



Center Highlights

Jess Ranch Marketplace is a 500,000 sf retail hub serving a trade area of over 100,000. Situated at Bear Valley Rd & Apple Valley Rd with a traffic count of over 80,000 daily & part of an immediate Marketplace of over 1.5 mil sf of retail shopping. Major retailers: Winco, PetSmart, 24 Hour Fitness, Best Buy, Bed Bath & Beyond and Burlington Coat Factory.

Center Address: Bear Valley Rd at Jess Ranch Parkway

City/State: Apple Valley, CA

Population: 3 mile radius – 47,510 people

Avg. Household Income: \$70,003

Traffic Counts: Bear Valley Rd & Apple Valley Rd (2005) - 76,911

Property Size: 307,994 sq. ft.

Latitude/Longitude: 34.470132 N, -117.24751 W

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BEAR VALLEY ROAD



JESS RANCH PARKWAY



LOCATION 0613

LOCATION 0397

OWNED BY OTHERS ON ADJACENT MARKETPLACE:



TENANT LIST

LOCATION 0613

A0A	HOUSE OF FAJITA	1,405 SF
A0H	AVAILABLE (28' x 70')	1,607 SF
A0B	BALLARD REHABILITATION	3,159 SF
A0C	HAISAM SAYED	1,600 SF
A0D	AVAILABLE (17' x 70')	1,135 SF
A0F	AT&T AUTHORIZED RETAILER	1,400 SF
B0A	FRED LOYA INSURANCE	1,100 SF
B0B	MIRUS SECONDARY SCHOOL	1,826 SF
B0C	APPLE VALLEY CLEANERS II	1,216 SF
B0D	FASHIONOLOGY	1,200 SF
C0A	THE FLAME BROILER	1,215 SF
C0B	ANGEL SPA AND NAILS	969 SF
C0C	POOL SUPPLIES	1,180 SF
C0D	STRAW HAT PIZZA	1,129 SF
C0E	GNC	1,390 SF
C0F	M&M JEWELERS	1,452 SF
C0H	AVAILABLE (25'2" x 64')	1,521 SF
D0A	BEST BUY	30,000 SF
D0H	BED BATH & BEYOND	25,000 SF
D0N	ULTA	9,980 SF
F0A	CINEMARK THEATER	39,861 SF
G0A	GIUSEPPE'S ITALIAN RESTAURANT	1,716 SF
G0C	HIGH MAINTENANCE HOTTIES	1,100 SF
G0E	OASIS FOOT SPA	1,248 SF
G0F	AVAILABLE (23'8" x 55')	1,300 SF
H0A	24 Hr FITNESS	42,000 SF
R0A	JACK IN THE BOX (PAD 1)	2,600 SF
R0D	BUFFALO WINGS	5,500 SF

LOCATION 0397

A0A	BURLINGTON COAT FACTORY	81,119 SF
B0A	PAYLESS SHOE SOURCE	3,300 SF
B0D	KIRKLAND'S	7,040 SF
B0F	DRESS BARN	7,642 SF
C0A	PETSMART	19,994 SF
D0A	LANE BRYANT	7,000 SF
D0F	CARTER'S	4,190 SF
D0H	OSHKOSH	2,766 SF
E0A	OPTOMETRY OFFICE	1,500 SF
E0B	SOYA LOVE SUSHI	1,100 SF
E0C	JERSEY MIKE'S SUBS	1,233 SF
E0E	MESSAGE ENVY	3,266 SF
F0A	CHIPOTLE	2,500 SF
F0D	VERIZON	3,516 SF
F0G	GOLDEN CHOPSTIX	1,300 SF
G0A	FAMOUS FOOTWEAR	7,150 SF
G0D	AVAILABLE (28' x 110')	3,080 SF
G0E	MIRACLE-EAR	1,200 SF
G0H	BIG 5	11,268 SF
H0A	EUPHORIA NAIL SALON	1,088 SF
H0C	FANTASTIC SAM'S	1,100 SF
H0E	CAREMORE	4,952 SF
J0A	AVAILABLE (33'4" x 75')	2,500 SF
JOE	WESTERN DENTAL	5,056 SF
K0B	CAREMORE'S NIFTY AFTER FIFTY	2,200 SF
K0D	RUE 21	4,256 SF
LOA	RITE-AID PHARMACY	17,340 SF

This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.



Summary Report

L397 Jess Ranch Marketplace
 Bear Valley Rd at Apple Valley Rd - Apple Valley, CA

WEINGARTEN REALTY
 Real Estate for Everyday Retail

Longitude: -117.24751

Latitude: 34.470132

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	3,967	18,390	47,510	133,055
Average Household Income	\$65,763	\$73,034	\$70,003	\$59,606

Population				
2019 Population	4,242	19,354	49,804	140,051
2014 Population	3,967	18,390	47,510	133,055
2010 Population	3,944	18,273	46,941	130,329
2000 Population	2,257	12,691	33,580	99,427
Absolute Growth 2010 to 2014	0.59%	0.64%	1.21%	2.09%
Projected Growth 2014 to 2019	6.92%	5.24%	4.83%	5.26%

Race & Ethnicity				
% White	67.46%	62.40%	55.35%	47.10%
% Black	5.85%	6.01%	7.69%	8.55%
% Asian	4.45%	3.98%	3.43%	2.56%
% Other	2.61%	3.11%	3.52%	3.53%
% Hispanic	19.64%	24.49%	30.01%	38.27%

Income & Education				
Median Household Income	\$47,978	\$55,456	\$53,815	\$44,916
Average Household Income	\$65,763	\$73,034	\$70,003	\$59,606
% College Graduates	27.27%	30.55%	27.09%	21.21%

Age				
Median Age	60.2	46.0	38.9	34.5
% Age < 18	13.77%	19.92%	23.79%	26.37%
% Age 65 +	41.91%	25.63%	19.00%	14.92%

Households & Housing				
Households	1,826	7,000	16,568	43,768
Average Household Size	2.16	2.60	2.85	3.03
Median Housing Value	\$345,100	\$363,824	\$341,642	\$284,037
% Owner Occupied Housing	72.35%	68.59%	64.09%	57.66%
% Renter Occupied Housing	19.14%	21.72%	26.12%	32.85%
% Vacant Housing	8.50%	9.68%	9.78%	9.50%

Workplace & Workers				
Number of Businesses	63	286	661	2,005
Total Number of Employees (FTE)	792	3,512	8,251	26,708
% White Collar	65.33%	65.08%	60.92%	54.20%
% Blue Collar	34.67%	34.92%	39.08%	45.80%