

18155 – 18195 US Highway 18  
Apple Valley, CA



Town of Apple Valley



## Location

This property is situated on the signalized corner of US Hwy 18 and Kasota Rd.

\*Source: 2011 MPSI Systems Inc. d.b.a. DataMetrix via STDB.com 5/2/13

# Highway View



# Property Details

**Property Type:** Retail & Office – 4 units

**Property Location:** 18155 - 18195 Highway 18  
Apple Valley, CA 92307

**Assessor Parcel #:** 473-112-10 & 473-112-11

**Site Area:** 35,990 Sq. Ft (0.826 Acres)

**Building:** 8,372 Sq. Ft

**Highway Frontage:** 200' to a depth of appx. 186'

**Zoning:** CG, General Commercial





# Aerial



# Aerial



# Need & Demand in Community

- Two Hospitals within 2 mile radius
- Two Surgery Centers within 1.4 mile radius
- Over 90 medical clinics/offices in ½ mile radius
- 100,000 sq ft of new office and retail opened or was approved in corridor
- Morning and lunchtime food segment in the corridor is underserved.
- No nearby food destination for residents, employees and patients of local offices.



# St. Mary Medical Center

- Distance: .01 mile
- Hospital Beds: 206
- Operating Rooms: 4 out-patient, 7 in-patient
- Procedures: 250 per month
- 300 patients/day in ER
- 400 affiliated physicians
- 1,700 employees – 2<sup>nd</sup> Largest Employer in Apple Valley
- Most productive ER & hospital in High Desert

# Victory Valley Medical Center

- Distance: 1.9 miles
- Hospital Beds: 101
- Operating Rooms: 3 out-patient, 7 in-patient
- Procedures: 250 per month
- 150 patients/day in ER
- 220 affiliated physicians

# Goal

- Reposition property to better serve corridor's needs:
  - Sustainable Design
  - End-Cap Drive-Thru Café
  - In-line tenants to include fast casual, sandwich, juice/ice cream/frozen yogurt uses
- Create outdoor seating and dining area for people to gather, socialize and connect
- Take advantage of recent expansion of intersection of Kasota and US Highway 18:
  - Dedicated Left Turn Lane off Kasota Rd.
  - Improved and ADA compliant pedestrian crossings from and to St Mary Medical Center



# Apple Valley Demographics

	Population	Average HH Income
1 Mile	4,553	\$77,950
5 Mile	113,306	\$60,459
10 mile	308,426	\$60,848







# Contact

---

Ash Pathi

[ash@indra.la](mailto:ash@indra.la)

Office: 310-570-2380

Indra & Co.

4470 W. Sunset Blvd. #302

Los Angeles, CA 90027