

# Commercial Lot

*Exclusively Represented By:*  
Jason Lamoreaux

HIGHWAY 18 9.07 ACRES | APPLE VALLEY, CALIFORNIA



REAL ESTATE SOLUTIONS

# Location

## Property Description

Prime development located on the corner of US Highway 18 and Rancherias Road in Apple Valley, California. The project, which consists of approximately 9.07 acres, is adjacent to Walmart and features a hotel site, Anchor pad for a 42,000 SF building, C-Store and gas site, and two additional pads for retail or restaurant use. (Insert traffic counts). Individual sites are available for lease or sale. The entire development may be acquired, call for details.

## Area Highlights

The Town of Apple Valley is located within San Bernardino County, California bordering the City of Victorville and the City of Hesperia in the High Desert portion of the Inland Empire, Southern California area.

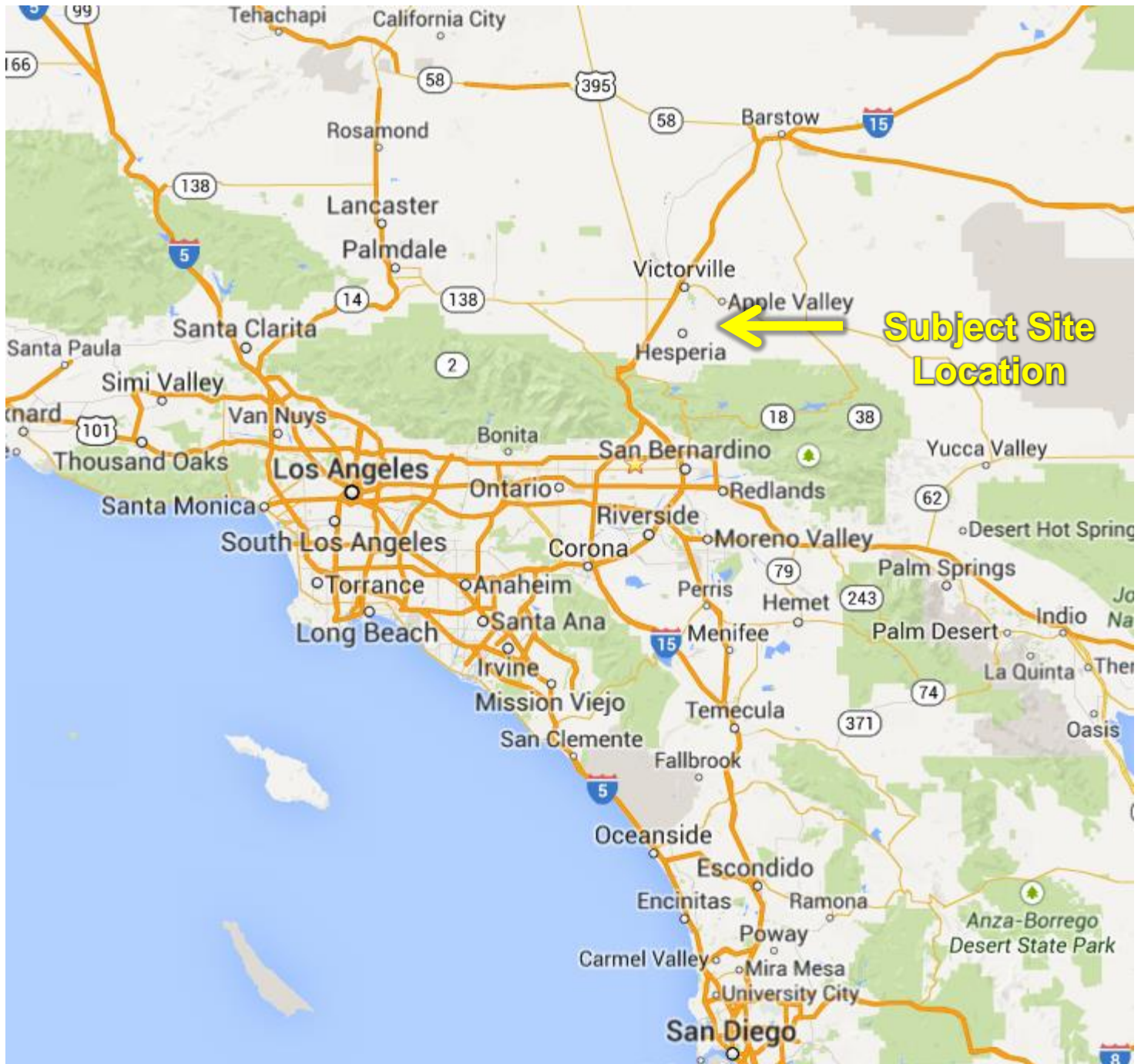
## Market Area

The Victor Valley has a population of 410,000 and comprises of four cities including the Town of Apple Valley, City of Victorville, City of Hesperia and the City of Adelanto. Apple Valley is located in the Riverside-San Bernardino-Ontario MSA

# Property Description

Property Name:	Highway 18 9.07 Acres
Address:	Highway 18 & Rancherias Rd in Apple Valley, Ca
Lot Size:	Approximately 9.07 Acres
Zoning:	General Commercial
Utilities:	Electric - Southern California Edison Gas – Southwest Gas Sewer – Town of Apple Valley Sewer Water – Apple Valley Ranchos Water Company
List Price:	TBD

# Location



Apple Valley | North Inland Empire

Southern California



# County of San Bernardino



San Bernardino County is located in the southern portion of California east of Orange and Los Angeles Counties. It borders Arizona and Nevada on the east. San Bernardino is the largest county in the United States by area at 20,105 square miles. Despite this, the majority of the county's population, around 1.6 million live in the 480 square miles south of the San Bernardino Mountains adjacent to Riverside and in the

San Bernardino Valley. Much of the open land resides in one of the 35 official wilderness areas in the county, the largest number of any county in the nation. The County of San Bernardino was established in 1853 from area that was part of Los Angeles County, In 1893 part of the county's territory was split off and give to Riverside County. The county's name comes from the Franciscans that once resided in the area and named the mountain San Bernardino after St. Bernardino of Siena.



