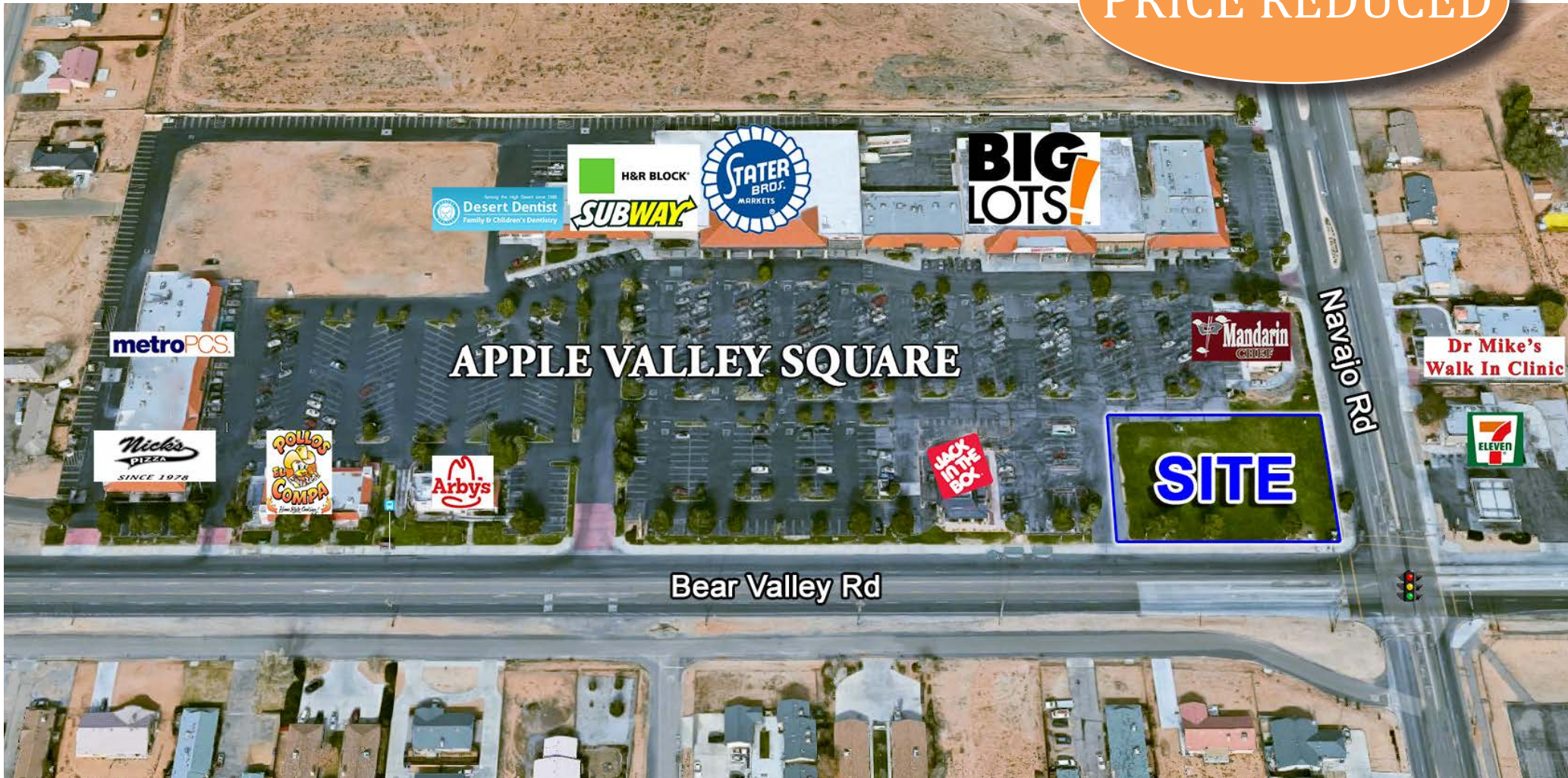


PRICE REDUCED





### Corporate Office

12180 Ridgecrest Road, Suite 232

Victorville, CA 92395

PH. 760.983.2383 FAX 760.983.2433

[WWW.KURSCHGROUP.COM](http://WWW.KURSCHGROUP.COM)

Corporate BRE: 01896143

### Broker Contact

Ryan Travis

Executive Vice President

760.983.2594

[RTravis@KurschGroup.com](mailto:RTravis@KurschGroup.com)

BRE #01358790

Tony Scafidi

Associate

760.983.2598

[TScafidi@KurschGroup.com](mailto:TScafidi@KurschGroup.com)

BRE #01887228

The information contained in the following marketing document is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kursch Group and should not be made available to any other person or entity without the written consent of Kursch Group. This marketing brochure has been prepared to provide summary, unverified information to prospective buyers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kursch Group has not made any investigation and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, or the compliance with State and Federal Regulations.

