



ECONOMIC DATA

SALE PRICE: \$1,200,000
LEASE RATE: \$9,000 per month (NNN)

PROPERTY INFORMATION

COUNTY: San Bernardino

BUILDING DATA

TOTAL BUILDING SF: 17,720 SF

LISTING DATA

AVAILABLE SF: 17,720 SF

PROPERTY OVERVIEW

This unique service commercial property features a 17,720 sq ft structure which fronts Highway 18 and is situated on the corner lot of Hwy 18 and Quinault located in the Town of Apple Valley. The property is situated on 3.11 acres and is fully fenced and asphalted. The 2 additional indoor/ outdoor structures serve as great canopy storage for construction equipment, travel trailers etc. The property features 400 amps of power, central heating and air and the main runs on natural gas. The property is zoned commercial. However, the location would best be suited for construction type users and or outside storage users. This unique opportunity serves as a rare find within the High Desert due to the ample outside yard storage. The property is within close approximately to the Town's up and coming industrial corridor. The industrial corridor features users such as the Walmart distribution center and is currently under construction on a 50,000 sq ft distribution facility for Big Lots. The property features tons of potential and a motivated ownership.

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

RETAIL FOR SALE/LEASE

22092 HIGHWAY 18

Apple Valley, CA 92307

SALE HIGHLIGHTS

- - Main building 17,770 sq ft
- - 2 outdoor/indoor storage coverings
- - 3.11 acres
- - Fully fenced
- - Fully asphalted
- - 400 amp 3 phase
- - Frontage on Hwy 18
- - Corner lot for convenient ingress/ egress



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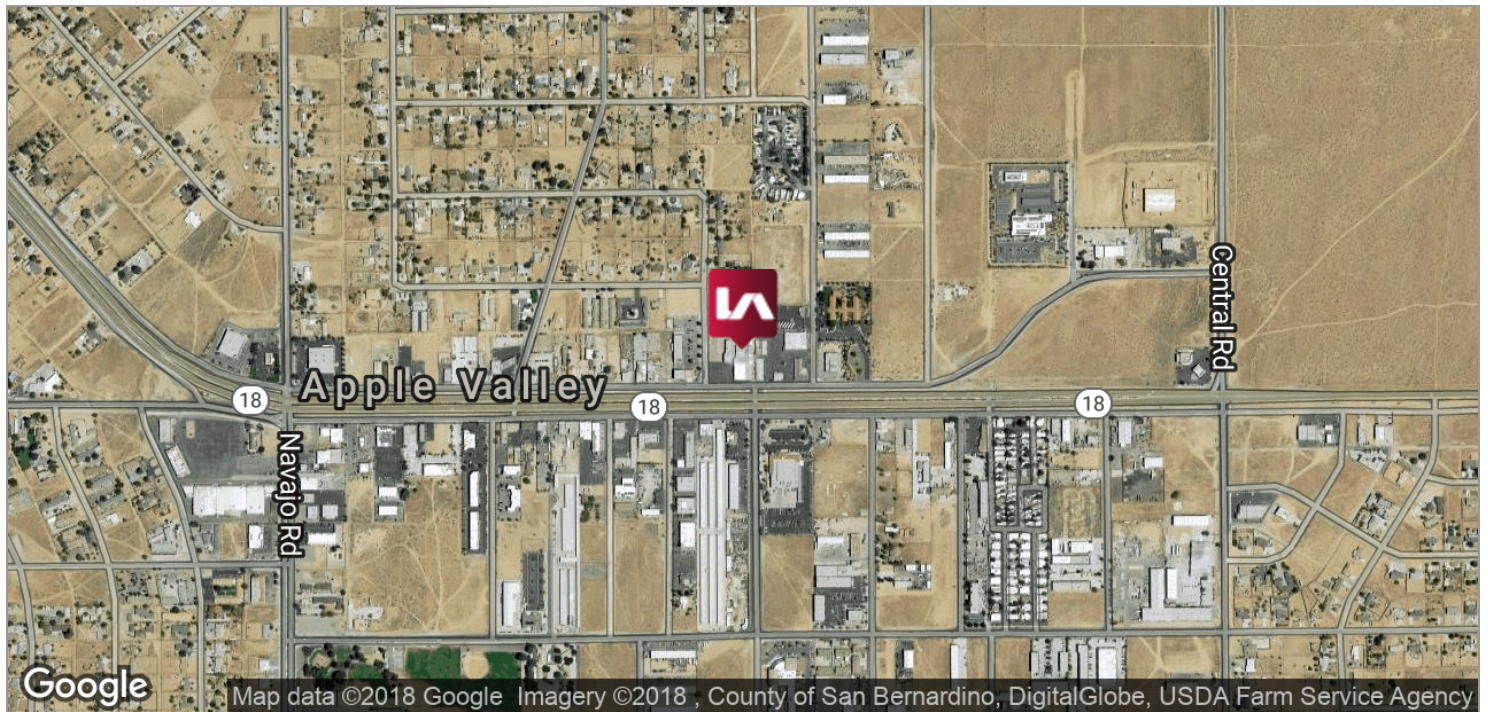


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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	3,534	68,117	182,931
Median age	31.4	34.5	33.8
Median age (Male)	32.3	34.1	33.3
Median age (Female)	30.4	35.2	34.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,131	22,130	58,990
# of persons per HH	3.1	3.1	3.1
Average HH income	\$47,568	\$62,168	\$60,094
Average house value	\$195,001	\$228,866	\$258,678

* Demographic data derived from 2010 US Census

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LEASE TYPE | NNN **TOTAL SPACE** | 17,720 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$9,000 per month

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Main Building	Available	17,720 SF	NNN	\$9,000 per month

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