

AVAILABLE **APPLE VALLEY SQUARE**

NWC BEAR VALLEY ROAD & NAVAJO ROAD :: APPLE VALLEY, CA

Retail **24/7.**



2009 Demographics

	3 miles	5 miles
Population	37,223	76,037
Average household income	\$61,524	\$67,395

Source: Claritas

Traffic Counts

Bear Valley Road	27,000 cars per day
Navajo Road	16,000 cars per day

Source: Town of Apple Valley



FOR MORE INFORMATION PLEASE CONTACT

Brian McDonald
 First Vice President
 Lic. 01002150
 909.418.2020
 brian.mcdonald@cbre.com

www.cbre.com/brian.mcdonald

CB Richard Ellis, Inc. | Broker Lic. 00409987 | 4141 Inland Empire Blvd. | Suite 100 | Ontario, CA 91764

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Retail **24/7.**

\$595,000 OR \$59,000/YR.

APPLE VALLEY SQUARE

NWC BEAR VALLEY ROAD & NAVAJO ROAD :: APPLE VALLEY, CALIFORNIA

LAND FOR SALE OR LEASE FEATURES

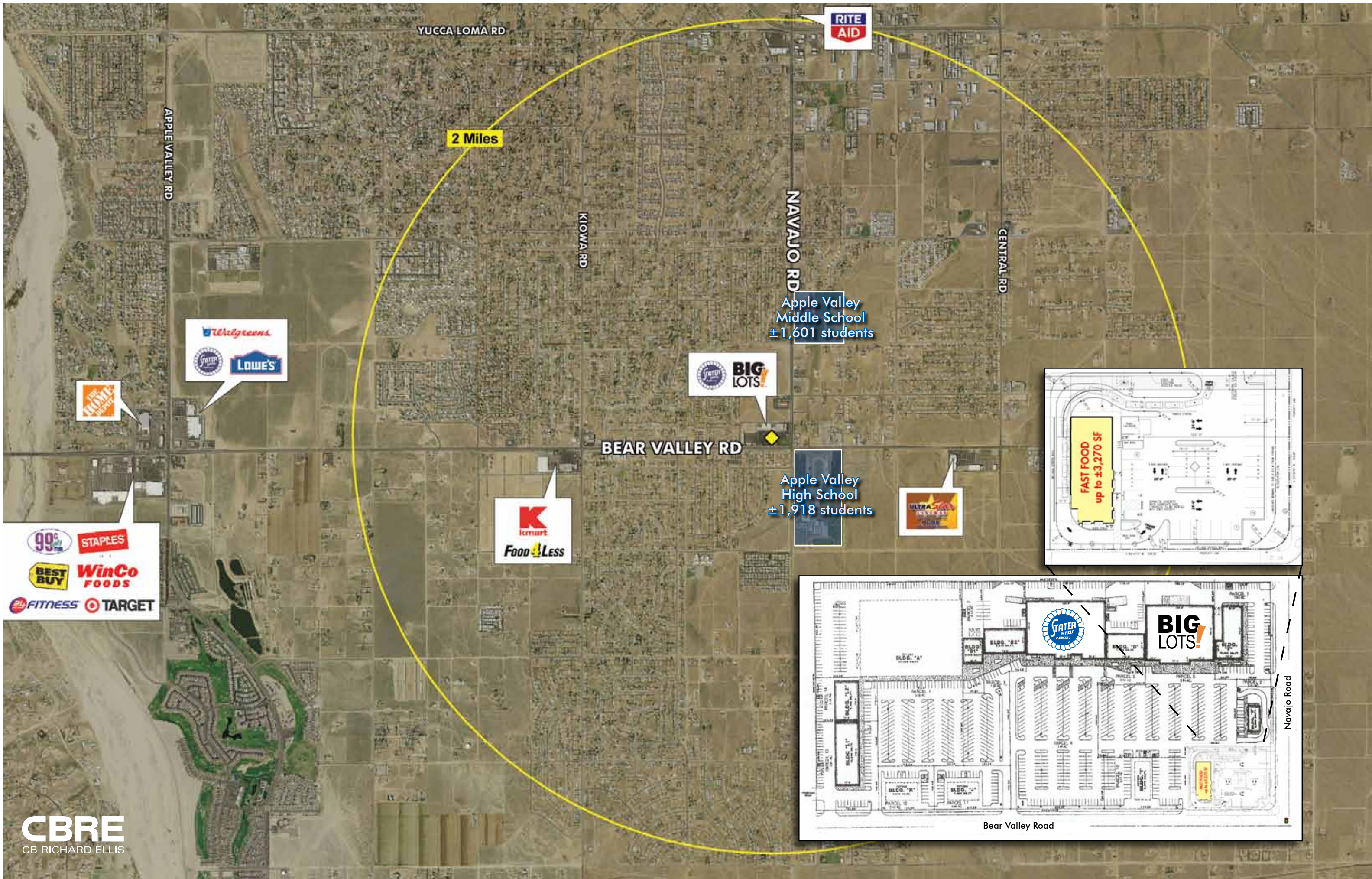
- ±40,000 SF parcel available
- Across the street from Apple Valley High School with over 1,900 students
- Just down the street from Apple Valley Middle School with over 1,600 students
- Outstanding visibility
- At signalized intersection
- Can accommodate a drive-thru



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YUCCA LOMA RD

APPLE VALLEY RD

2 Miles

KIOWA RD

NAVAJO RD

GENERAL RD



Apple Valley Middle School
±1,601 students



BEAR VALLEY RD

Apple Valley High School
±1,918 students