The information contained in this marketing document has been obtained from sources we believe to be reliable; however, Kursch Group has not verified and will not verify, any of the information contained herein, nor has Kursch Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein and have satisfied themselves to anything that may affect the site prior to consummating a transaction.

**ADDRESS**

21680 Bear Valley Road, Apple Valley, CA

**ASSESSOR'S PARCEL NUMBER**

3087-491-09

**PROPERTY OVERVIEW**

The subject property provides an opportunity for pad development on a front corner within a grocery anchored center.

**LOCATION**

This parcel is located on the primary east-west arterial of the High Desert: Bear Valley Road, at the northwest corner of the intersection with Navajo Road.

**MUNICIPALITY**

City of Apple Valley  
County of San Bernardino

**ZONING**

C-G (General Commercial)

**LOT SIZE**

0.91 Acres (39,617 Sq. Ft.)

**TOPOGRAPHY**

Flat, Street Level

**FRONTAGE**

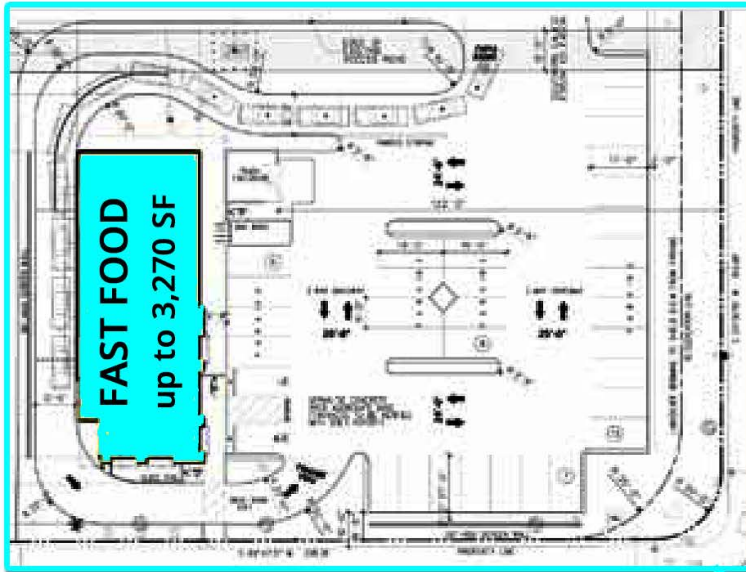
Paved, Bear Valley Road  
Paved, Navajo Road  
Signalized Intersection

