



APPLE VALLEY COMMONS

Apple Valley, California



**LEWIS
RETAIL CENTERS**

APPLE VALLEY COMMONS



Super Target, Ross Dress For Less, Old Navy, and Dollar Tree are the main anchors of the Apple Valley Commons, including Starbucks, Carl's Jr., Panda Express, Del Taco, Pacific Dental, Verizon Wireless, WaBa Grill, Round Table Pizza, Subway, and many others.

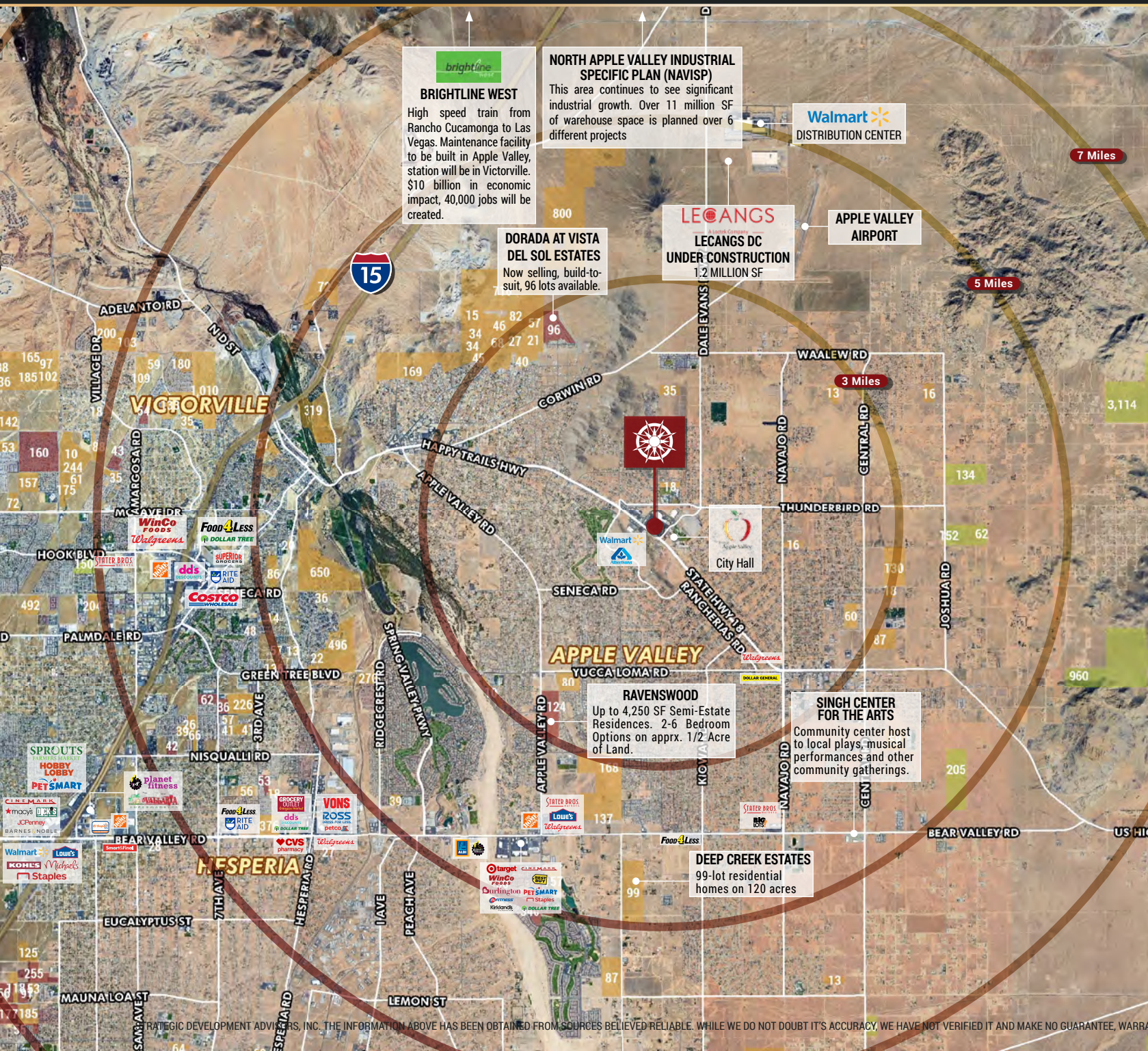
The shopping center is situated along the heavily traveled US Highway 18 with excellent visibility to over 32,099 cars per day.

The property is situated right across from the Apple Valley Town Hall, which houses the Civic Center Park, Police Department, the Apple Valley Conference Center Park, and the San Bernardino County Library.

