

Prime Commercial Lot Available

FOR SALE



Real Estate Solutions

±2.49 Acres US Highway 18 – Apple Valley, CA



PROPERTY OVERVIEW

- ±2.49 Acres Prime Commercial Land
- Surrounded by Major Commercial Developments and Affluent Residential Neighborhoods
- Adjacent to the Apple Valley Golf Course
- Located on the Signalized Intersection of Highway 18 and Rancherias
- Located Near Super Target, The Wal-Mart Supercenter, Ross and Other major Retail
- Option for 3.69 Acre Development with Adjacent Land

DETAILS

PRICE: \$1,250,000.00

SIZE: ±2.49 Acres

APN: 0442-041-16 & 17

Prime Location in the Heart of Apple Valley. Located on Desirable Signalized Corner with High Traffic Counts. One of the Last Undeveloped Corners on a Major Traffic Intersection

AREA DESCRIPTION: Neighborhood Includes Well Established Affluent Residential

Jason Lamoreaux | JL@CBCdesert.com

Josh Rey | JR@CBCdesert.com

Coldwell Banker Commercial – Real Estate Solutions

Direct 760-684-8008

Fax 760-243-9700

Main 760-684-8000

Cell 760-792-8338

15500 W Sand St, 2nd Floor

Victorville, CA 92392

CBCWorldwide.com

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High Desert California

Adelanto ♦ Apple Valley Barstow ♦
Hesperia Victorville



THE VICTOR VALLEY is about to embark on significant growth of high paying jobs. 2012 will be the start of transforming the region with the addition of Aircraft Maintenance and Repair which will create thousands of direct jobs, added to the 2.5 indirect jobs that are created with each direct job and the effect on the community will be approximately 20,000 jobs. This change will attract the interest of business, real estate, and site selection executives around the country and the world.

POSITIVE POPULATION GROWTH in every California High Desert city in 2012/2013 Total population for the California High Desert area, commonly known as Victor Valley, is in excess of 400,000. The valley includes the communities of Adelanto, Apple Valley, Barstow, Hesperia, Lucerne Valley, Oak Hills, Phelan, Victorville and Wrightwood. As the Los Angeles Basin continues to grow in population, people look to migrate to the valley, as it is one of the most affordable areas to live.

- High Desert cities have been ranked in the *Kosmont Companies-Rose Institute "Cost of Doing Business Survey"* as being some of the least costly cities.

DEMOGRAPHICS - A dependable and qualified labor force is one of the keys to business success. The Victor Valley is home to a large and diverse pool of workers, and has many educational opportunities to ensure a qualified supply of workers for the future.

- 900,000 workers within a one hour drive
- 50,000 local residents who commute to outside jobs - and would love not to
- 34 area universities, colleges and technical schools
- Job training centers/vocational programs
- Affordable housing for all of your employees
- Enterprise Zones, Incentive Programs, Employee training, wage reimbursement, and recruitment programs are available from the various cities, County of San Bernardino and State of California

RETAIL CLIMATE - The Victor Valley is the largest commercial center between San Bernardino and the Nevada border. Most of the area's employment opportunities fall into service-related businesses. The region has caught the eye of National Retailers that are making plans to enter the market for the first time. Many Majors and Sub Majors have the region on their expansion plans. Notable Existing Retailers: World Premier Shopping Center (The Desert Plazas), Lewis Retail Centers (High Desert Gateway, Apple Valley Commons), Weingarten and major tenants such as: Best Buy, Burlington Coat Factory, Forever 21, Cinemark, Kohl's Department Store, J.C. Penney, Sears, (2) Targets plus (2) Super Targets, (2) Pets-Mart, (3) Home Depots, (2) Lowes, WINCO, the highest grossing In-N-Out.

OPPORTUNITY - The Victor Valley's opportunity also lies in its close proximity to the Los Angeles basin and commerce that travels to and through the Valley. Annually, over 83,000,000 vehicles travel through the area. The Ports of Los Angeles and Long Beach host more than 50% of all freight that is imported into the United States. The State of California contains the largest economy and population in the United States, consuming 50% of the freight that comes into the local ports. The remaining 50% is transported by train, truck, and air and distributed throughout the United States. The majority of that freight is transported through the I-15 corridor, traveling through the Victor Valley.