



# NICO PLAZA

APPLE VALLEY, CA

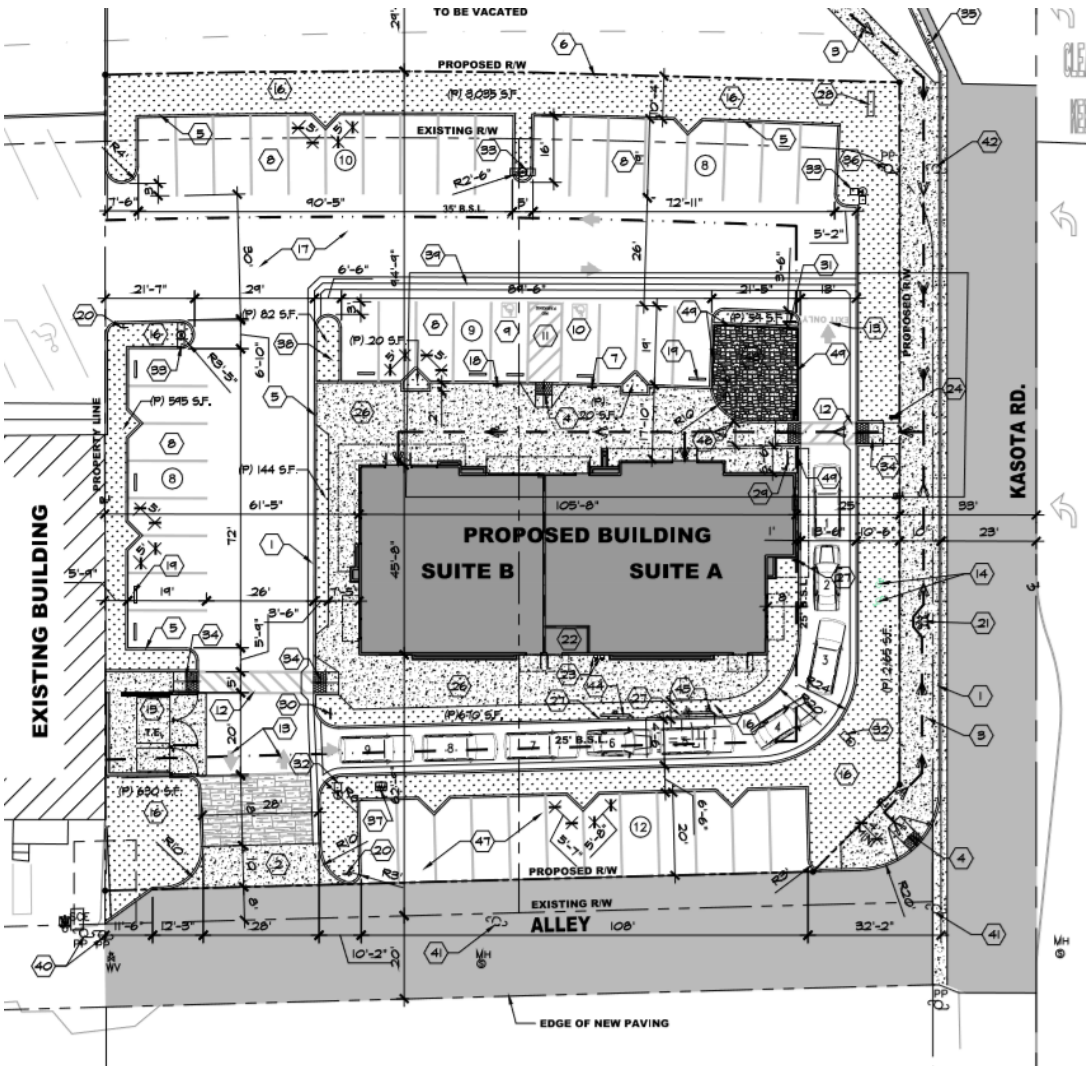


18195 US HIGHWAY 18  
APPLE VALLEY, CA 92307

**AVAILABLE**  
2,000 SF Restaurant / Retail Space



# NICO PLAZA



## Property Details

**AVAILABLE  
Suite B**

**SQ FT:** 2,000 SF

**USE:** Restaurant / Retail Space

**CO-TENANT:** Starbucks

**DELIVERY DATE:** Expected Winter 2019

**LOCATION:** 18155 - 18195 Highway 18  
Apple Valley, CA 92307

**PARCEL NO:** 473-112-10 & 473-112-11

**SITE AREA:** 35,990 SF (0.826 Acres)

**BUILDING:** 4,576 SF

**ZONING:** CG, General Commercial



# NICO PLAZA

## Nearby Businesses





# NICO PLAZA

## Aerial





## NICO PLAZA

### Medical Corridor



### Victor Valley Medical Center

- 1.9 miles distance from subject property
- 101 hospital beds
- 10 operating rooms
- 250 procedures per month
- 150 patients per day on average
- 220 affiliated physicians