With an average household income of \$96,180, Apple Valley is home to a steadily increasing population of approximately 75,101 residents.

The center receives three million visitors annually, with its visitor traffic experiencing a consistent rise since 2017. Notably, the center has observed a 7% increase in visitor traffic from 2019 to 2022.

PROJECTED AREA GROWTH



25,619

2024 TOTAL DAYTIME
WORKER POPULATION
5-MILES



93,353

2024 TOTAL
POPULATION
5-MILES



\$97,149

2024 AVERAGE
HOUSEHOLD INCOME
5-MILES



AREA HOUSING
DEVELOPMENT

PROPOSED/
IN APPLICATION

APPROVED

UNDER
DEVELOPMENT

AERIAL OVERVIEW



SITE PLAN

AVAILABLE
 NOT CONSTRUCTED



DEMOGRAPHIC PROFILE

POPULATION

	3-MILE RADIUS	5-MILE RADIUS
2029 TOTAL POPULATION	43,576	93,369
2024 TOTAL POPULATION	43,471	93,353
2024 TOTAL DAYTIME POPULATION	37,029	85,200
2024 DAYTIME POPULATION: WORKERS	9,638	25,619
2024 DAYTIME POPULATION: RESIDENTS	27,391	59,581
2024 MEDIAN AGE	36.8	37.4

INCOME

2024 MEDIAN HOUSEHOLD INCOME	\$77,974	\$71,410
2024 AVERAGE HOUSEHOLD INCOME	\$102,369	\$97,149

HOUSEHOLDS

2029 TOTAL HOUSEHOLDS	14,296	31,666
2024 TOTAL HOUSEHOLDS	14,085	31,252
2024 AVERAGE HOUSEHOLD SIZE	3.08	2.96

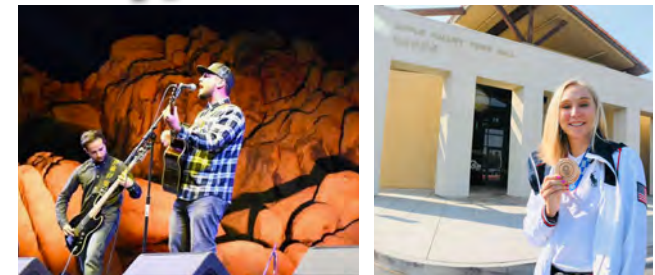
HOUSING

2024 HOUSING UNITS	14,760	33,333
OWNER OCCUPIED	9,724	20,762
RENTER OCCUPIED	4,361	10,490
2024 AVERAGE HOME VALUE	\$556,177	\$536,372

RACE AND ETHNICITY

WHITE	50.73%	48.86%
BLACK/AFRICAN AMERICAN	9.09%	9.73%
ASIAN	3.45%	3.94%
AMERICAN INDIAN/ALASKA NATIVE	1.98%	1.86%
PACIFIC ISLANDER	0.40%	0.38%
TWO OR MORE RACES	16.26%	16.16%
OTHER RACE	18.09%	19.07%
HISPANIC POPULATION	41.77%	42.31%

Source: ESRI, US Census



The Town of Apple Valley is located in the heart of the Victor Valley in the County of San Bernardino, at an elevation of 3,000 feet. Known as the "High Desert", Apple Valley is strategically located 95 miles northeast of the Los Angeles metropolitan area, 140 miles north of San Diego, and 185 miles south of Las Vegas. The Town has 78 square miles in its incorporated boundaries, and a sphere of influence encompassing 200 square miles.

Currently, 75,101 (2024) residents make Apple Valley their home. Once a playground of movie stars, Apple Valley continues to provide a wide range of reasons for families to make Apple Valley their home. The average household income is \$96,180 and our taxable sales for a year period have reached \$388.6 million. The population of the entire Victor Valley region is now more than 443,000.

Apple Valley is laying a foundation for future prosperity through its overall economic development program. Current plans include recruiting businesses to the new industrial park surrounding the Apple Valley Airport, and to the commercial locations in Town having the highest potential for development.

Lifestyle is unique in Apple Valley ranging from affordable housing for the first-time buyer, to affordable equestrian estates and executive manors. A 1,400-acre master planned retirement community offers a wide range of senior housing.

Clean air, low crime rates, and open spaces permits Apple Valley to be the land of opportunity for those who are seeking a better place to live, work and play.

