

SEC Bear Valley Rd & Apple Valley Rd

19311 Bear Valley Rd | Apple Valley, CA

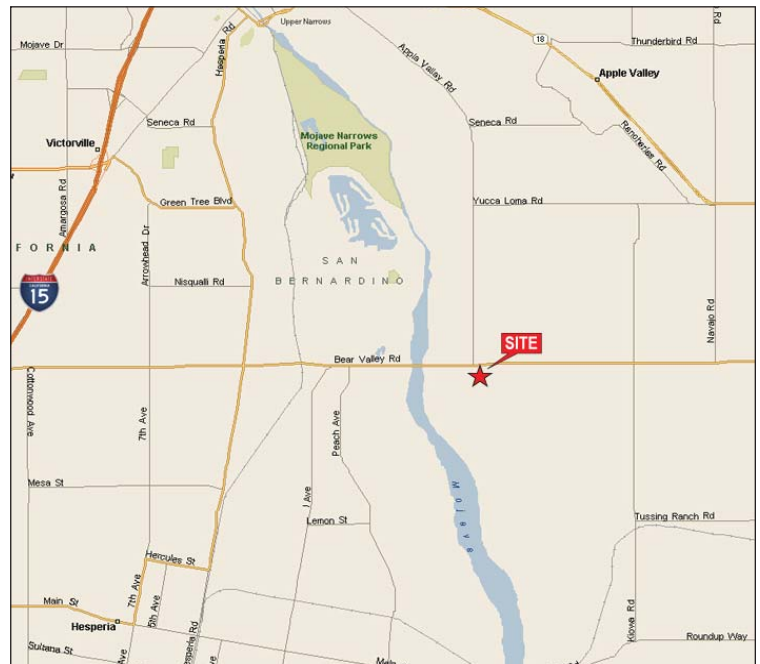


Great Retail Corner Location in Apple Valley

As the Exclusive Agent, I am pleased to offer the following property for sublease:

Features:

- ◆ Prime Commercial Corner in the High Desert
- ◆ Surrounded by High Image & Sales Volume Stores
- ◆ Zoning C-G
- ◆ Land: ± 47,450 SF / Net
- ◆ Building: ± 4,351 SF / Planned for Demo
- ◆ Chase Bank Ground Sublease



Demographics	1 Mile	2 Miles	3 Miles
Population:	2,819	46,744	128,504
Avg HH Income:	\$58,431	\$67,497	\$57,409
Daytime Bus. Pop:	2,715	13,620	33,486

Source: Nielsen 2011 Projection

Traffic Counts:

Bear Valley E & W:	42,188	ADT
Apple Valley N & S:	12,651	ADT
At the Intersection:	54,739	ADT

Source: Town of Apple Valley 2010 Study

Newmark Grubb
Knight Frank

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

For Sublease

Great Retail Corner Location



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