

Properties for Sale

1 19298 Yucca Loma Road, Apple Valley, CA 92307



Price	\$5,000,000	Property Notes
Building Size	330,000 SF	
Property Sub-type	Retail (Other)	
Broker Information	David Wick (909) 945-2339 Ext: 4066	
Status	Active	
LoopNet ID	17880793	

Listing's Link: <http://www.loopnet.com/lid/17880793>

Property Description

330,000 SF proposed mixed-use retail/office/medical center. First phase Market/Drug under way. Proposed Yucca Loma bridge and extension to I-15 provides this site to be the next Main and Main for the City. Over \$98,000 average household income. More than 4,000 homes proposed in a 4-mile radius. Excellent Visibility and Traffic Counts. Rare Opportunity for new pathway development in an infill trade area.

2 13663 Navajo Rd, Apple Valley, CA 92307



Price	\$390,000	Property Notes
Gross Leasable Area	5,466 SF	
Property Sub-type	Neighborhood Center	
Broker Information	Coldwell Banker Commercial (760) 684-8000	
Status	Active	
LoopNet ID	17865672	

Listing's Link: <http://www.loopnet.com/lid/17865672>

Property Description

4 unit retail property, built-out convenience store, restaurant, salon and general office space. Very well maintained with ample parking, street signage and Highway 18 visibility.

3 15099 Kamana Rd, Apple Valley, CA 92308



Price	Price Not Disclosed
Building Size	8,236 SF
Property Sub-type	Office Building
Broker Information	Ryan Travis (760) 983-2383 Ext: 104
Status	Active
LoopNet ID	17820442

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17820442>

Property Description

This property consists of a two-story ±8,236 SF office building on ±1.03 AC. The building was constructed in 1991 and the site offers over 66 on-site parking spaces. Formerly used as a financial institution, this building provides great office space for a medical or professional user. It is ideally situated among numerous medical facilities including St. Mary' s Medical Center with close proximity to US Hwy 18 via Apple Valley Rd.

4 15850 Apple Valley Rd, Apple Valley, CA 92307



Price	\$2,250,000
Gross Leasable Area	19,400 SF
Cap Rate	9%
Property Sub-type	Strip Center
Broker Information	Matthew Grill (909) 230-0929
Status	Active
LoopNet ID	17813356

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17813356>

Property Description

Hard corner strip at the corner of Apple Valley Road and HWY 18. Major intersection. Excellent Frontage, Newer Construction, Financing Available, Huge Upside Potential.



Price	Price Not Disclosed	Property Notes
Gross Leasable Area	394,029 SF	
Cap Rate	6.50%	
Property Sub-type	Power Center	
Broker Information	Dan Riley (310) 363-4899	
Status	Active	
LoopNet ID	17683370	

Listing's Link: <http://www.loopnet.com/lid/17683370>

Property Description

" First tier anchor tenant roster consisting of Target (NAP), WinCo Foods (NAP), Best Buy, Bed Bath & Beyond, Burlington Coat Factory, Cinemark 12, 24 Hour Fitness Super Sport, PetSmart, ULTA (signed LOI), Staples (NAP) and Rite Aid creates a strong regional destination and neighborhood draw " Daily needs draw provided with a high performing WinCo Foods, which reportedly generates annual grocery sales in excess of \$55,000,000 (±\$587/SF from 93,700 SF Bldg.) " Complementary mix of restaurant tenants, the majority of which are on separate parcels, including: Chipotle, Jack in the Box, Red Robin (NAP), The Flame Broiler and Buffalo Wild Wings further increases customer traffic to the center " Extremely strong tenant demand as demonstrated by the Property's current occupancy of 97%, historically strong occupancy levels and high percentage of nationally and regionally recognized tenants within the shopping center " Recent available lot sale to Denny's (in escrow - non refundable) and execution of a letter of intent to lease ±10,000 SF Bldg. with ULTA for the last remaining finished lot further demonstrates the tenant demand for the trade area's dominant regional shopping center



Price	\$245,000	Property Notes
Building Size	3,750 SF	
Property Sub-type	Free Standing Bldg	
Broker Information	Lawrence Yoo (714) 240-5555	
Status	Active	
LoopNet ID	17330557	

Listing's Link: <http://www.loopnet.com/lid/17330557>

Property Description

Nice Looking Free Standing Building with plenty of parking space. The price, you can not resist. Currently use as Art Gallery and will vacated at on or before COE. This building has 3750 sq.ft of building size with apox. 27000 sq.ft. of lot. It's use code is Retail / Office, Restaurant, Medical Clinic (check with city), Alteration and etc. You can do pretty much do any business you want (check with city). Occupant will vacated before or at COE.

7 21860 US Hwy 18, Apple Valley, CA 92307



Price \$650,000
Gross Leasable Area 5,562 SF
Cap Rate 12%
Property Sub-type Strip Center
Broker Information Paul Tan
(760) 912-3534
Status Active
LoopNet ID 17825021

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17825021>

Property Description

Investment Property/Opportunity: Retail Strip For Sale. Fully Occupied (2 tenants). 3 units. 2 lots/parcel (1.033 acres). Has a seasoned Sports Bar Tenant with long term lease and Option to Renew. Triple net lease term. Great income. Cap Rate 12%.

8 19167 Highway 18, Apple Valley, CA 92308



Price \$849,900
Building Size 6,822 SF
Property Sub-type Office Building
Broker Information Donald P. Brown
(760) 241-5211 Ext: 228
Status Active
LoopNet ID 17782305

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17782305>

Property Description

PRICE REDUVED! 6,822 sq. ft. medical/office building consisting of 8 units. Located on 25,713 sq. ft. of land. This property is on a corner lot with high visibility from Highway 18. The property is located near St. Mary Hospital which is centralized in the medical district of The Town of Apple Valley.sq. ft. land. This building is fully leased and offers 30 parking spaces.

