

Approved/Entitled Development - Sprouts Anchored



Near Bear Valley Rd & Apple Valley Rd | Apple Valley, CA 92308



*North Elevation ~ Rendering



DESCRIPTION

- ±2,000 SF up to ±5,060 SF ground lease / build-to-suit with fully entitled drive thru opportunity
- ±2,500 SF ground lease pad with fully entitled drive thru plus patio opportunity
- Strategically located to serve the community
- Opportunity to located near a top tier intersection and capitalize on nearly 85k vehicles per day
- Synergize with over 1.5M square feet of existing retail shopping and services
- Major retailers include: Target, Winco, Home Depot, Lowe's 24HR Fitness, Stater Bros., 99 Cents Only and many more

TRAFFIC COUNTS

| | |
|-----------------|---------------------|
| Bear Valley Rd | 35,531 cars per day |
| Apple Valley Rd | 12,975 cars per day |

Source: Costar

2023 DEMOGRAPHICS

| | 2 Mile | 3 Miles | 5 Miles |
|----------------------|----------|-----------|----------|
| Population | 20,241 | 52,151 | 133,389 |
| Avg Household Income | \$99,896 | \$103,365 | \$88,159 |
| Daytime Population | 4,846 | 11,355 | 28,220 |

Source: Esri

CONTACT

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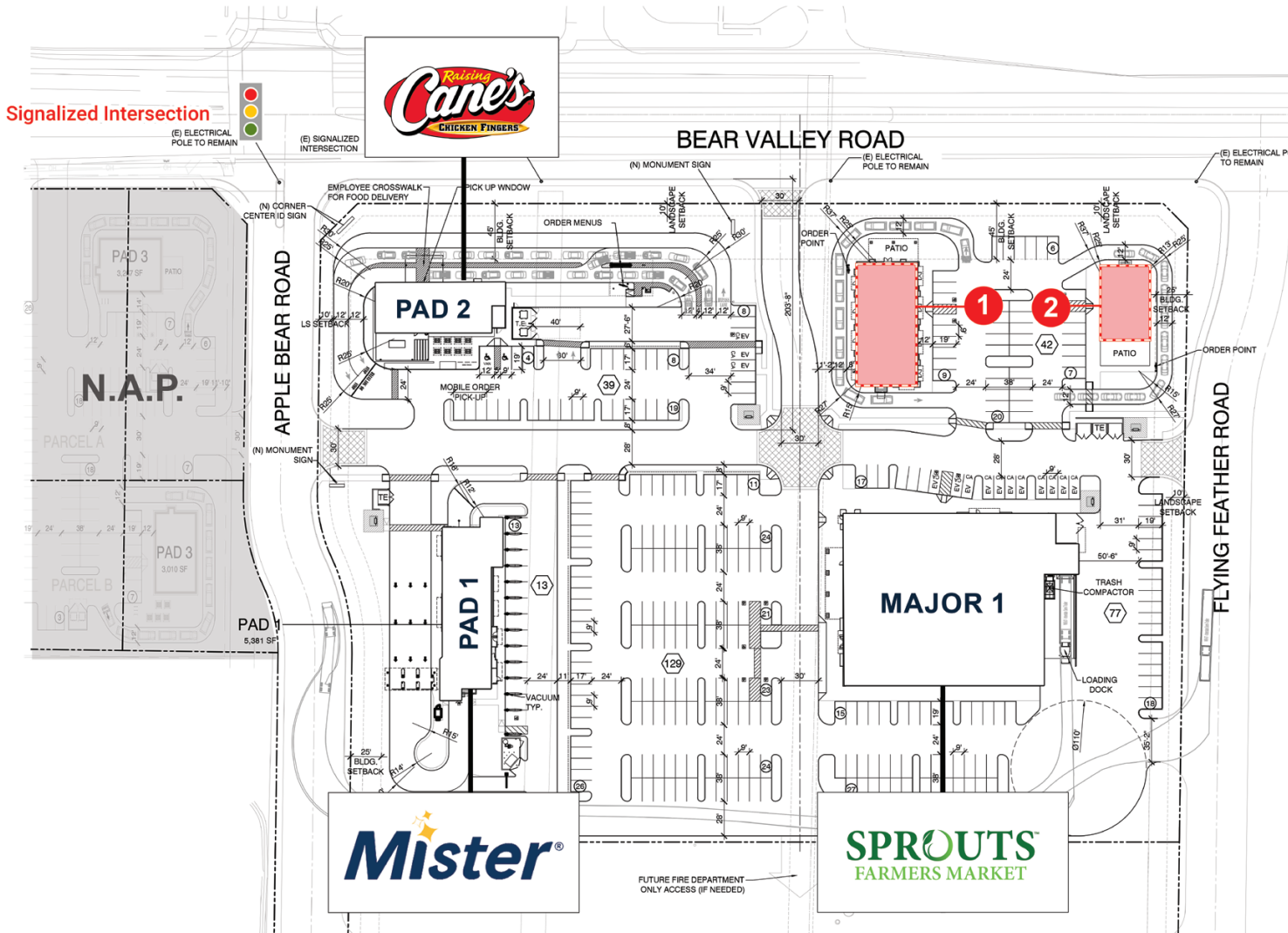
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- 1 Shops 1: ±2,000 up to ±5,060 SF ground lease / build-to-suit with fully entitled drive thru
- 2 Pad 3: ±2,500 SF ground lease pad with fully entitled drive thru plus patio



APPLE BEAR

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