**UTILITIES**

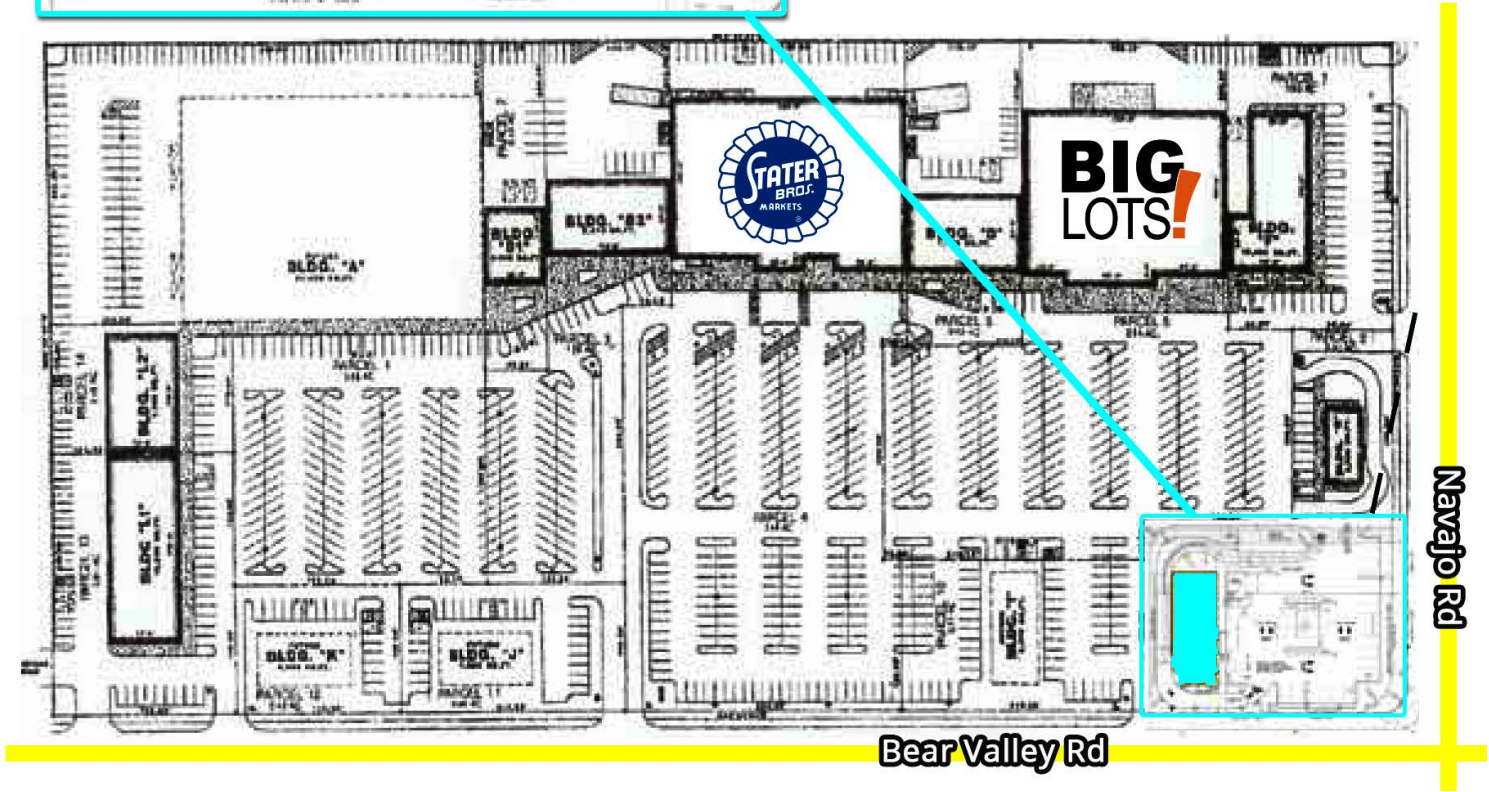
Electric	Southern California Edison
Gas	Southwest Gas Company
Sewer	City of Apple Valley
Water	Golden State Water

**ASKING PRICE**

\$675,000 Sale  
\$69,900 Annual Ground Lease



As a freestanding corner pad, there are countless soft goods retailers and other quick service restaurants (QSRs) that would comply. Tire and Lube retailers like O'Reilly's Auto Parts or Jiffy Rapid Lube may also blend well within this center. Medical may be another use that could benefit the surrounding population, like dentists or family clinics. The immediate area is under-served and opportunity awaits.





Ground View looking east towards the corner of Bear Valley Rd & Navajo Rd. The intersection includes the subject site, 7 Eleven gas station, and the Apple Valley High School (±2,000 Students) & Newton T Bass Stadium are southeast of the site.



Ground View looking west towards Apple Valley Square, the subject parcel sits at the Southeast corner of the center. Anchored by Stater Bros. and Big Lots.



Apple Valley Square is located at the northwest corner of Bear Valley & Navajo Roads where daily traffic volumes at the signalized intersection exceed 50,000 ADT. Opposite this shopping center is the Newton T. Bass Stadium and Apple Valley High School with an enrollment exceeding 2,200 students, the most populated high school in the town.

North of Apple Valley Square are two churches that add to the gathered total of exposure to this center including nights and weekends. The subject site gains extensive exposure to both local and visiting students, parents, sports fans and church members in addition to local area residential traffic.

# 1-3-5 MILE RADIUS MAP



# 1, 3, 5 MILES RADIUS DEMOGRAPHICS

The High Desert Market is located 90 miles northeast of Los Angeles and encompasses the cities of Adelanto, Apple Valley, Barstow, Hesperia, Victorville and surrounding unincorporated areas of San Bernardino County. The regional population exceeds 443,000, nearly doubling from census data of 2000 to 2010. In fact, the city of Victorville was ranked the 6th fastest growing city in the United States for 2006!

