

# BEAR VALLEY EAST COMMERCIAL CORRIDOR



## Location. Location. Location.

Bear Valley Road serves as the region's most traveled arterial, offering access to a wide array of retail, entertainment, residential, and recreational amenities. It provides direct access to Interstate 15 as well as State Route Highway 18 to the east, leading to Lucerne Valley, Big Bear and Lake Arrowhead.

Within Apple Valley, the Bear Valley Road East Corridor is a 3-mile stretch located between Deep Creek Road to the west and Central Road to the east.

Apple Valley High School sits at the southeast corner of Bear Valley and Navajo Roads.

35,048 ADT at Bear Valley and Deep Creek Roads

29,212 ADT at Bear Valley and Navajo Roads

18,267 ADT at Bear Valley and Central Roads

## H Available Commercial Sites

Bear Valley Marketplace is a two-story, 41,216 square foot retail and office development located on the south side of Bear Valley Road, just west of **K-Mart and Food 4 Less**. This approved project is immediately available for purchase or lease.

Two commercially-zoned sites, 16.68- and 13-acres, front Bear Valley Road and are available for development between Kiowa and Deep Creek Roads.

## 14 Apple Valley Square

This vibrant existing center was recently approved for a 57,400 square foot additional retail pad at the northwest corner of Navajo Road and Bear Valley Road. Existing tenants include **Stater Bros.**, Big Lots, Marcellino's Restaurant, Subway and Nick's Pizza.

In addition, a 5,500 square foot, hard-corner pad is available for lease at the northwest corner of the intersection.

## 15 Apple Valley Plaza

Located at the southwest corner of Bear Valley and Central Roads this project is anchored by a **recently opened state-of-the-art, 14-screen Ultra Star Cinema**. A limited number of pads are available for lease or purchase, with build-to-suit options.



Get a Slice of the Apple.

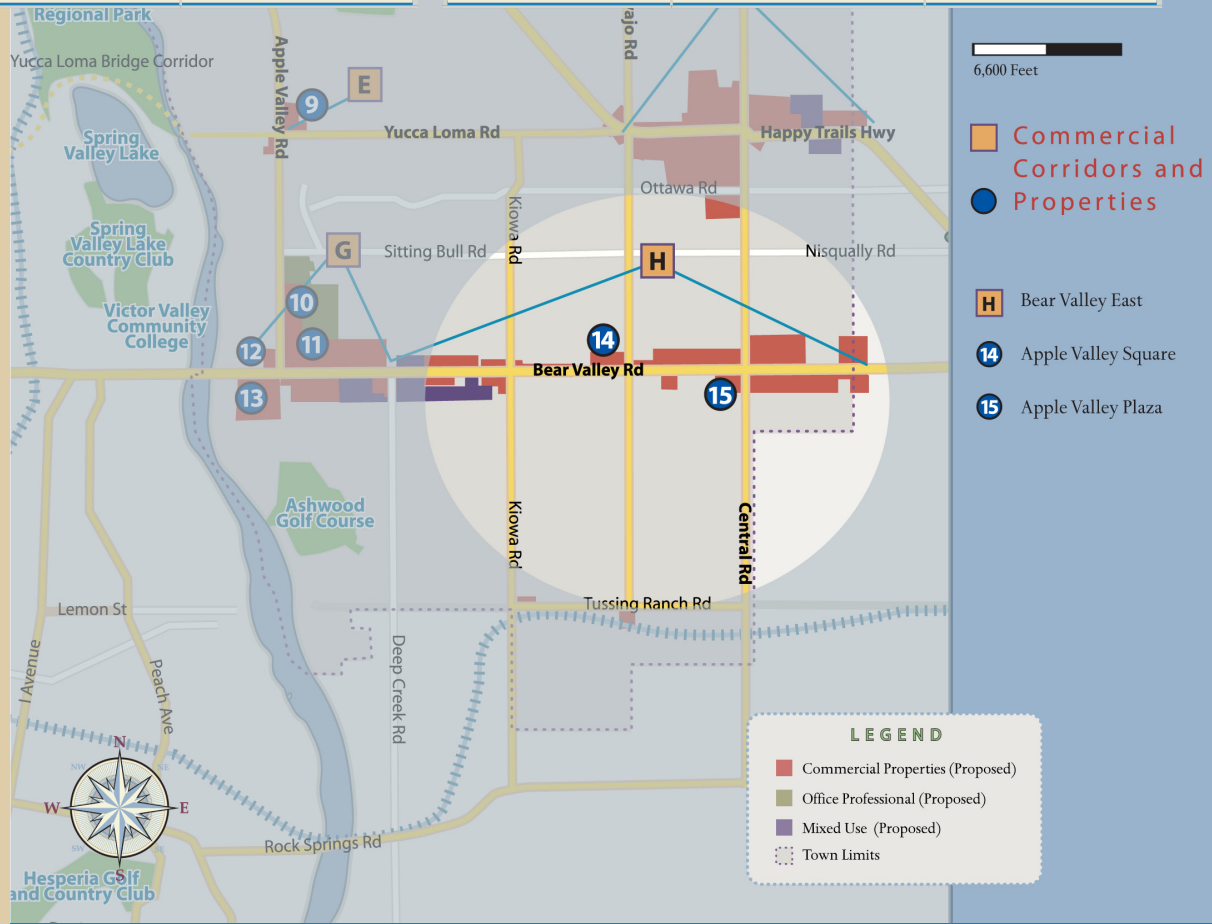
● The **MOST TRAVELED** arterial in the Victor Valley.

## BEAR VALLEY EAST COMMERCIAL CORRIDOR

Intersection Demographics Navajo at Bear Valley Roads		
	Population	Average HH Income
<b>1 Mile</b>	6,411	\$52,777
<b>5 Miles</b>	76,118	\$67,328
<b>10 Miles</b>	257,727	\$60,419

Intersection Demographics Central at Bear Valley Roads		
	Population	Average HH Income
<b>1 Mile</b>	2,794	\$53,523
<b>5 Miles</b>	59,286	\$65,768
<b>10 Miles</b>	219,146	\$60,223

There are a wide variety of choices when it comes to development opportunities along Bear Valley Road in Apple Valley, including thriving retail centers, restaurants and medical facilities.



Get a Slice of the Apple.

For further information, please contact the  
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