

RESTAURANT FOR LEASE ±5,150 SQUARE FEET

NWC Bear Valley Rd & Apple Valley Rd

19250 BEAR VALLEY ROAD | APPLE VALLEY | CA

RETAIL

**THE MOST DYNAMIC INTERSECTION
IN THE HIGH DESERT**



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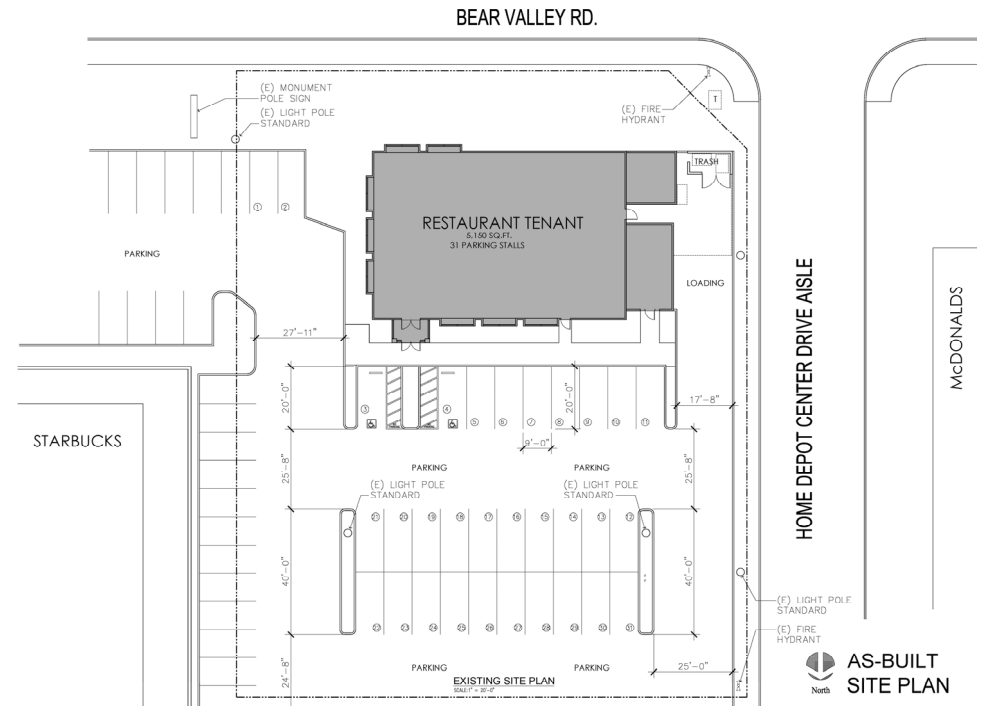
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PROPERTY INFO

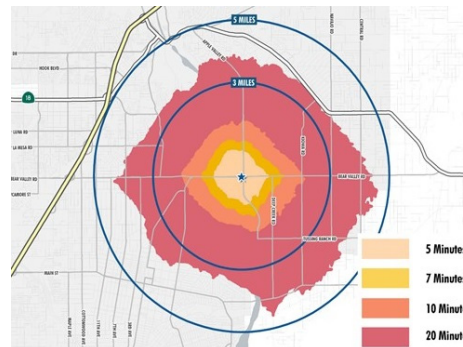
- + ±5,150 sq. ft. Restaurant for lease at the most dynamic intersection in the entire High Desert
- + Opportunity to locate in the leading trade area in the High Desert
- + Excellent location for single tenant restaurant, pad users, or financial institution
- + Situated at Bear Valley Rd & Apple Valley Rd, the site capitalizes on traffic counts of close to 85,000 cars per day
- + The immediate trade area consists of over 1.5 million square feet of retail shopping and services, with major retailers including: Target, WinCo, Home Depot, Lowe's, 24 Hour Fitness, Bed, Bath & Beyond, and many more

EXISTING SINGLE TENANT RESTAURANT SITE PLAN



2017 Drive Time Demographics

	5 Minutes	10 Minutes	15 Minutes
Population	20,669	103,445	202,016
Avg HH Income	\$75,921	\$70,717	\$65,403
Avg HH Size	2.69	3.03	3/11
Daytime Population	20,451	96,145	194,432



Traffic Counts (2015)