Interstate 15 bisects the region and Highway 395, Highway 18, Highway 138, Route 66 and Highway 58 all converge here. BNSF Railway runs throughout most of the high desert cities, hauling massive volumes of imported goods from the Ports of LA and Long Beach to the rest of the country.

POPULATION	2017	2022
1 MILE	6,378	6,674
3 MILES	36,469	37,987
5 MILES	77,964	81,303

HOUSEHOLDS	2017	2022
1 MILE	1,961	2,041
3 MILES	11,808	12,249
5 MILES	26,382	27,448

MEDIAN AGE	2017	2022
1 MILE	31.6	32.2
3 MILES	34.6	34.9
5 MILES	37.8	38.1

AVERAGE HH INCOME	2017	2022
1 MILE	\$51,606	\$55,967
3 MILES	\$66,573	\$74,188
5 MILES	\$71,942	\$80,119

Source: stdb.com ESRI forecasts for 2017 and 2022





## APPLE VALLEY

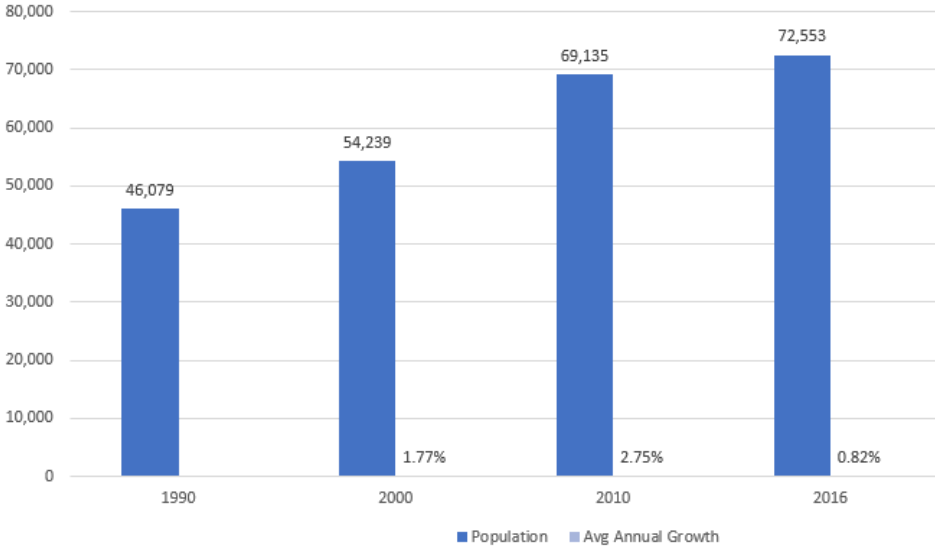
**COUNTY:** SAN BERNARDINO  
**TOTAL AREA:** ±74.77 SQUARE MILES  
**INCORPORATED:** NOVEMBER 14, 1988  
**MAYOR:** SCOTT NASSIF  
**MAYOR PRO TEM:** ART BISHOP  
**WEBSITE:** WWW.APPLEVALLEY.ORG



Town of Apple Valley

2016 POPULATION **72,553**

AVERAGE ANNUAL GROWTH (1990-2016): **1.78%**



### CLIMATE

Apple Valley is in the High Desert region of Southern California where humidity is low and sunshine is plentiful.

**AVG JANUARY LOW TEMP:** 31 F  
**AVG JULY HIGH TEMP:** 98 F  
**AVG ANNUAL RAIN FALL:** 6 in.  
**ELEVATION:** 2,942 ft.

