

# FOR SALE

# \$556,000



## PROPERTY AT BEAR VALLEY AND APPLE VALLEY ROAD in Apple Valley

### PROPERTY OVERVIEW

- Adjacent to Regional Shopping Center including Health Club and many National Restaurants - Jess Ranch Marketplace
- Located on Main North-South Traffic Corridor – Apple Valley Road
- High Density Community of Planned Unit Development of Jess Ranch
- Excellent opportunity for development.
- Existing Curb Cut and left hand turn land into the property
- Zoned Regional Commercial, lot is ±195.20 feet by 732.80 feet



20258 US Highway 18, Suite 430-411, Apple Valley, CA 92307

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## PROPERTY AT BEAR VALLEY AND APPLE VALLEY ROAD in Apple Valley

Demographics	5 Miles
Population	134,472
Avg. HH. Income	\$41,465
Total HH	44,529
<b>Bear Valley Road Traffic Count: 70,000 Cars per Day</b>	
<b>Apple Valley Road Traffic Count: 55,000 Cars per Day</b>	



**RAVENTEK REALTY**  
Commercial Real Estate Services

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