# Inland Empire

The Inland Empire also referred to as the I.E. is a metropolitan area situated directly east of the City of Los Angeles. The area covers more than 27,000 square miles and consists of Riverside and San Bernardino Counties.

According to the Census Bureau, San Bernardino County and Riverside County are home to over 4 million people and is the 12th most populous metropolitan area in the U.S. and the third –most populous in the state of California. The 2000 U.S. Census showed that the Inland Empire was the fastest growing area in the state. Between 2000 and 2010 the Inland Empire's population expanded by 970,000 or 30 percent.

The Inland Empire was known as being a major center for agriculture at the end of the 19th century with citrus, dairy and wine-making. Affordable housing has led to more residential, industrial and commercial development.

Reasonable land prices, a large supply of vacant land, and a transport network where many highways and railroads intersect have made the Inland Empire a major shipping hub. Some of the nation's largest manufacturing companies have chosen the Inland Empire for their distribution facilities including Toyota Motor Corporation's North American Parts and Logistics Distribution (NAPLD) center in Ontario and APL Logistics in Rancho Cucamonga. Whirlpool recently leased a 1,700,000-square-foot distribution center in Perris that is larger than 31 football fields and one of the biggest warehouses in the country.

These centers operate as part of the system that transports finished goods and materials from the ports of Los Angeles and Long Beach to destinations to the north and east such as Las Vegas, Phoenix, and Denver. More than 80 percent of the state's imported cargo is shipped through the Los Angeles/Inland Empire Corridor.





# Town of Apple Valley

The Town of Apple Valley is located in the Victor Valley of San Bernardino County. Apple Valley is strategically positioned 46 miles north of the city of San Bernardino, 60 miles northeast of Los Angeles County, and 190 miles south of Las Vegas. Apple Valley has a population of about 70,000, an elevation of 2,900 feet above sea level, and a land area of 73 square miles. Housing prices in Apple Valley are priced well below those in Los Angeles and Orange County. Apple Valley also has the Apple Valley Unified School District, which offers a high caliber education to its students. Apple Valley is a young community, the median age is 37 years. They also have a large school age population, promising a fresh labor pool for years to come.

Apple Valley has become known, not only for affordable housing, but also for the pleasant desert climate, clean air, beautiful scenery and sunsets and hometown essence that Apple Valley has to offer. The Town is just minutes from Interstate 15, providing a minimal commute time to the nearby Ontario, San Bernardino and Riverside areas. Apple Valley's growing population has prompted an increase in businesses growth throughout the Town, including the Jess Ranch Marketplace, The Super Target Shopping Center and Wal-Mart Center.

With the continued population growth in the High Desert, retail space is continuing to be developed and leased. Demand for retail space has been a direct result of the sustained population growth in the area over the past year and previous decade. Retail vacancy has steadily declined over the past 3 years from 12.3% on 2012 to 9.7% ending in September 2014.

## Economy

- The five-year projection for the population in the area is 73,393 representing a change of 0.63% annually from 2015 to 2020. The rate of change since 2010 was 0.54% annually.
- Apple Valley's households have an average income of \$62,760; nationwide, the average household income is \$74,699. Apple Valley has the second highest Median Household income in the Victor Valley with Hesperia being the highest followed by Victorville at \$41,448, and Adelanto at \$38,354.
- Most residents of Apple Valley are married with the majority of households having two-persons, followed closely by three- and four-person households.
- Because of its proximity to the Cajon Pass which provides access to Southern California's 20 million plus population, Apple Valley is a commuter friendly community in the High Desert, with the average commute to work being just under 15 minutes.



Town of Apple Valley

# Interstate 15

Interstate 15 (I-15) is the fourth-longest north-south transcontinental Interstate Highway in the the United States, traveling through the states of California, Nevada, Arizona, Utah, and Montana.

Since I-15's initial construction, California, Nevada, and Utah have consistently ranked in the fastest growing areas of the United States. As a result, the I-15 corridor has substantially increased in population and commuter traffic has increased the traffic burden on the freeway. Current population estimates are that more than 75 percent of Utah's population, 19 percent of California's population, and more than 70 percent of Nevada's population live in counties where Interstate 15 is the primary transportation corridor. Similarly, in California, I-15 is seeing more commuter traffic due to the growth of the Mojave Desert communities of Victorville and Barstow, California. In all of these states, I-15 has recently been or is currently in the process of being upgraded to increase capacity.

Due to this rapid area growth, the I-15 corridor is the focus of several mass transit projects. The Las Vegas Monorail, Front Runner commuter rail system and TRAX light rail in Salt Lake City are mass transit lines loosely parallel to I-15 that are now in operation. Between Los Angeles and Las Vegas has long been proposed as a maglev train route; in 2004 the California-Nevada Interstate Maglev project held public meetings on the plan.

