

JESS RANCH REGIONAL COMMERCIAL CORRIDOR



Location. Location. Location.

The JESS RANCH Regional Commercial Corridor lies at the intersection of Bear Valley and Apple Valley Roads, between the Mojave River and Deep Creek Road, at the best non-freeway oriented intersection in the region.

More than 1.4 million square feet of retail space is open, available or under construction.

Regional and destination-oriented businesses attract consumers from Apple Valley, Spring Valley Lake, Victorville, Hesperia and Lucerne Valley. Victor Valley College with a student population of 16,000, lies less than 1/2 mile west.

59,401 ADT at Bear Valley and Apple Valley Roads.

13 Jess Ranch Marketplace

This 969,000 square foot regional commercial center lies at the SWC of Bear Valley and Apple Valley Roads. Shoppers are flocking to the following retailers: **Cinemark Theater, Best Buy, Bed Bath and Beyond, Target, WinCo Foods, Staples, US Bank, Automobile Club of Southern California "AAA", Red Robin, Applebee's, Buffalo Wild Wings, Game Stop, PetSmart, Staples, Rite Aid and Lane Bryant**, to name a few.

Phase III, a destination entertainment center flanked by the 12-screen Cinemark Theatres, includes Best Buy, Bed Bath and Beyond, with 24 Hour Fitness under construction.

An 80,000 square foot former Mervyn's building, a 10,000 square foot pad, in-line spaces, and adjacent hotel and office sites are presently available.

11 Apple Valley Towne Center

Located at the NEC, this 259,131 square foot center is anchored by **Lowe's Home Improvement Center, Stater Bros. Market, Walgreens and Wells Fargo Bank**.

Phase II, comprising 82,000 square feet, is under construction with a limited number of pads and in-line space available.

a Apple Bear Center

This fully leased 33,256 square foot **two-story retail and medical office building** lies at the SWC.

10 Medical, Mixed Use Campus

Preliminarily approved, this 74-acre project will include a **120-bed acute care hospital**, 99-bed sub-acute care facility, medical offices and general commercial uses.

The hospital is slated to break ground in 2011 at the east side of Apple Valley Road, just north of Towne Center.

A 25 acre site fronting Apple Valley Road is available for immediate retail development.

12 Mojave River Crossings

At the NWC, this 165,000 square foot retail center is **anchored by Home Depot**, and features **Juice It Up, Ladies Workout Express, Pacific Dental Office, Starbucks, Wing Stop and Quiznos**.

A limited number of inline units are presently available.

b 92-Acre Commercial Site

This prime location includes extensive frontage along Bear Valley Road near Deep Creek Road and is adjacent and east of **Lowe's Home Improvement Center** and south of the future Medical Campus.



Get a Slice of the Apple.

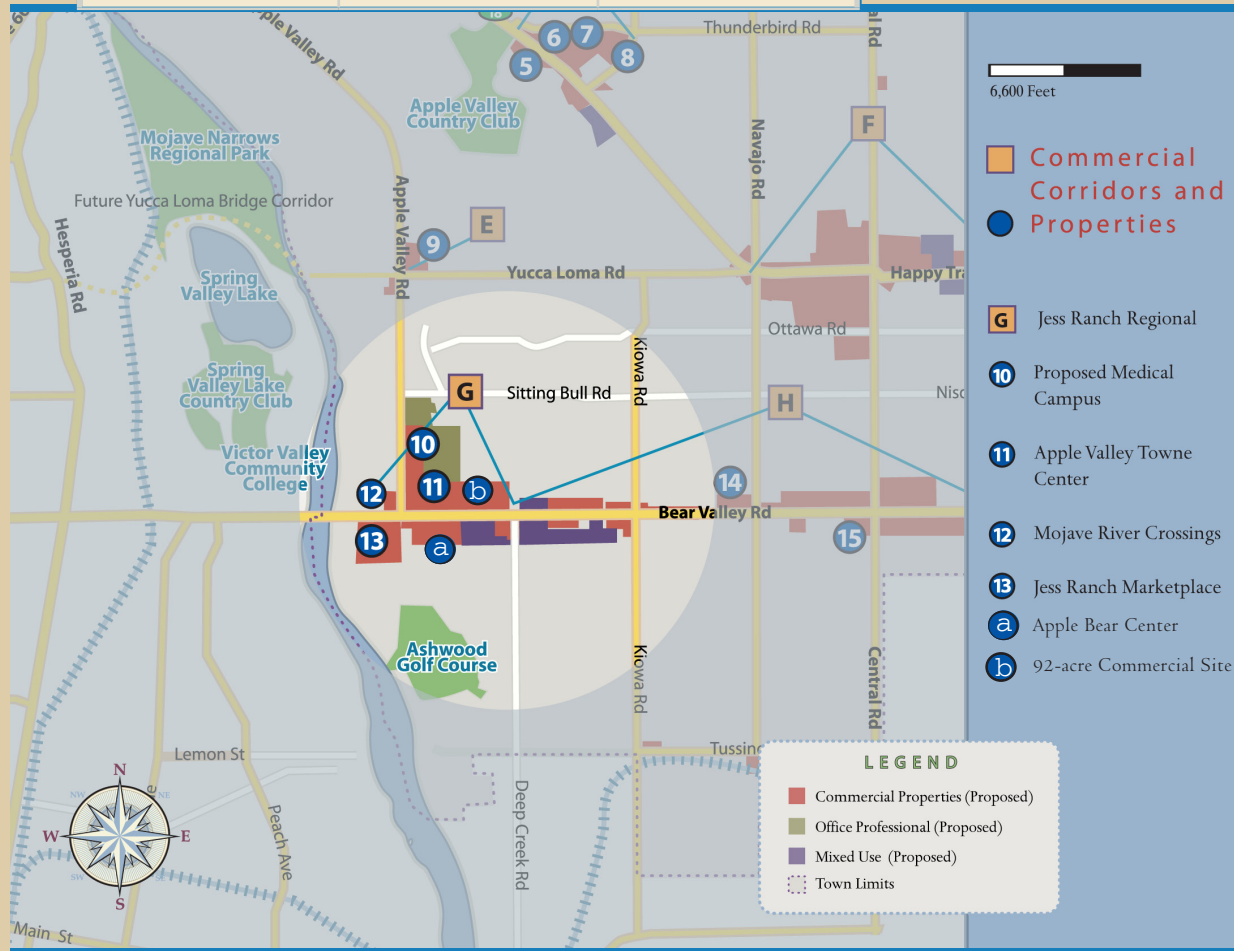
● The **MOST SIGNIFICANT** commercial intersection and corridor in the Victor Valley.

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2009 Claritas Demographics Bear Valley at Apple Valley Roads		
	Population	Avg HH Income
1 Mile	2,799	\$66,112
5 Miles	138,745	\$60,835
10 Miles	309,844	\$62,710

There are a wide variety of choices when it comes to the development along Bear Valley Road in Apple Valley. From thriving retail centers to restaurants, from professional and medical offices to entertainment, this arterial is the most significant commercial corridor in the Victor Valley.

Located near a growing, premier residential community that includes the 4,000-unit Jess Ranch master-planned development.



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