Bear Valley Rd at Apple Valley Rd 84,885

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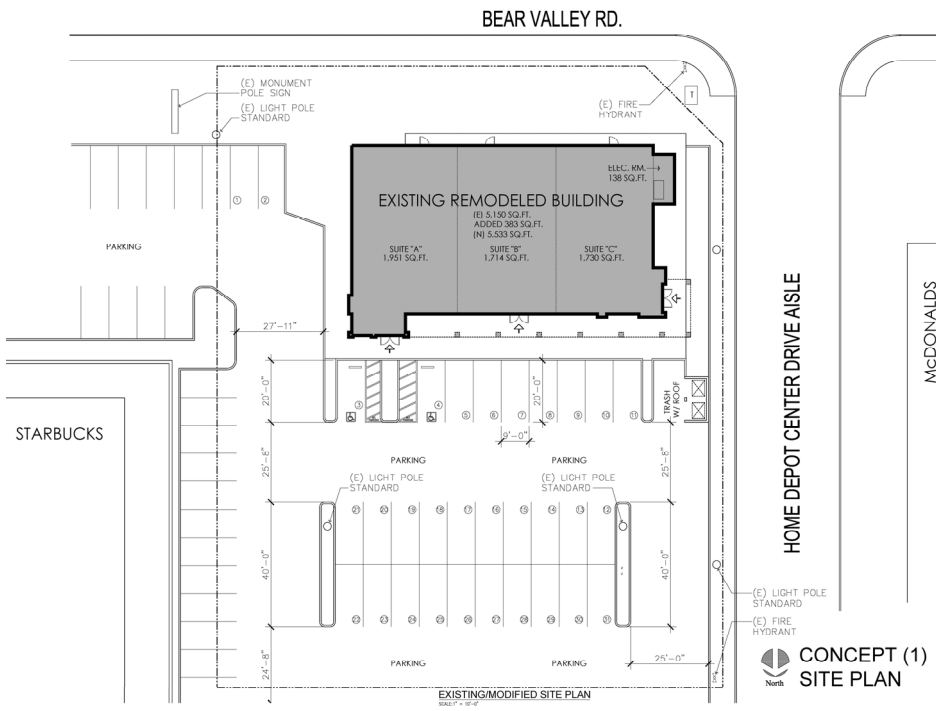
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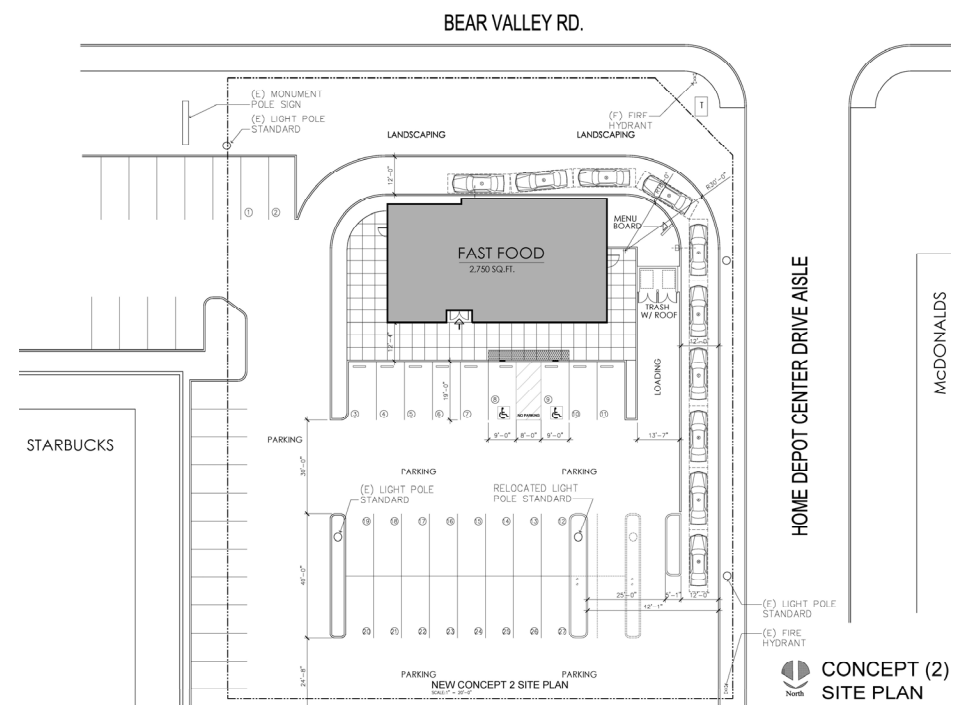
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MULTI-TENANT PLAN *Proposed