Designated as a high priority corridor in 1995, Interstate 15 has seen significant improvements in

major metropolitan areas due to exploding population growth throughout the west. Various construction projects along the corridor in Salt Lake City, St. George, Las Vegas, Barstow, the Inland Empire (Riverside/San Bernardino Counties), and San Diego have already expanded the capacity of Interstate 15. Future plans include a minimum of six lanes from San Diego to Las Vegas, a high-speed mass transit system between Los Angeles and Las Vegas, increased high occupancy vehicle lanes in North San Diego County, light rail in Salt Lake City, and the Legacy Highway relief expressway in greater Salt Lake.









# Development





# Site Photos





# Site Photos





# Nearby Business



# Surrounding Area Demographics



# Demographics

## 1 Mile

Summary	Census 2010	2015	2020
Population	4,910	5,208	5,479
Households	1,601	1,693	1,771
Families	1,206	1,276	1,334
Average Household Size	3.05	3.07	3.08
Owner Occupied Housing Units	655	645	658
Renter Occupied Housing Units	946	1,048	1,112
Median Age	29.7	30.5	31.9
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	1.02%	0.73%	0.75%
Households	0.90%	0.74%	0.77%
Families	0.89%	0.76%	0.69%
Owner HHs	0.40%	0.61%	0.70%
Median Household Income	3.02%	3.36%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	393	23.2%	416	23.5%
\$15,000 - \$24,999	274	16.2%	225	12.7%
\$25,000 - \$34,999	221	13.1%	198	11.2%
\$35,000 - \$49,999	190	11.2%	192	10.8%
\$50,000 - \$74,999	266	15.7%	291	16.4%
\$75,000 - \$99,999	138	8.2%	190	10.7%
\$100,000 - \$149,999	146	8.6%	166	9.4%
\$150,000 - \$199,999	50	3.0%	75	4.2%
\$200,000+	14	0.8%	17	1.0%

Median Household Income	\$32,616	\$37,849
Average Household Income	\$48,286	\$54,428
Per Capita Income	\$16,057	\$17,990

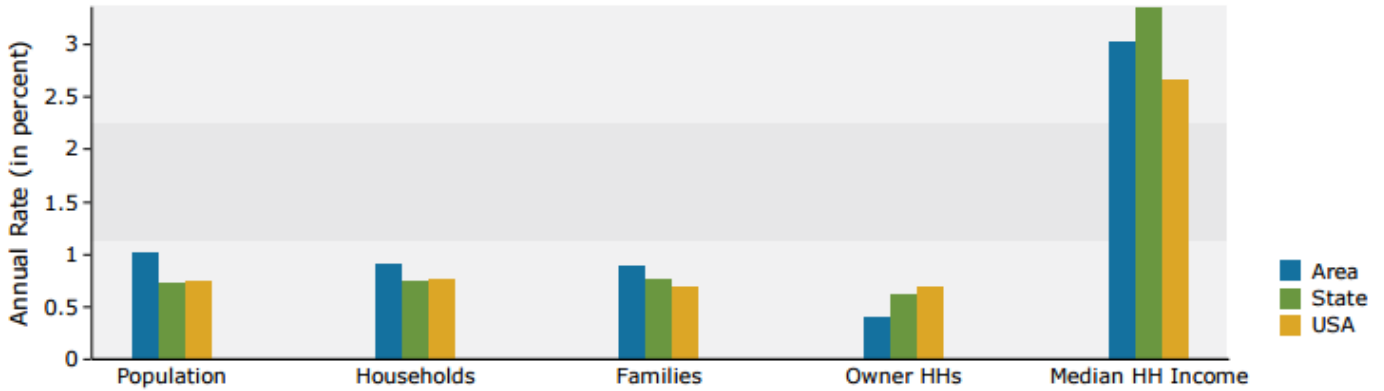
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	437	8.9%	455	8.7%	481	8.8%
5 - 9	425	8.7%	432	8.3%	441	8.0%
10 - 14	438	8.9%	432	8.3%	444	8.1%
15 - 19	452	9.2%	430	8.3%	411	7.5%
20 - 24	362	7.4%	444	8.5%	383	7.0%
25 - 34	660	13.4%	742	14.2%	817	14.9%
35 - 44	552	11.2%	559	10.7%	692	12.6%
45 - 54	649	13.2%	593	11.4%	549	10.0%
55 - 64	438	8.9%	543	10.4%	605	11.0%
65 - 74	270	5.5%	337	6.5%	395	7.2%
75 - 84	166	3.4%	174	3.3%	187	3.4%
85+	61	1.2%	68	1.3%	75	1.4%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,788	56.8%	2,810	54.0%	2,829	51.6%
Black Alone	857	17.5%	912	17.5%	956	17.4%
American Indian Alone	73	1.5%	79	1.5%	85	1.6%
Asian Alone	107	2.2%	125	2.4%	147	2.7%
Pacific Islander Alone	17	0.3%	19	0.4%	20	0.4%
Some Other Race Alone	731	14.9%	870	16.7%	1,003	18.3%
Two or More Races	337	6.9%	392	7.5%	439	8.0%
Hispanic Origin (Any Race)	1,586	32.3%	1,876	36.0%	2,194	40.0%