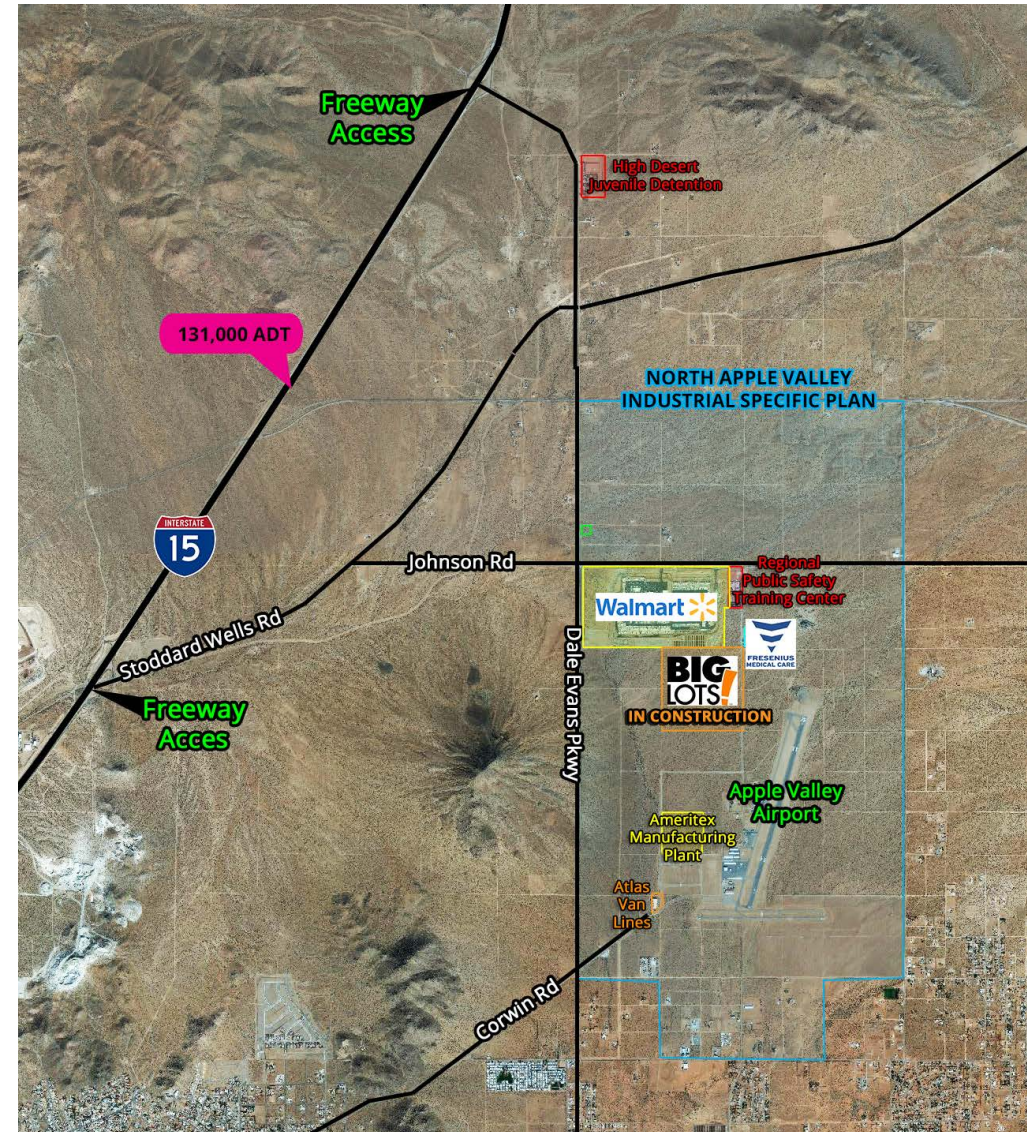
Source: [http://www.bestplaces.net/climate/city/california/apple\\_valley](http://www.bestplaces.net/climate/city/california/apple_valley)

Source: [https://en.wikipedia.org/wiki/Apple\\_Valley,\\_California](https://en.wikipedia.org/wiki/Apple_Valley,_California)