### St. Mary Medical Center

- .01 mile from subject property
- 212 hospital beds
- Newly built 12,500 SF Urgent Care
- 11 operating rooms
- 250 procedures per month
- 300 E.R. patients per day
- 400 affiliated physicians
- 1,800 employees (2nd largest employer in Apple Valley)
- Most productive Hospital in the High Desert (81,000 visitors in 2017)



# NICO PLAZA





# NICO PLAZA





NICO PLAZA

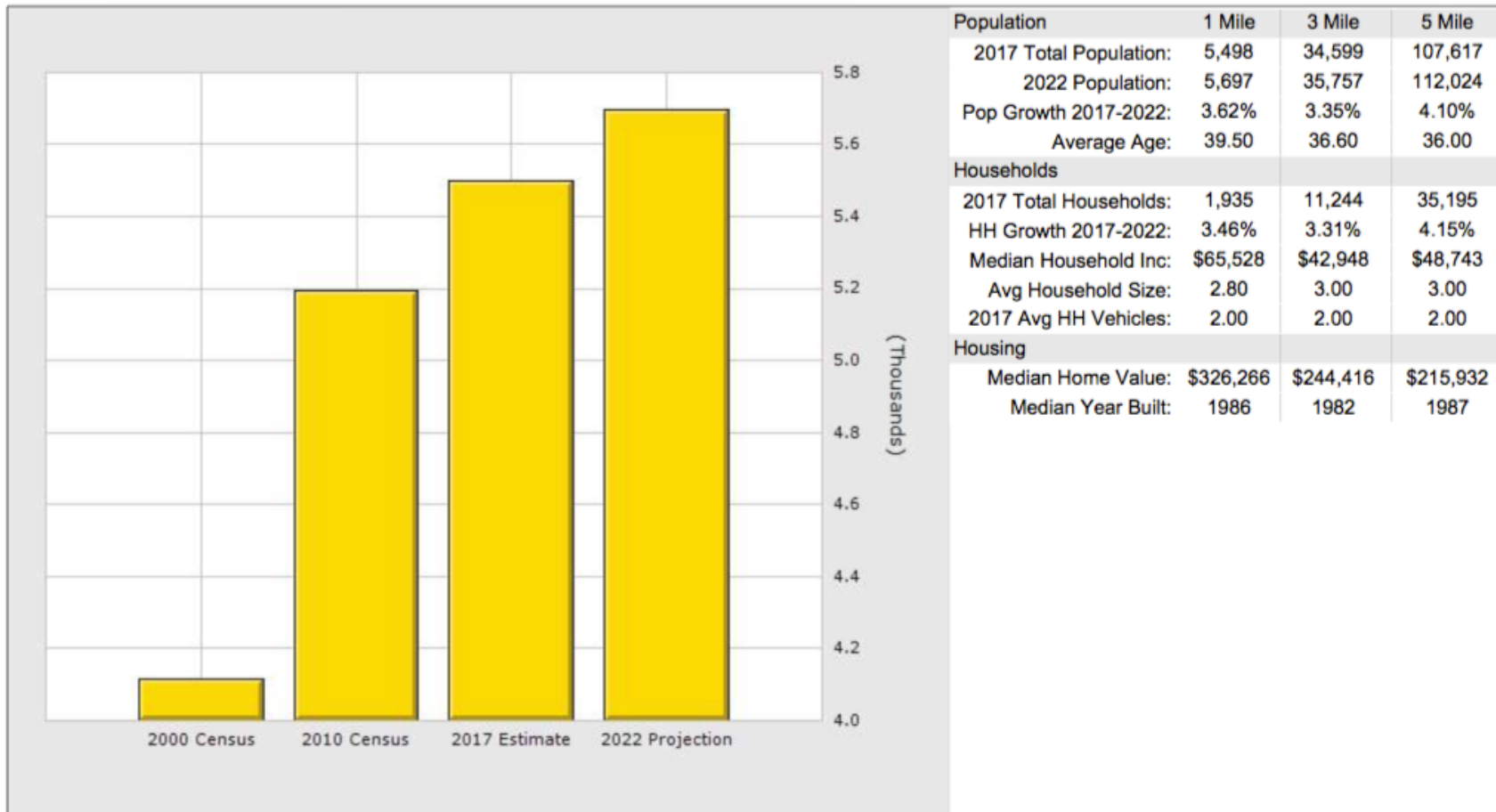
# Demographics

Apple Valley, CA

## Population - 1 Mi Radius

### Population for 1 Mile Radius

18155-18195 Outer Hwy 18, Apple Valley, CA 92307



	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2017 Total Population:	5,498	34,599	107,617
2022 Population:	5,697	35,757	112,024
Pop Growth 2017-2022:	3.62%	3.35%	4.10%
Average Age:	39.50	36.60	36.00
<b>Households</b>			
2017 Total Households:	1,935	11,244	35,195
HH Growth 2017-2022:	3.46%	3.31%	4.15%
Median Household Inc:	\$65,528	\$42,948	\$48,743
Avg Household Size:	2.80	3.00	3.00
2017 Avg HH Vehicles:	2.00	2.00	2.00
<b>Housing</b>			
Median Home Value:	\$326,266	\$244,416	\$215,932
Median Year Built:	1986	1982	1987



