

Apple Valley

Commons

NWC HIGHWAY 18 AND DALE EVANS PARKWAY
APPLE VALLEY, CALIFORNIA



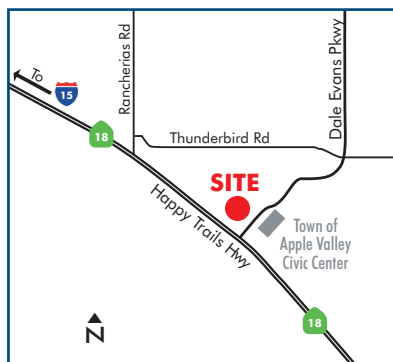
SUPER TARGET

ROSS
DRESS FOR LESS



DOLLAR TREE

**Anchored Community Center
Anchor, Pad and Shop
Space Available**



PROJECT FEATURES

- 469,000 SF of GLA on 49 Acres
- High traffic retail intersection
- Prime visibility from Highway 18
- Directly across from the Walmart Supercenter Coming Soon on Dale Evans Parkway
- Adjacent to existing Albertsons, CVS, and Walgreens
- Located directly across from Town of Apple Valley Civic Center

DEMOGRAPHICS

Radius	3-Mile	5-Mile
2020 Projected Population	44,213	92,940
2015 Estimated Population	42,191	88,215
2015 Est. Avg. HH Income	\$64,676	\$59,421

Source: Claritas Inc.

TRAFFIC COUNTS

Highway 18 and Apple Valley Inn Road 34,638 cars/day

Source: Caltrans 2011 Increased 2% annually.

Another Premier Development By

Lewis Retail Centers

A Member of the Lewis Group of Companies



IELEN SARKISIAN

626-243-5290

ielen.sarkisian@sdacre.com

DRE Lic: 01325914

04/14/15
Apple Valley Commons

Apple Valley Commons

NWC OF HIGHWAY 18 AND DALE EVANS PARKWAY
APPLE VALLEY, CALIFORNIA



Another Premier Development By
Lewis Retail Centers
A Member of the Lewis Group of Companies



ILEN SARKISIAN 626-243-5290 ilen.sarkisian@sdacre.com DRE Lic: 01325914

04/14/15
Apple Valley Commons

Strategic Development Advisors, Inc. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.
Offered by Lewis Operating Corp., a licensed real estate broker DRE License #1252241

Apple Valley

Commons

NWC HIGHWAY 18 AND DALE EVANS PARKWAY
APPLE VALLEY, CALIFORNIA

DEMOGRAPHIC PROFILE

	3 Mile Radius	5 Mile Radius	
Population	2020 Projected Population	44,213	92,940
	2015 Estimated Population	42,191	88,215
	2010 Census Population	40,409	83,858
	2000 Census Population	33,051	66,562
	Growth 2015-2020	4.79%	5.36%
	Growth 2010-2015	4.41%	5.20%
	Growth 2000-2010	22.26%	25.98%
	2015 Estimated Median Age	35.1	36.0
2015 Estimated Average Age	37.4	38.1	
Households	2020 Projected Households	14,497	31,137
	2015 Estimated Households	13,884	29,628
	2010 Census Households	13,385	28,315
	2000 Census Households	11,272	23,025
	Growth 2015-2020	4.41%	5.09%
	Growth 2010-2015	3.73%	4.64%
	Growth 2000-2010	18.75%	22.98%
2015 Estimated Average Household Size	3.03	2.95	
Income	2015 Estimated Average Household Income	\$64,676	\$59,421
	2015 Estimated Median Household Income	\$47,926	\$44,268
Housing	2015 Estimated Tenure of Occupied Housing Units	13,884	29,628
	Owner Occupied	9,333	19,706
	Renter Occupied	4,551	9,923
	2015 Estimated Median All Owner-Occupied Housing Value	\$229,669	\$217,253

Source: Claritas

Another Premier Development By
Lewis Retail Centers
A Member of the Lewis Group of Companies



APPLE VALLEY COMMONS

Aerial Photograph
Apple Valley, CA

LOCATION:

NWC Hwy 18 &
Dale Evans Pkwy
Apple Valley, CA

LAND AREA:
49 Acres

GROSS LEASABLE AREA:
469,000 SF

PARKING RATIO:
5/1,000

TRAFFIC COUNTS CARS PER DAY:
Highway 18 and
Apple Valley Inn Road:
34,638

Source: Caltrans 2011 Increased
2% annually



**STRATEGIC
DEVELOPMENT
ADVISORS**

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

Lewis Retail Centers
A Member of the Lewis Group of Companies

APPLE VALLEY COMMONS

Photograph
Apple Valley, CA

LOCATION:

NWC Hwy 18 &
Dale Evans Pkwy
Apple Valley, CA

LAND AREA:

49 Acres

GROSS LEASABLE AREA:

469,000 SF

PARKING RATIO:

5/1,000

TRAFFIC COUNTS CARS PER DAY:

Highway 18 and
Apple Valley Inn Road:
34,638

Source: Caltrans 2011 Increased
2% annually



Ielen Sarkisian

T (626) 243 - 5290

ielen.sarkisian@sdacre.com

DRE License : 01325914

Lewis Retail Centers
A Member of the Lewis Group of Companies