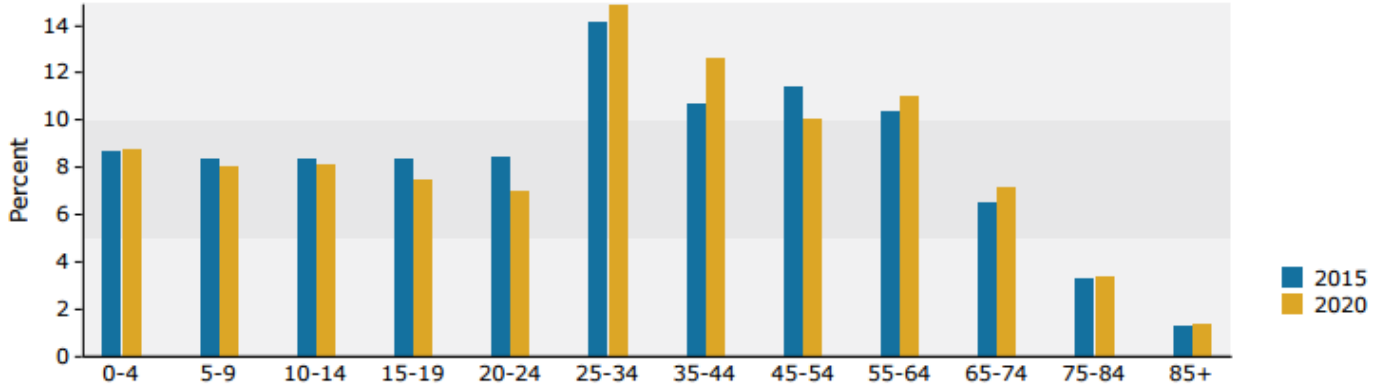
# Demographics

## 1 Mile

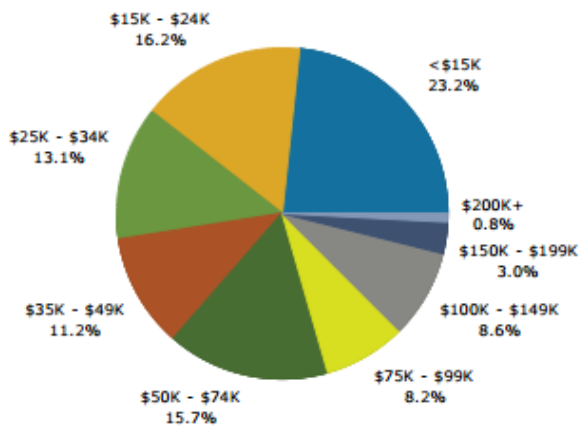
### Trends 2015-2020



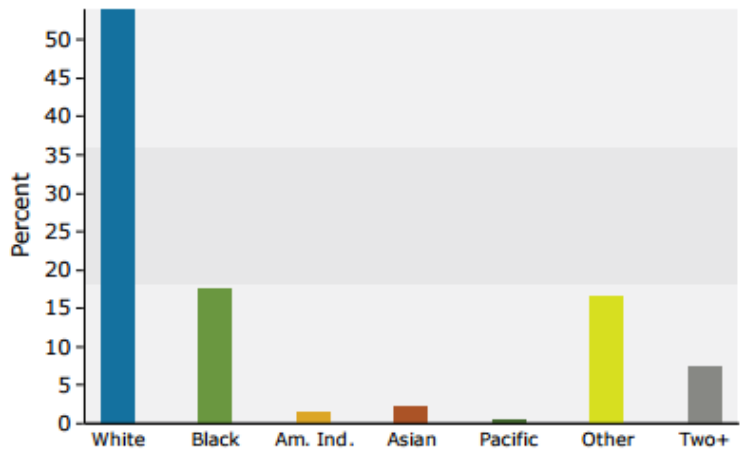
### Population by Age



### 2015 Household Income



### 2015 Population by Race



2015 Percent Hispanic Origin: 36.0%

# Demographics

## 3 Mile

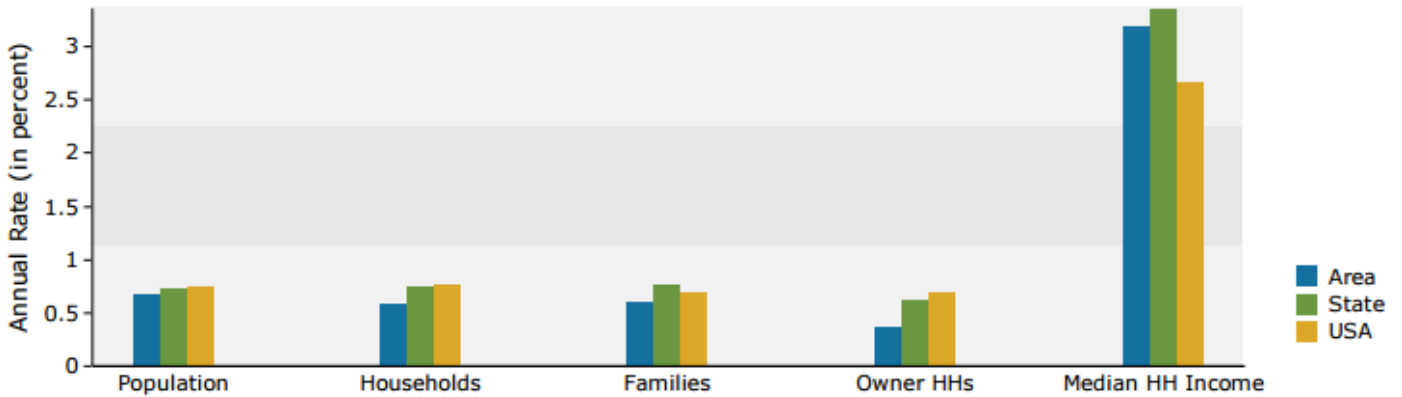
<b>Summary</b>	<b>Census 2010</b>		<b>2015</b>		<b>2020</b>	
Population	38,688		39,795		41,151	
Households	12,924		13,269		13,663	
Families	10,044		10,314		10,626	
Average Household Size	2.98		2.99		3.00	
Owner Occupied Housing Units	8,937		8,831		8,995	
Renter Occupied Housing Units	3,987		4,438		4,668	
Median Age	36.6		37.1		37.7	
<b>Trends: 2015 - 2020 Annual Rate</b>	<b>Area</b>		<b>State</b>		<b>National</b>	
Population	0.67%		0.73%		0.75%	
Households	0.59%		0.74%		0.77%	
Families	0.60%		0.76%		0.69%	
Owner HHS	0.37%		0.61%		0.70%	
Median Household Income	3.19%		3.36%		2.66%	
<b>Households by Income</b>	<b>2015</b>			<b>2020</b>		
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,664	12.5%	1,637	12.0%	1,637	12.0%
\$15,000 - \$24,999	1,428	10.8%	1,094	8.0%	1,094	8.0%
\$25,000 - \$34,999	1,434	10.8%	1,191	8.7%	1,191	8.7%
\$35,000 - \$49,999	1,823	13.7%	1,749	12.8%	1,749	12.8%
\$50,000 - \$74,999	2,161	16.3%	2,155	15.8%	2,155	15.8%
\$75,000 - \$99,999	1,672	12.6%	2,187	16.0%	2,187	16.0%
