

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

- 448,000 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
2021 Projected Population	45,051	94,791
2016 Estimated Population	42,834	89,585
2016 Est. Avg. HH Income	\$69,923	\$63,940

Source: The Nielsen Company

TRAFFIC COUNTS

Highway 18 and Apple Valley Inn Road 35,331 cars/day

Source: Caltrans 2011 Increased 2% annually.

Another Premier Development By

Lewis Retail Centers

A Member of the Lewis Group of Companies



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STRATEGIC DEVELOPMENT ADVISORS

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APPLE VALLEY, CALIFORNIA

DEMOGRAPHIC PROFILE

	3 Mile Radius	5 Mile Radius	
Population	2021 Projected Population	45,051	94,791
	2016 Estimated Population	42,834	89,585
	2010 Census Population	40,465	83,781
	2000 Census Population	33,098	66,530
	Growth 2016-2021	5.18%	5.81%
	Growth 2010-2016	5.85%	6.93%
	Growth 2000-2010	22.26%	25.93%
	2016 Estimated Median Age	35.3	36.2
2016 Estimated Average Age	37.7	38.3	
Households	2021 Projected Households	14,743	31,694
	2016 Estimated Households	14,069	30,030
	2010 Census Households	13,405	28,274
	2000 Census Households	11,289	23,008
	Growth 2016-2021	4.79%	5.54%
	Growth 2010-2016	4.96%	6.21%
	Growth 2000-2010	18.75%	22.89%
2016 Estimated Average Household Size	3.03	2.96	
Income	2016 Estimated Average Household Income	\$69,923	\$63,940
	2016 Estimated Median Household Income	\$49,995	\$46,239
Housing	2016 Estimated Tenure of Occupied Housing Units	14,069	30,030
	Owner Occupied	9,460	19,967
	Renter Occupied	4,609	10,063
	2016 Estimated Median All Owner-Occupied Housing Value	\$229,425	\$205,311

Source: The Nielsen Company

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APPLE VALLEY COMMONS

Projected Housing Growth Apple Valley, CA

Projected Housing Growth:

3 MILE:

Proposed	17
Approved	1,552
Under Development	0

Projected Housing Growth:

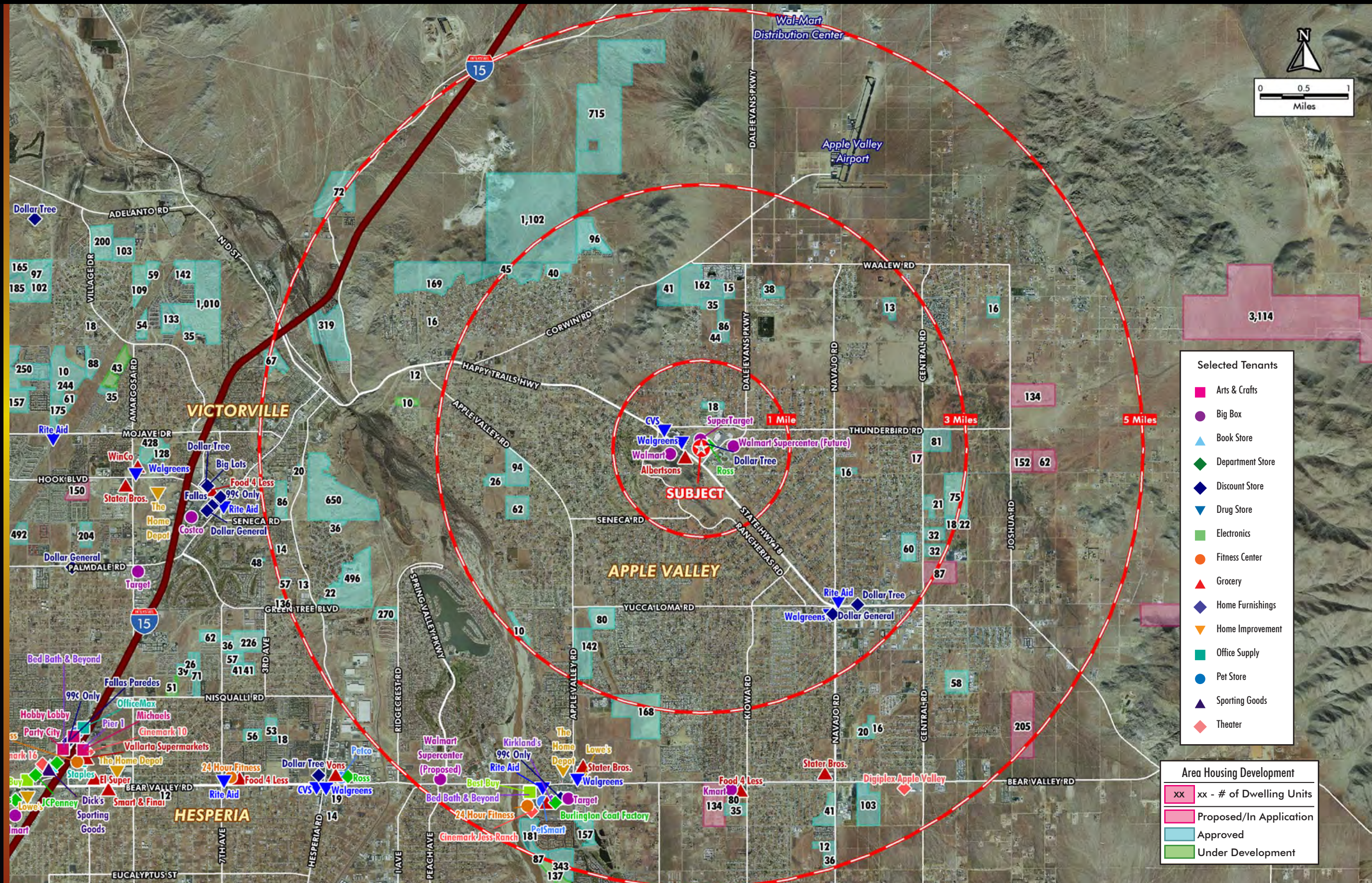
5 MILE:

Proposed	791
Approved	6,893
Under Development	10

Projected Housing Growth:

Map Extent:

Proposed	5,246
Approved	12,532
Under Development	240



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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:
448,000 SF

PARKING RATIO:
5/1,000

TRAFFIC COUNTS CARS PER DAY:
Highway 18 and
Apple Valley Inn Road:
35,331

Source: Caltrans 2011 Increased
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SUPER TARGET

COMING SOON
Walmart SUPERCENTER

ROSS
DRESS FOR LESS
DOLLAR TREE

APPLE VALLEY CIVIC CENTER

Waba

Round Table PIZZA

JUICE IT UP

SUBWAY

T-Mobile

STARBUCKS COFFEE

Neil's Donuts

Rainbow Yogurt

Fresh Wok

Fantastic Sams

LESLIE'S

verizon wireless

Red Persimmon Spa

SALLY BEAUTY

Eyebrows A+

ups

PACIFIC Dental Services

UnionBank

PROPOSED

Tires LES SCHWAB

DELTA

Carl's Jr.

PANDA EXPRESS

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Photograph
Apple Valley, CA

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