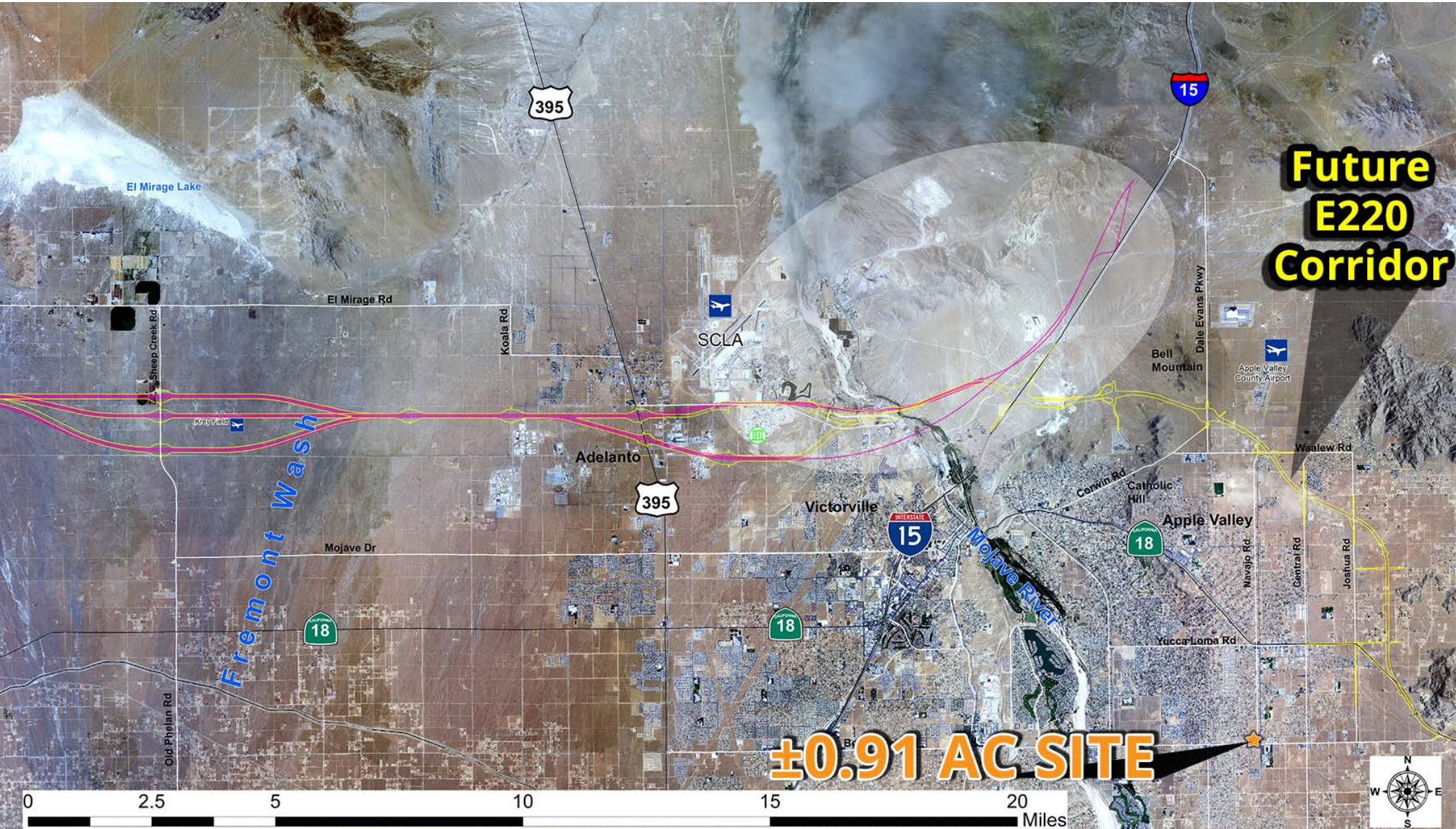


Big Lots Distribution Center closed on a land deal, December 2017, in the Town of Apple Valley to develop a brand new ±1.4 million Sq. Ft. facility. Grading and development is already in full swing. The project is estimated to bring up to 500 new jobs to the region.

The North Apple Valley Industrial Specific Plan is already home to Walmart's ±1.3 million Sq. Ft. distribution center, Fresenius Medical Manufacturer and Atlas Vans. Easy, nearby access to Interstate 15, abundant vacant land and a welcoming pro-development city makes this area a logical choice for future logistics & manufacturing development.



# REGIONAL GROWTH HIGHLIGHTS



**Future  
E220  
Corridor**

**±0.91 AC SITE**

The E-220 High Desert Corridor (indicated in yellow on the map) is a proposed project for construction of a new multi-modal link between SR-14 in LA County and SR-18 in San Bernardino County. This project would connect some of the fastest growing residential, commercial and industrial areas in Southern California, including the cities of Palmdale, Lancaster, Adelanto, Victorville and Apple Valley. XpressWest is a proposed high-speed rail project that would provide rapid connection for travelers between Los Angeles and Las Vegas. The suggested route (indicated in pink on the map) would run the length of the future E220 High Desert Corridor, with a station in Victorville.