BEAUTY  
RED PERSIMMON SPA  
LASH REPUBLIC  
EYEBROW R US  
The UPS Store  
SIGNATURE BARBERS  
PACIFIC DENTAL SERVICES

8,536 ADT

verizon  
kw  
KELLER WILLIAMS

971 SF

PENNY'S  
PLAY PLACE

PAD B  
1.2 ACRES

PANDA EXPRESS  
CHINESE KITCHEN

3,510 SF

900 SF

1,500 SF

DEL TACO

Carl's Jr

STARBUCKS  
FANTASTIC SAM'S  
LOS ALAZANES

ROUND TABLE  
PIZZA ROYALTY  
RAINBOW YOGURT  
SUBWAY  
FRESH WOK  
JUICE IT UP  
T-Mobile

DALE EVANS PARKWAY

CALIFORNIA HIGHWAY 18

32,099 ADT

# DEMOGRAPHIC PROFILE

## POPULATION

	3-MILE RADIUS	5-MILE RADIUS
2028 TOTAL POPULATION	43,435	93,696
2023 TOTAL POPULATION	43,476	93,554
2023 TOTAL DAYTIME POPULATION	35,779	83,52
2023 DAYTIME POPULATION: WORKERS	9,516	27,984
2023 DAYTIME POPULATION: RESIDENTS	26,024	25,617
2023 MEDIAN AGE	37.4	37.6

## INCOME

2023 MEDIAN HOUSEHOLD INCOME	\$75,357	\$69,012
2023 AVERAGE HOUSEHOLD INCOME	\$99,888	\$95,395

## HOUSEHOLDS

2028 TOTAL HOUSEHOLDS	14,076	31,349
2023 TOTAL HOUSEHOLDS	14,028	31,216
2023 AVERAGE HOUSEHOLD SIZE	3.09	2.97

## HOUSING

2023 HOUSING UNITS	14,684	33,236
OWNER OCCUPIED	9,220	20,163
RENTER OCCUPIED	4,808	11,053
2023 AVERAGE HOME VALUE	\$513,55	\$510,449

## RACE AND ETHNICITY

WHITE	51.72%	49.82%
BLACK/AFRICAN AMERICAN	9.15%	9.83%
ASIAN	3.22%	3.71%
AMERICAN INDIAN/ALASKA NATIVE	1.95%	1.82%
PACIFIC ISLANDER	0.38%	0.37%
TWO OR MORE RACES	16.01%	15.92%
OTHER RACE	17.57%	18.53%
HISPANIC POPULATION	40.89%	41.42%

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.

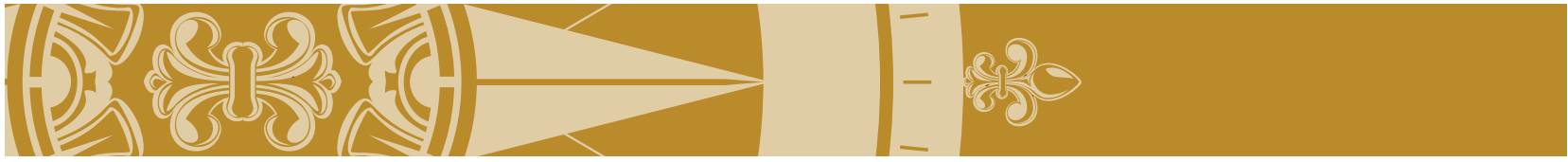
Currently, 75,261 (2023) residents make Apple Valley their home. Once a playground of movie stars, Apple Valley continues to provide a wide range of reasons for families to make Apple Valley their home. The average household income is \$94,110 and our taxable sales for a year period have reached \$388.6 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.





## FOR LEASING INFORMATION



**Ielen Sarkisian**  
T (626) 243 - 5290  
ielen.sarkisian@sdacre.com  
DRE License : 01325914

**Lewis Retail Centers**

