

FOR SALE

\$1,788,000



PROPERTY AT BEAR VALLEY ROAD AND JESS RANCH PARKWAY in Apple Valley

PROPERTY OVERVIEW

- Adjacent to dominant Senior housing project by Pulte homes with 7000 town houses built. Additional 406 currently being developed.
- Highest density development in the Trade Area.
- Adjacent to Jess Ranch Market Place, a dominant center offering exceptional retailers, major movie theater, 24 Hr. Fitness health club and many restaurants all within walking distance.
- Excellent opportunity for Hotel, Retail, Senior Housing/Transitional Housing, Medical Office.
- Visible from Bear Valley Road, highest traveled East West Traffic Corridor in Trade Area.



Commercial Real Estate Services

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

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PROPERTY AT BEAR VALLEY ROAD AND JESS RANCH PARKWAY in Apple Valley

Demographics	5 Miles
Population	134,472
Avg. HH. Income	\$41,465
Total HH	14,711
Bear Valley Road Traffic Count: 70,000 Cars per Day	
Apple Valley Road Traffic Count: 55,000 Cars per Day	



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