\$100,000 - \$149,999	2,009	15.1%	2,178	15.9%	2,178	15.9%
\$150,000 - \$199,999	736	5.5%	1,049	7.7%	1,049	7.7%
\$200,000+	343	2.6%	424	3.1%	424	3.1%
Median Household Income	\$52,339			\$61,226		
Average Household Income	\$68,892			\$78,342		
Per Capita Income	\$23,138			\$26,186		
<b>Population by Age</b>	<b>Census 2010</b>		<b>2015</b>		<b>2020</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,561	6.6%	2,580	6.5%	2,667	6.5%
5 - 9	2,771	7.2%	2,637	6.6%	2,708	6.6%
10 - 14	3,213	8.3%	2,917	7.3%	2,924	7.1%
15 - 19	3,518	9.1%	3,036	7.6%	2,841	6.9%
20 - 24	2,501	6.5%	2,964	7.4%	2,367	5.8%
25 - 34	4,147	10.7%	4,929	12.4%	5,693	13.8%
35 - 44	4,373	11.3%	4,102	10.3%	4,725	11.5%
45 - 54	5,620	14.5%	5,145	12.9%	4,504	10.9%
55 - 64	4,597	11.9%	5,139	12.9%	5,338	13.0%
65 - 74	3,059	7.9%	3,705	9.3%	4,361	10.6%
75 - 84	1,726	4.5%	1,937	4.9%	2,206	5.4%
85+	602	1.6%	705	1.8%	816	2.0%
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2015</b>		<b>2020</b>	
	Number	Percent	Number	Percent	Number	Percent
White Alone	26,754	69.2%	26,428	66.4%	26,308	63.9%
Black Alone	3,722	9.6%	3,899	9.8%	4,083	9.9%
American Indian Alone	434	1.1%	460	1.2%	486	1.2%
Asian Alone	1,122	2.9%	1,290	3.2%	1,505	3.7%
Pacific Islander Alone	174	0.4%	191	0.5%	212	0.5%
Some Other Race Alone	4,419	11.4%	5,161	13.0%	5,917	14.4%
Two or More Races	2,062	5.3%	2,366	5.9%	2,639	6.4%
Hispanic Origin (Any Race)	10,683	27.6%	12,457	31.3%	14,572	35.4%