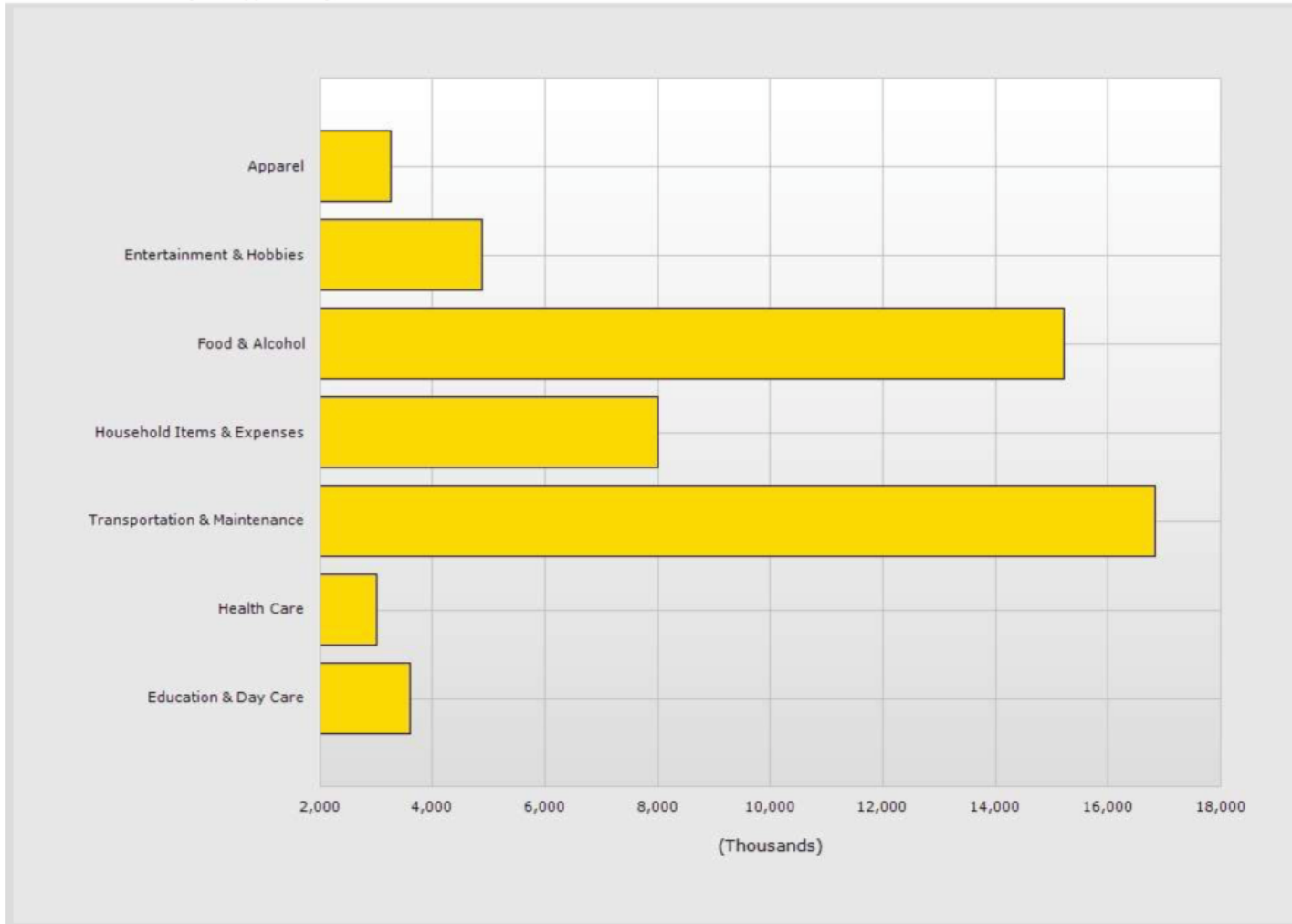


# NICO PLAZA

## Consumer Spending Totals - 1 Mi Radius

### Consumer Spending Totals for 1 Mile Radius

18155-18195 Outer Hwy 18, Apple Valley, CA 92307





## NICO PLAZA

### Demographics & Traffic

**AVG DAILY TRAFFIC:** 33,019 Traffic Volume (Happy Trails Hwy & Kasota Rd)

**AVG DAILY TRAFFIC:** 29,797 (State 18 Hwy)

**AVG HOUSEHOLD INCOME:** \$85,554 (2017 Average - 1 Mi. Radius)

- Two hospitals within 2 mi radius
- Two surgery centers within 1 mi radius
- Over 95 medical clinics & offices within 0.5 mi radius
- 100,000 SF of new office opened or approved in medical corridor
- Morning and lunch time food segment in the corridor is largely underserved



NICO PLAZA

# CONTACT

**Ash Pathi**

**ash@indra.la**

**(310) 570-2380**

4470 W. SUNSET BLVD #302

LOS ANGELES, CA 90027



**I N D R A**  
—  
& C O M P A N Y