9 17995 Highway 18, Apple Valley, CA 92307



Price \$499,500
Building Size 4,992 SF
Cap Rate 8.73%
Property Sub-type Office Building
Broker Information Jim Kriss
(562) 884-0381
Status Active
LoopNet ID 17739267

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17739267>

Property Description

Stucco-One Story Complex-Office or Retail Usages. 24 Parkings spaces-4 Suites that are rented up by 3 businesses. Call Don Ferrarese for local access and info. Associated with Victor Valley Property Center.

10 22450 Headquarters Drive, Apple Valley, CA 92307



Price \$750,000
 Building Size 6,500 SF
 Property Sub-type Office Building
 Broker Information Joseph Brady
 (760) 951-5111 Ext: 103
 Status Active
 LoopNet ID 17705351

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17705351>

Property Description

6,500 SF Office Building Located on a 84,400 SF lot Approximately 11 built out offices Kitchen Area, board meeting room with closed conference room and some built in audio/visual features. This area could be converted in to additional offices Curbed and guttered with sidewalks Fire Sprinklers throughout building 2,000 SF covered rear parking with 10 spaces and paved parking in front of the building with 32 parking spaces Building alarm system Drought tolerant garden and irrigation New HVAC unit Property also has back up generator

11 13581 John Glenn Road, Apple Valley, CA 92307



Price \$750,000
 Building Size 11,200 SF
 Property Sub-type Office-Warehouse
 Broker Information Joseph Brady
 (760) 951-5111 Ext: 103
 Status Active
 LoopNet ID 17705327

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17705327>

Property Description

11,200 SF Office/Warehouse Building 5,000 SF of storage space located upstairs Located on a 27,000 SF lot Year Built: 1985 Gated parking and storage yard Fire Sprinklers throughout building Remodeled Conference room with built in audio/visual features Building and gate alarm system Two large garage bays with roll up doors Property is zoned CS which allows for commercial/light industrial uses and office use 27 parking stalls

12 21052 Highway 18, Apple Valley, CA 92307



Price \$935,000
 Building Size 5,000 SF
 Cap Rate 9%
 Property Sub-type Free Standing Bldg
 Broker Information Joseph Brady
 (760) 951-5111 Ext: 103
 Status Active
 LoopNet ID 17639341

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17639341>

Property Description

Banner Mattress Newly Signed 5 Year Lease, Large Retail building located adjacent to Ralphs Shopping center on Rancherias Rd & Outer Hwy 18 in Apple Valley, The building is located in the primary marketing area of north Apple Valley Located down the street from Apple Valley Commons 1 and 2 a 733,000 sf shopping center anchored by a Super Target Development is also under way for a 260,000 SF Super Wal-Mart located at Dale Evans Parkway and Bass Hill Road Banner Mattress has 11 locations in the Inland Empire and has been in business since 1926

13 16095 Tuscola Road, Apple Valley, CA 92307



Price	\$1,200,000
Building Size	6,835 SF
Property Sub-type	Medical Office
Broker Information	Coldwell Banker Commercial (760) 684-8000
Status	Active
LoopNet ID	17581784

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17581784>

Property Description

Well maintained chapel/mortuary perfectly situated to be repositioned for medical office space. Subject property currently consists of chapel that can accommodate +/- 100 people, 5 large offices, 3 restrooms, storage area and 2 car garage, atrium waiting area and 40 parking spaces.

14 15850 Apple Valley Road, Apple Valley, CA 92307



Price	\$3,200,000
Gross Leasable Area	19,461 SF
Property Sub-type	Strip Center
Broker Information	Gloria Barbour (909) 980-1234
Status	Active
LoopNet ID	17491337

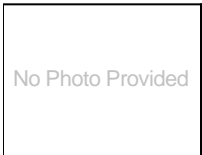
Property Notes

Listing's Link: <http://www.loopnet.com/lid/17491337>

Property Description

Potential Partnership Opportunity, Short Sale, Major Thoroughfare, Excellent Frontage, Newer Construction, Financing Available, High Upside Potential

15 21750 Waalew Rd, Apple Valley, CA 92307



Price	\$359,000
Building Size	1,386 SF
Property Sub-type	Retail (Other)
Broker Information	Randy Taylor (760) 244-8557
Status	Active
LoopNet ID	17346001

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17346001>



Price	\$315,000
Building Size	1,819 SF
Property Sub-type	Free Standing Bldg
Broker Information	Coldwell Banker Commercial (760) 684-8000
Status	Active
LoopNet ID	17178634

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17178634>

Property Description

±1,819 SF SFR on Commercial Lot. Located on ±1.2 Acres Fenced Yard. Perfect for Home Business or Home Office. Great Exposure: Located on Hwy 18. High Traffic Counts: ±31,929/Day. Adjacent to A.V. Country Club.



Price	\$1,999,999
Building Size	10,640 SF
Cap Rate	7.27%
Property Sub-type	Medical Office
Broker Information	Joseph Brady (760) 951-5111 Ext: 103
Status	Active
LoopNet ID	16920490

Property Notes

Listing's Link: <http://www.loopnet.com/lid/16920490>

Property Description

±10,640 square foot elevator-served two-story building built in 1990. Long-term tenants with flexible leases. Fully sprinklered building. Roof repairs completed second quarter 2010. Lot Size: ±0.56 Acres