DRIVE THRU PLAN *Proposed



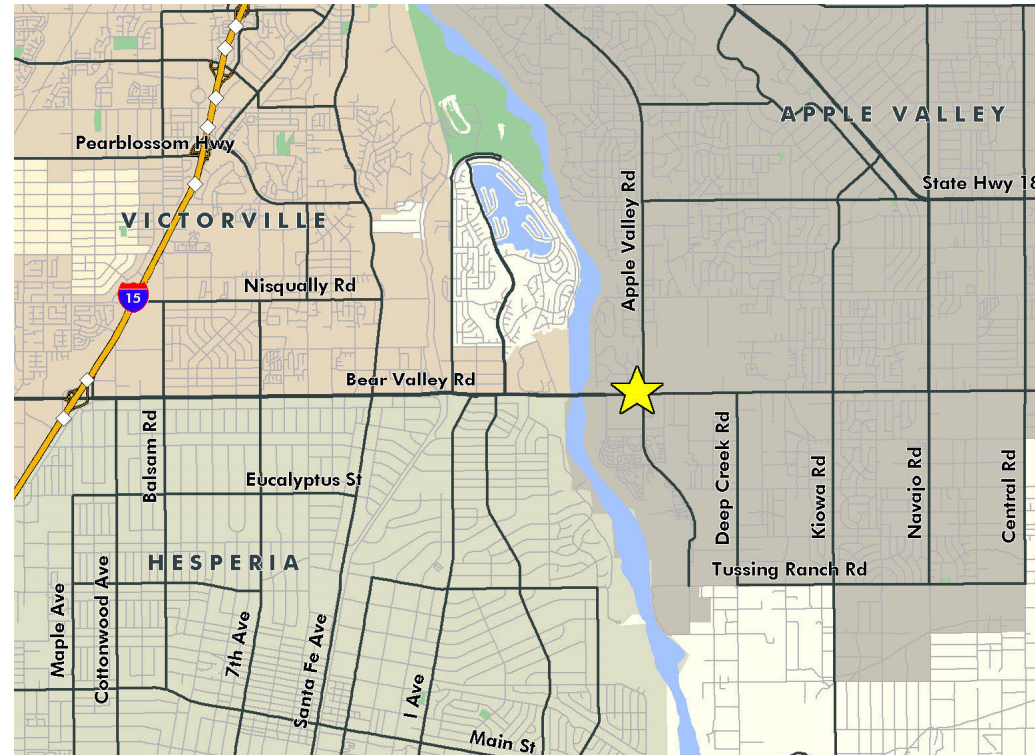
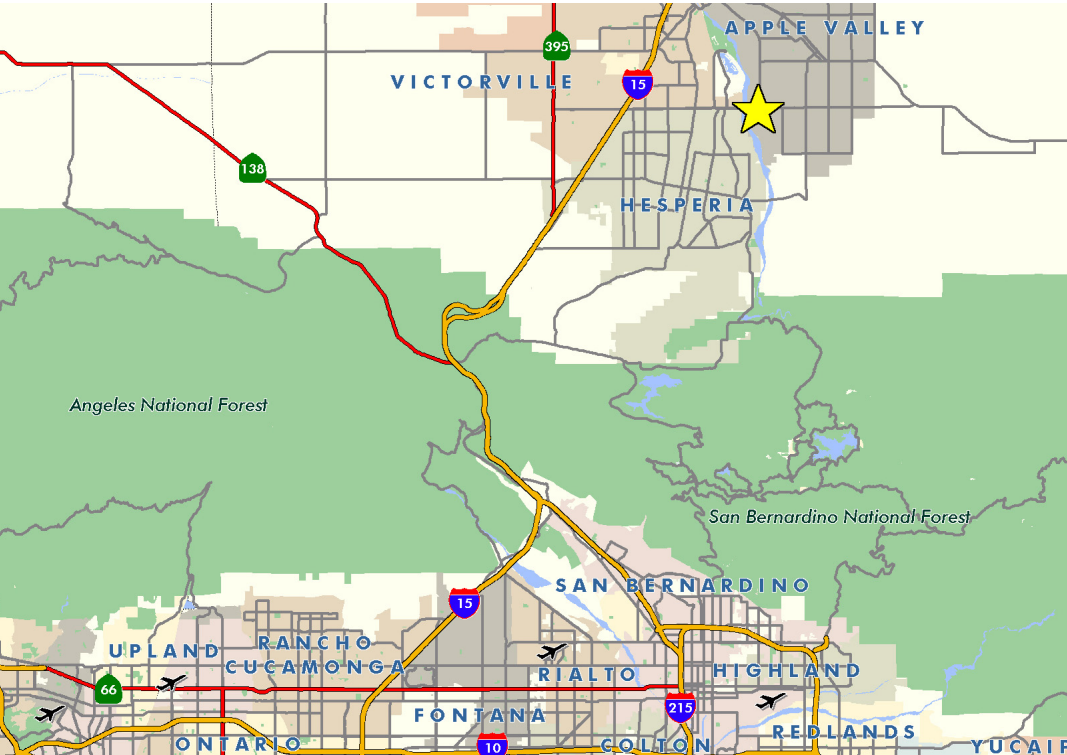
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LOCATOR MAPS



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