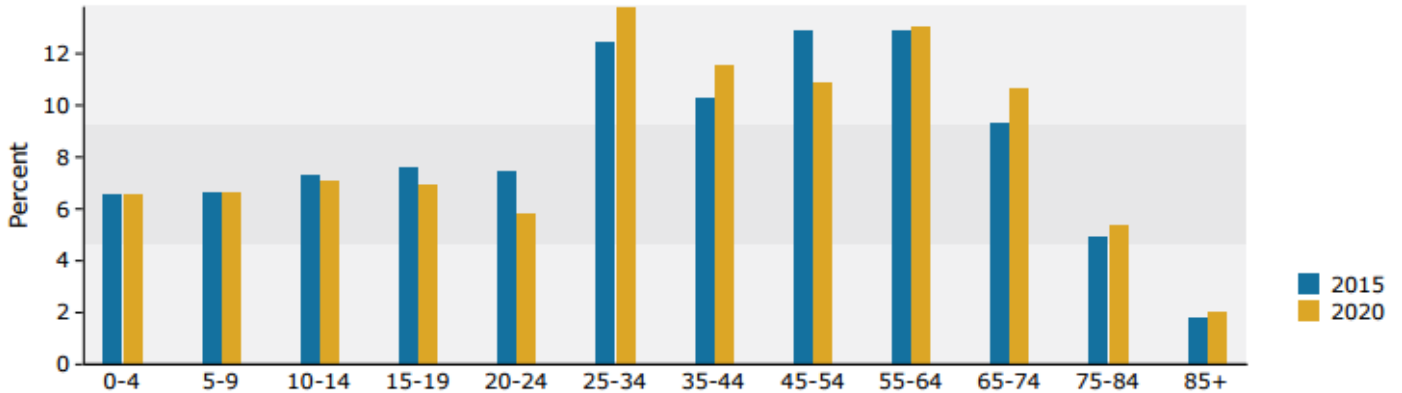
# Demographics

## 3 Mile

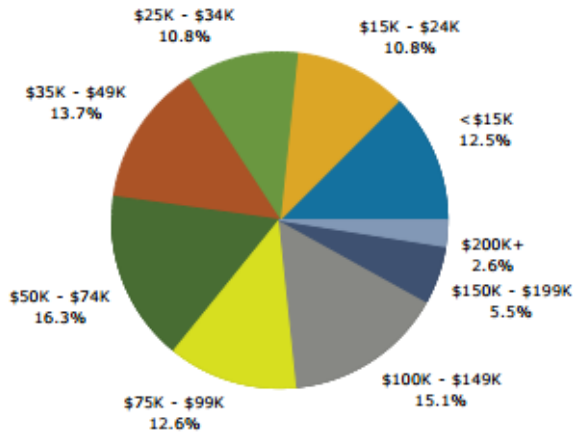
### Trends 2015-2020



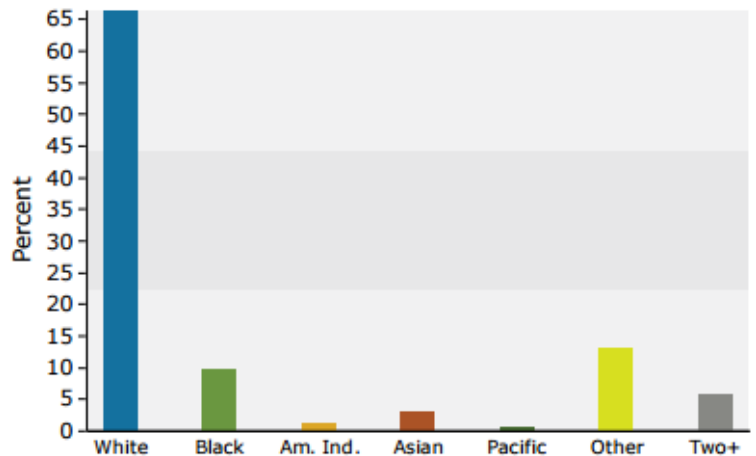
### Population by Age



### 2015 Household Income



### 2015 Population by Race



2015 Percent Hispanic Origin: 31.3%

# Demographics

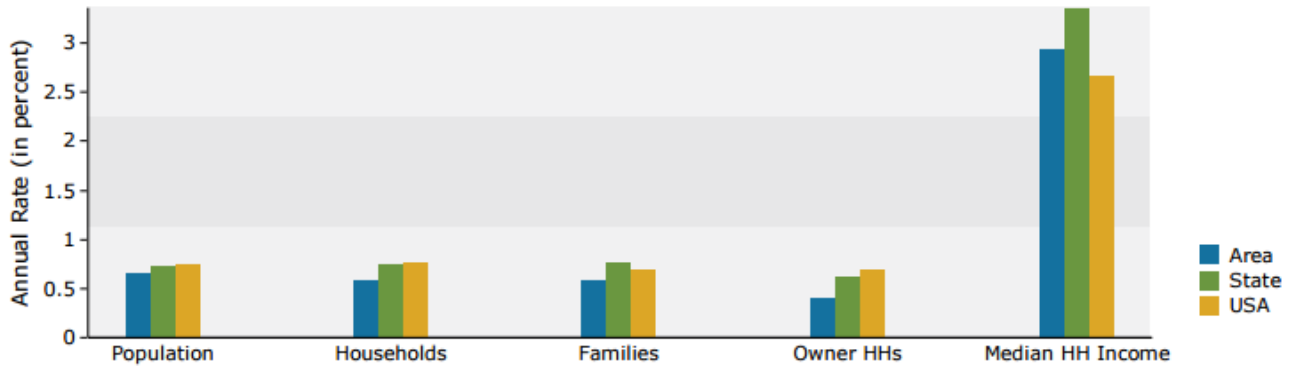
## 5 Mile

Summary	Census 2010	2015	2020			
Population	89,481	91,969	95,045			
Households	29,907	30,606	31,499			
Families	22,597	23,149	23,830			
Average Household Size	2.96	2.98	2.99			
Owner Occupied Housing Units	19,432	19,055	19,444			
Renter Occupied Housing Units	10,475	11,551	12,054			
Median Age	35.0	35.2	36.0			
Trends: 2015 - 2020 Annual Rate	Area	State	National			
Population	0.66%	0.73%	0.75%			
Households	0.58%	0.74%	0.77%			
Families	0.58%	0.76%	0.69%			
Owner HHs	0.40%	0.61%	0.70%			
Median Household Income	2.94%	3.36%	2.66%			
Households by Income	2015		2020			
	Number	Percent	Number	Percent		
<\$15,000	4,678	15.3%	4,649	14.8%		
\$15,000 - \$24,999	3,456	11.3%	2,713	8.6%		
\$25,000 - \$34,999	3,497	11.4%	2,980	9.5%		
\$35,000 - \$49,999	4,959	16.2%	4,796	15.2%		
\$50,000 - \$74,999	5,018	16.4%	5,107	16.2%		
\$75,000 - \$99,999	3,450	11.3%	4,551	14.4%		
\$100,000 - \$149,999	3,621	11.8%	4,123	13.1%		
\$150,000 - \$199,999	1,310	4.3%	1,817	5.8%		
\$200,000+	616	2.0%	761	2.4%		
Median Household Income	\$45,085		\$52,103			
Average Household Income	\$61,485		\$69,852			
Per Capita Income	\$20,610		\$23,291			
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,665	7.4%	6,691	7.3%	6,871	7.2%
5 - 9	6,595	7.4%	6,644	7.2%	6,748	7.1%
10 - 14	7,415	8.3%	6,790	7.4%	7,204	7.6%
15 - 19	8,070	9.0%	7,017	7.6%	6,669	7.0%
20 - 24	5,851	6.5%	6,910	7.5%	5,631	5.9%
25 - 34	10,098	11.3%	11,722	12.7%	13,231	13.9%
35 - 44	10,136	11.3%	9,673	10.5%	10,887	11.5%
45 - 54	12,392	13.8%	11,333	12.3%	10,124	10.7%
55 - 64	9,794	10.9%	10,993	12.0%	11,427	12.0%
65 - 74	6,708	7.5%	7,954	8.6%	9,328	9.8%
75 - 84	4,143	4.6%	4,412	4.8%	4,930	5.2%
85+	1,613	1.8%	1,831	2.0%	1,993	2.1%
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	58,533	65.4%	57,715	62.8%	57,462	60.5%
Black Alone	9,074	10.1%	9,386	10.2%	9,723	10.2%
American Indian Alone	1,072	1.2%	1,127	1.2%	1,181	1.2%
Asian Alone	2,566	2.9%	2,919	3.2%	3,373	3.5%
Pacific Islander Alone	365	0.4%	399	0.4%	437	0.5%
Some Other Race Alone	12,841	14.4%	14,729	16.0%	16,581	17.4%
Two or More Races	5,031	5.6%	5,694	6.2%	6,287	6.6%
Hispanic Origin (Any Race)	29,346	32.8%	33,651	36.6%	38,648	40.7%

