

CIVIC CENTER COMMERCIAL CORRIDOR



Location is Central.

Geographic Center:

The intersection of State Highway 18 and Dale Evans Parkway is emerging as Apple Valley's core for civic, retail and recreational activities.

Dale Evans Parkway:

This major arterial provides direct and easy access to Interstate 15 and the North Apple Valley Industrial Specific Plan (NAVISP).

NAVISP: The 5,100-

acre area is slated to become a major hub for logistics, distribution and light manufacturing companies. It is the site of a Walmart 1.3 million square feet distribution center.

34,000 ADT: Dale Evans Parkway at Highway 18

7 Apple Valley Commons

Lewis Retail's 733,000 square foot development is drawing consumers to California's first **Super Target**, as well as **Ross Dress for Less, Dollar Tree, Panda Express, RadioShack, Round Table Pizza, Quizno's Sub, The UPS Store, Union Bank** and more.

Limited retail space is available for lease, including a prime 6,500 square foot restaurant pad at the NWC of Highway 18 and Dale Evans Parkway.

An available 11-acre site for hotel and/or office development fronts Bass Hill Road.

5 Walmart Retail Center

An existing Walmart anchored shopping center is located on the south side of Highway 18 and is accompanied by Albertsons, McDonald's and Taco Bell. A former Hollywood Video store is available.

Development plans are underway for a 260,000 square foot **Walmart Supercenter** adjacent to Apple Valley Commons at the NWC of Dale Evans Parkway and Bass Hill Road.

Walmart's development application is currently in process and is expected to be reviewed by the Town's Planning Commission in late-2010.

6 Rancherias Plaza

Ralphs Grocery anchors this center located on Highway 18 between Rancherias Road and Bass Hill Road. Attributes include high visibility and national tenants **Walgreens, Denny's, Starbucks, Chase Bank**, and more.

An available one-acre pad fronts Outer Highway 18.

8 Apple Valley Civic Center

The **Town's Administrative Offices, Council Chambers, Police and Code Enforcement, Library, Civic Center Park and a 1,000-open-seat Amphitheater** are located at the NWC of Dale Evans Parkway and Highway 18.

A new, 25,000 square foot Town Hall Annex and Community Meeting Room opened in July 2010.

a The Historic Apple Valley Inn

A variety of businesses now occupy this **quaint business park** located at the southern terminus of Dale Evans Parkway.

Once a former resort destination of 1950s-era Hollywood elite, celebrity visitors included actors Dean Martin, Jerry Lewis and Janet Lee. Roy Rogers and Dale Evans enjoyed their stay so much they made Apple Valley their home in 1965.



Get a Slice of the Apple.



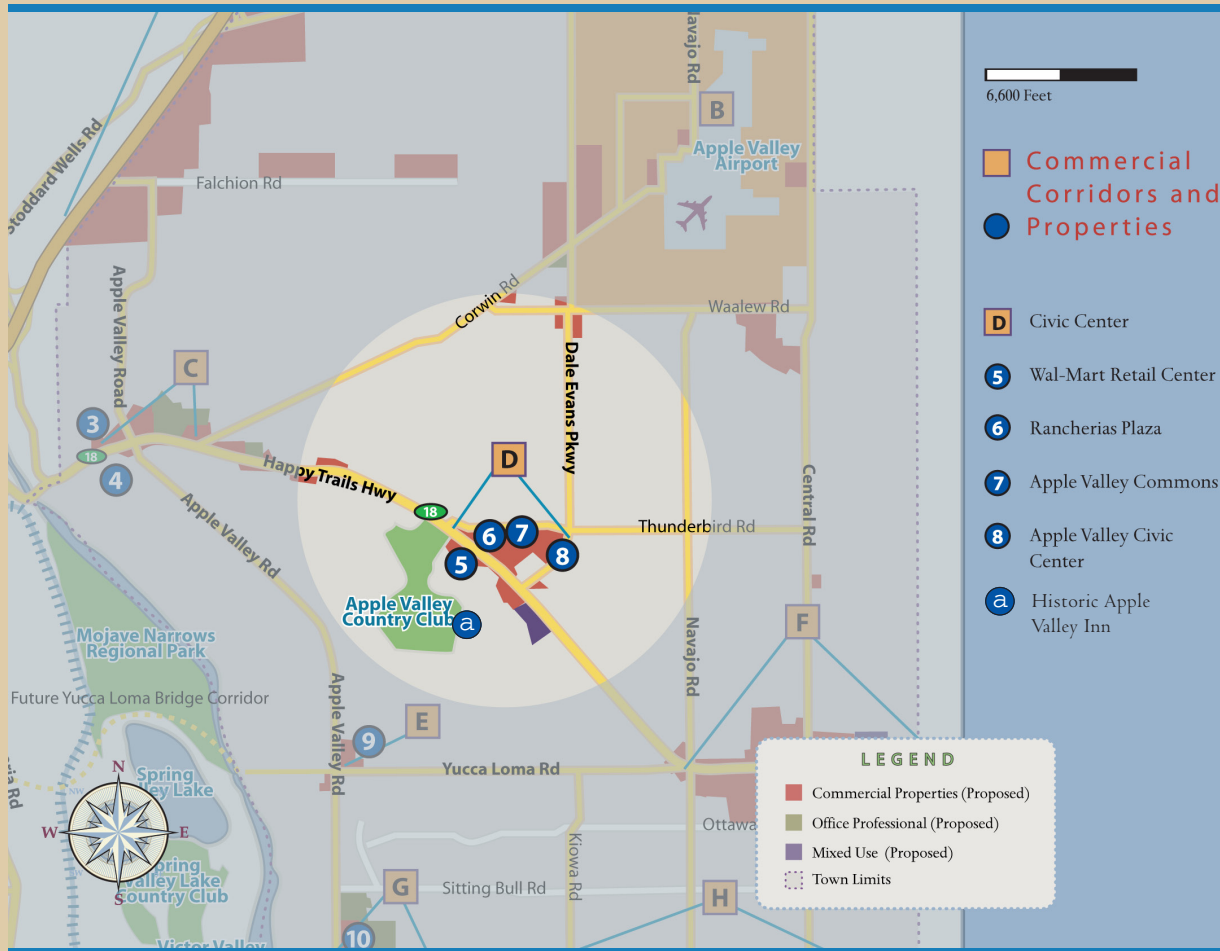
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Intersection Demographics Highway 18 and Dale Evans Parkway		
	Population	Average Household Income
3 miles	5,734	\$54,971
5 miles	91,689	\$65,516
10 miles	267,527	\$60,814

The Civic Center Corridor serves the townwide civic and retail needs in Apple Valley.

Civic Center, Civic Center Park and Apple Valley Commons play host to business and recreational events throughout the year, attracting regional and out-of-area visitors.

Features include outdoor concerts, festivals, craft fairs, recreational competitions and classes, in addition to business and civic gatherings at Town Hall, the Bass Library or the Historic Apple Valley Inn.



Get a Slice of the Apple.

For further information please contact the
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