

# YUCCA LOMA BRIDGE COMMERCIAL CORRIDOR



## Location. Location. Location.

The intersection of Apple Valley Road at Yucca Loma Road offers highly desirable income demographics making The Fountains at Quail Ridge a prime location for neighborhood retail and office space.

The need for upscale retail tenants in this underserved, niche market is high. Once constructed, this boutique, life-style center will become the heart of an already thriving premier community.

27,426 ADT at Yucca Loma and Apple Valley Roads

## 9 The Fountains at Quail Ridge

Located at the northeast corner of Apple Valley and Yucca Loma Roads, The Fountains is an approved **346,460 square foot, mixed-use lifestyle center** consisting of 179,000 square feet of professional and medical office use.

The remaining 167,000 square feet will be dedicated to development opportunities for upscale retail and restaurant establishments that will benefit from close proximity to high income demographic radius and day-time, professional workforce population.

To be included in this project is approximately **4,000 square feet of outdoor dining space, two freestanding drive-through restaurants and a bank.**

## E Yucca Loma Bridge Corridor Project

The Town of Apple Valley, in conjunction with the City of Victorville, is paving the way for a major infrastructure project. As a mid-point connection between the two areas, a bridge will be constructed linking west Apple Valley to east Victorville across the Mojave River at the natural extension of Yucca Loma Road.

At completion, the Yucca Loma Bridge Corridor will provide the region's third, east-west major arterial and significantly alleviate westbound traffic on other heavily congested arterials connecting to Interstate-15.

Moreover, residents of surrounding communities will enjoy easier access into Apple Valley to experience upscale shopping, entertainment and dining opportunities.

Steps to update the preliminary environmental review and preliminary engineering for this project are nearing completion.



Get a Slice of the Apple.

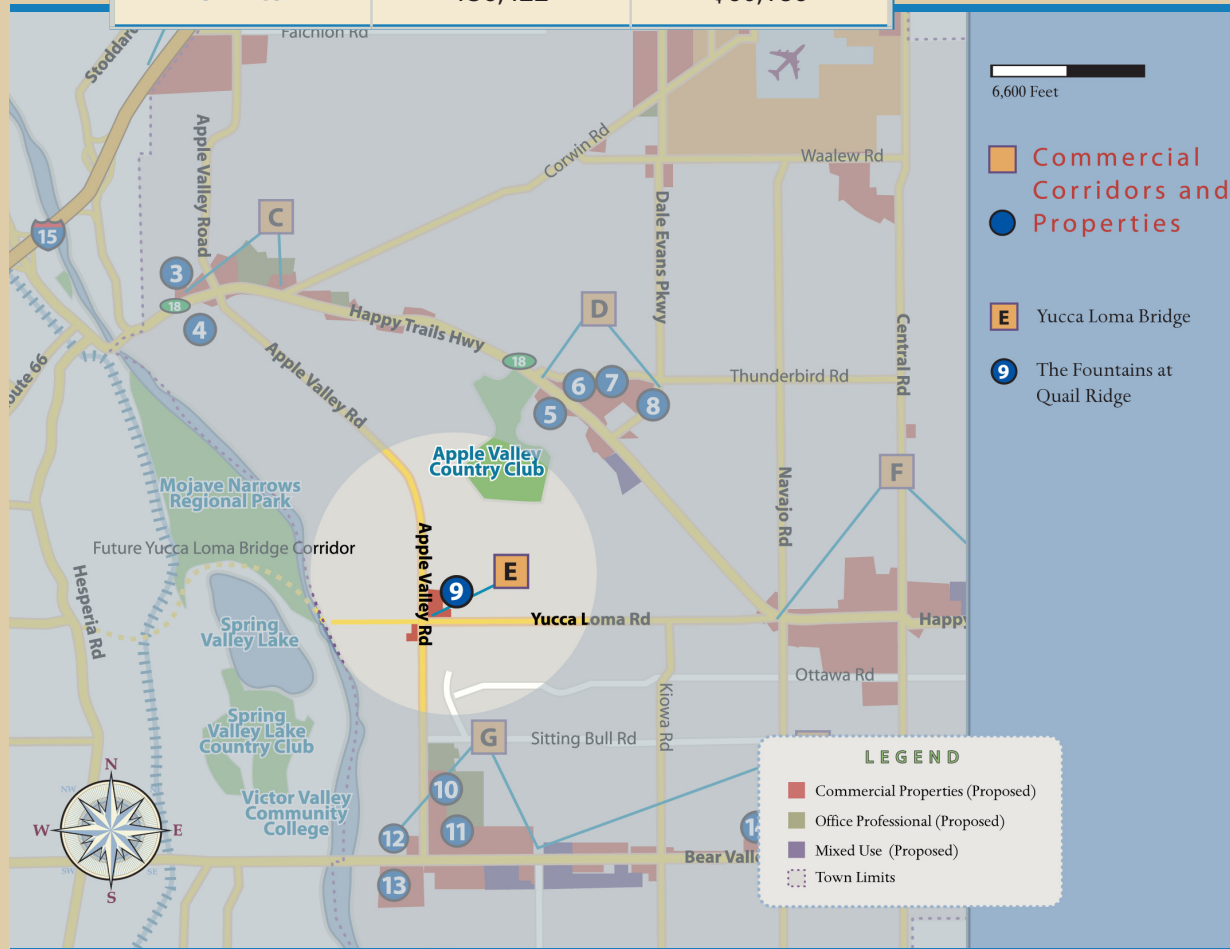
● The **MOST DESIRABLE INCOME** demographics of any major

intersection in the Victor Valley.

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Intersection Demographics Apple Valley at Yucca Loma Roads		
	Population	Average HH Income
<b>1 Mile</b>	6,320	\$101,876
<b>3 Miles</b>	50,540	\$72,606
<b>5 Miles</b>	136,422	\$60,186

The three mile radius of the intersection of Apple Valley and Yucca Loma Roads offers a competitively higher average household income than most other major intersections in the High Desert region.



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