

HIGHWAY 18 GATEWAY COMMERCIAL CORRIDOR



Location. Location. Location.

The intersection of Highway 18 and Apple Valley Road is one of two primary entrances into Apple Valley. Apple Valley Road is the predominant north/south arterial and its high traffic count ensures great visibility to retailers and restaurants that locate within Spirit River Center or Apple Valley Gateway Center.

Apple Valley Road north also provides access to the future growth areas of northwest Apple Valley. Bridle Path Estates and North Pointe's residential master-planned communities will encompass more than 1,800 dwelling units.

34,000 ADT at Highway 18 and Dale Evans Parkway

C Healthcare Opportunities Abound

In the last 18 months, nearly 100,000 square feet of new office and retail projects opened or was approved within the Highway 18 Gateway Commercial Corridor. With prime access and visibility along State Route Highway 18, this Corridor is slated for continued future growth and will advance Apple Valley's position as the regional leader in healthcare facilities and services.

3 Spirit River Center

Spirit River Center is a 35,000 square foot boutique office park situated on the west side of Apple Valley Road between Highway 18 and Muni Road. A limited number of units are available, as well as a 4,948 square foot restaurant pad. Immediately adjacent to the site is a 65,000 square foot neighborhood center anchored by Rancho Drugs Store and the County of San Bernardino Education Service Center.

4 Apple Valley Gateway Center

Apple Valley Gateway Center features 25,000 square feet of retail space at the southwest corner of Apple Valley Road and Highway 18. Tenants include Snap Fitness, Jack in the Box, Soya Sushi, Spine Board Shop and Verizon Wireless. El Pollo Loco and Jack in the Box are located at the hard-corner entrance to this center.

a St. Mary Medical Center

Apple Valley is the regional leader in advanced health care systems from pediatric services to radiology, with St. Mary Regional Medical Center serving as the hub for state-of-the-art medical services. A recent \$40 million expansion has provided advanced levels of service in cardiology, radiology, surgery, emergency care and patient care.

Noted specialty physicians have developed offices around St. Mary Medical Center and offer the highest quality health care in the region.

b Kamana Professional Center

Located near the corner of Siskiyou and Kamana Roads, the Kamana Professional Center offers over 13,000 square feet of professional and medical office space.

c Choice Medical Group

This newly constructed facility offers one of the largest physician networks in the Victor Valley with multiple urgent care facilities around the High Desert to serve member patients.

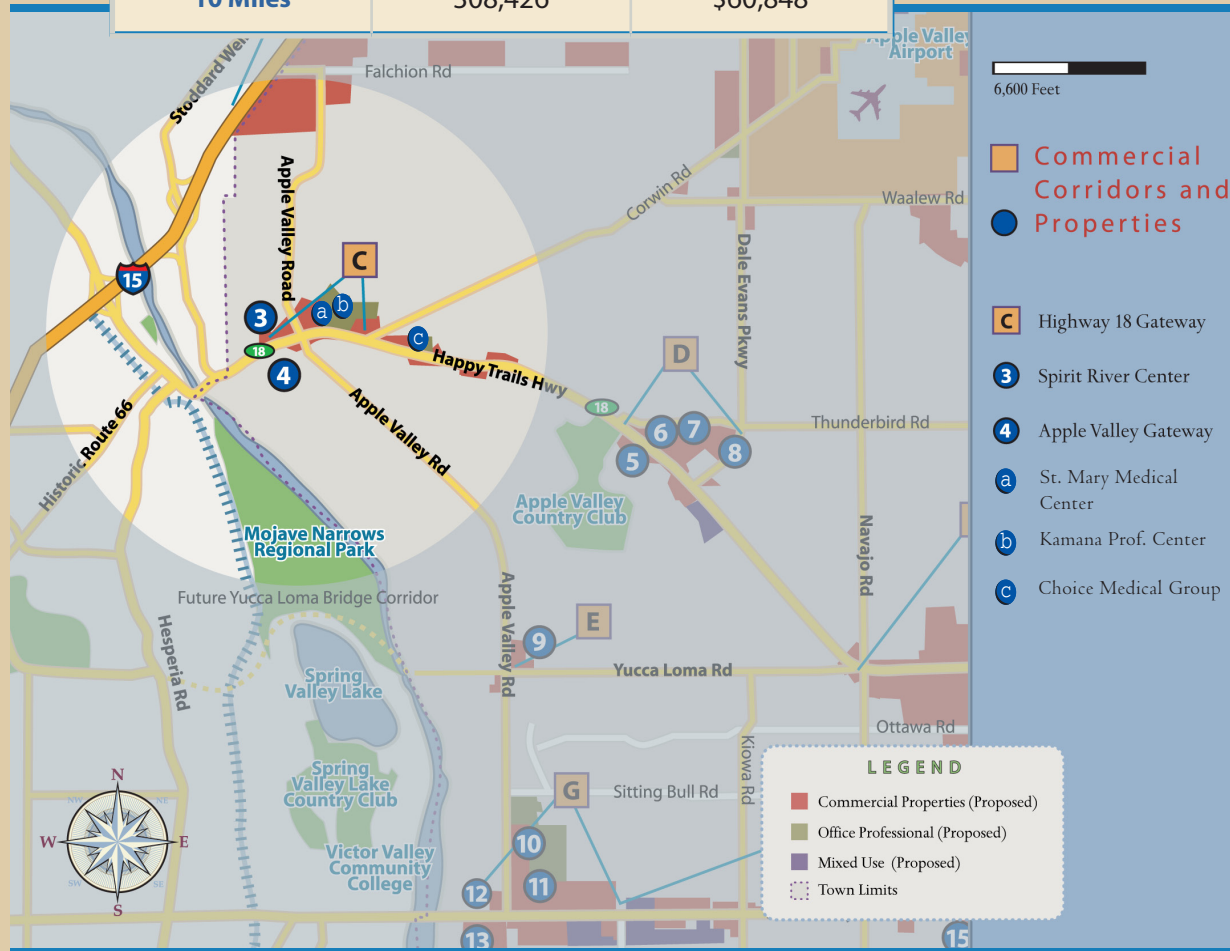


Get a Slice of the Apple.

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| Intersection Demographics Highway 18 at Apple Valley Road | | |
|--|------------|-------------------|
| | Population | Average HH Income |
| 1 Mile | 4,553 | \$77,950 |
| 5 Miles | 113,306 | \$59,459 |
| 10 Miles | 308,426 | \$60,848 |

There are many options to consider when locating a retailer or office to the Highway 18 Gateway corridor. As an established area for medical office buildings, the Highway 18 Gateway is becoming a key commercial entrance to northwest Apple Valley. Newly constructed and approved development plans will serve the ancillary needs to the healthcare community and growing population in north Apple Valley.



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