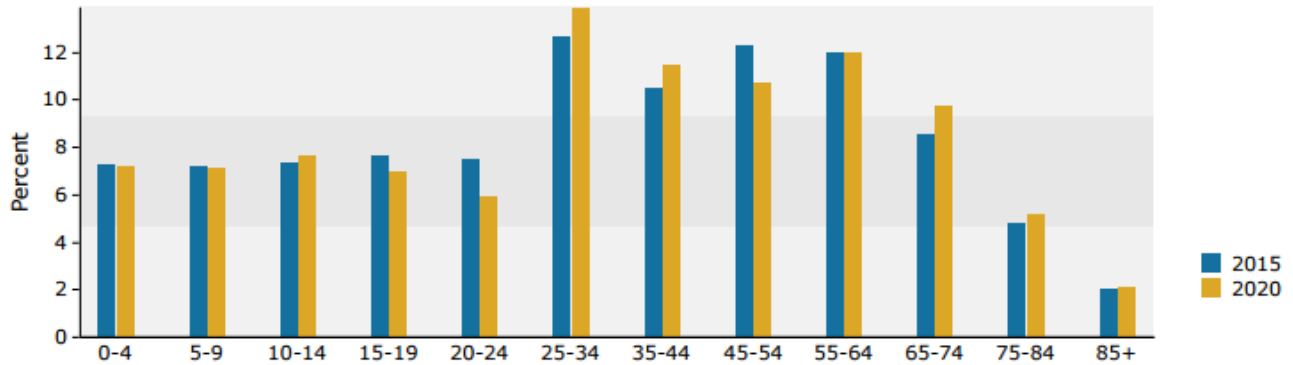
# Demographics

## 5 Mile

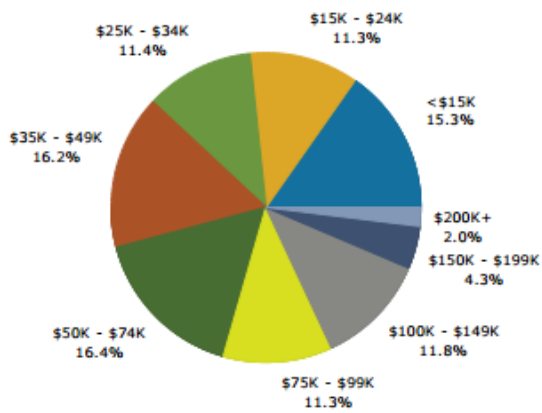
Trends 2015-2020



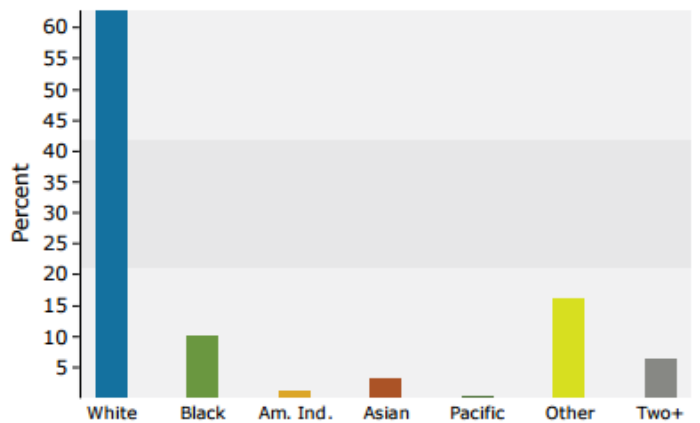
Population by Age



2015 Household Income



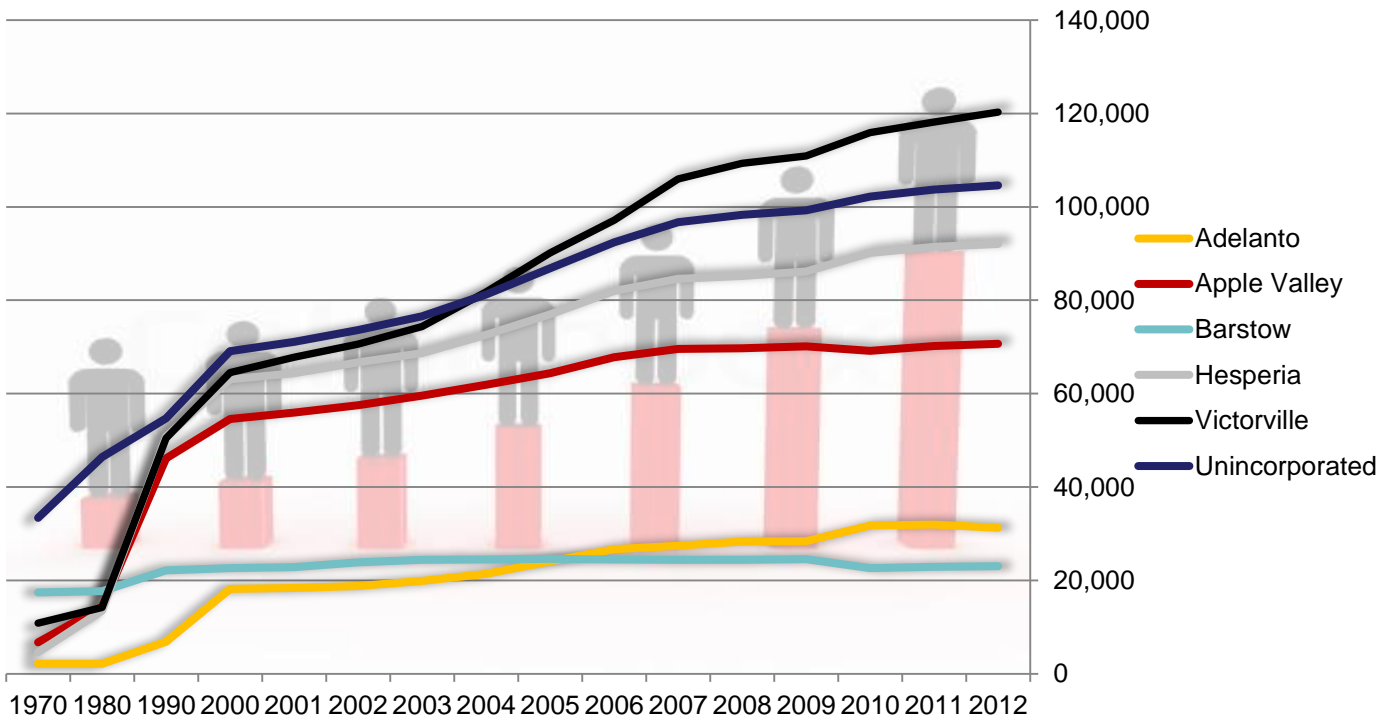
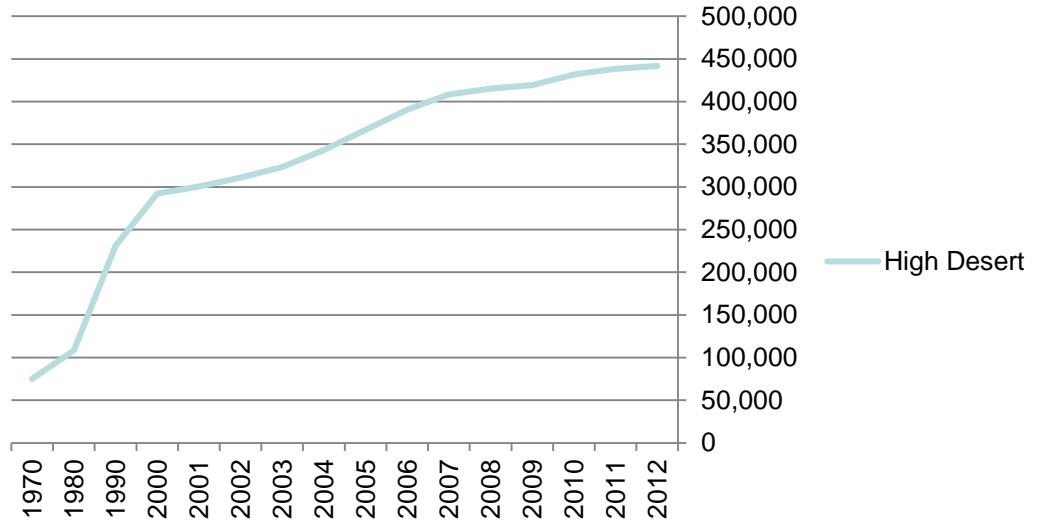
2015 Population by Race





# Population Growth

## High Desert



# Disclaimer

All materials and information received or derived from Coldwell Banker Commercial / Real Estate Solutions (hereinafter collectively "Coldwell Banker Commercial"), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by Coldwell Banker Commercial, its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, develop-ability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Coldwell Banker Commercial, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Coldwell Banker Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating, under contract, and/or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including, obtaining and reading applicable documents and reports, and consulting appropriate independent professionals. Coldwell Banker Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Coldwell Banker Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance.

Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

All properties and services are marketed by Coldwell Banker Commercial in compliance with all applicable fair housing and equal opportunity laws.

Coldwell Banker Commercial / Real Estate Solutions is independently owned and operated by Lamor RES, Inc.



## Coldwell Banker Commercial

### REAL ESTATE SOLUTIONS

15500 West Sand St., 2nd Floor  
Victorville, CA 92392

Phone: (760) 684-8000  
Fax: (760) 243-9700

[www.CBCDESERT.COM](http://www.CBCDESERT.COM)  
[www.CBCWORLDWIDE.COM](http://www.CBCWORLDWIDE.COM)

**Jason Lamoreaux**  
**President/Broker**

CA LIC#01461062  
JL@CBCdesert.com  
Office: 760-684-8000 X113  
Fax: 760-243-9700