±4,302
SQ FT

SUITE C-3



FURNITURE



SOFT GOODS



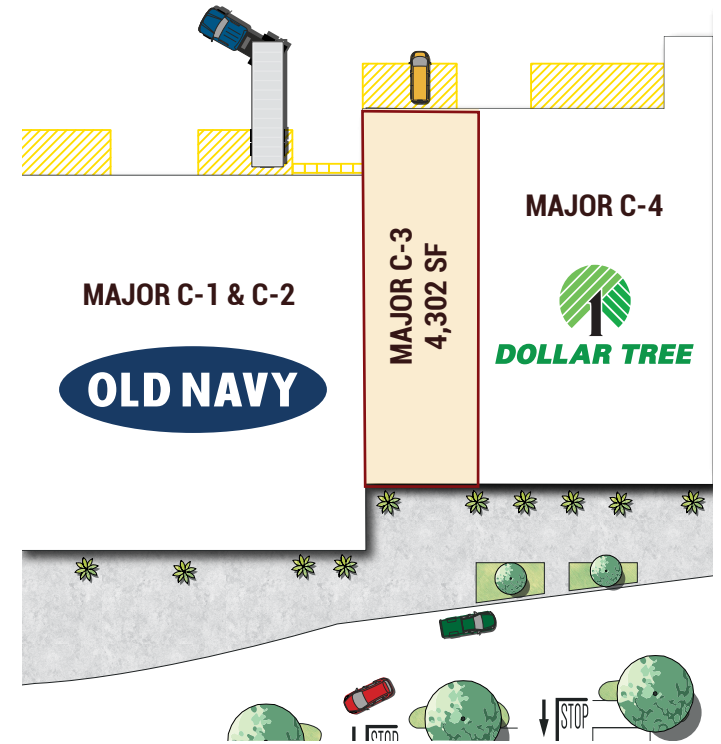
SPORTING GOODS



PET SUPPLY



OFFICE SPACE



±971
SQ FT

SUITE 510



YOGA



SPORTING GOODS



SOFT GOODS



OFFICE SPACE



CREDIT UNION



SHOPS 6

±3,510
SQ FT

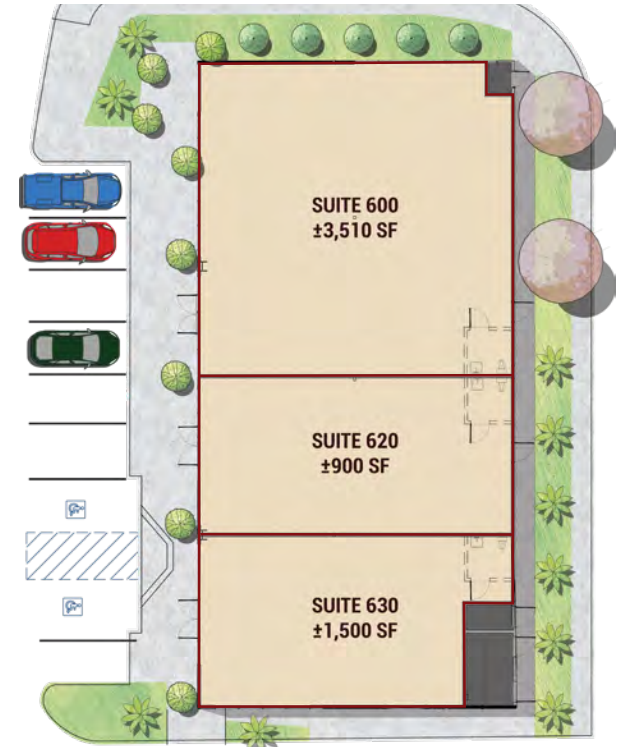
SUITE 600

±900
SQ FT

SUITE 620

±1,500
SQ FT

SUITE 630



SPORTING GOODS



FITNESS



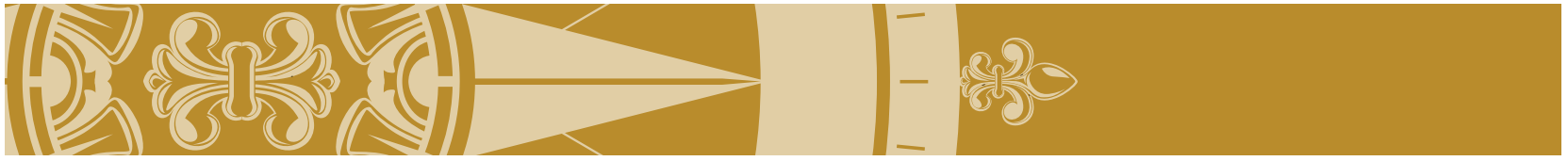
FAMILY ENTERTAINMENT



OFFICE SPACE



FURNITURE



FOR LEASING INFORMATION



Ielen Sarkisian
T (626) 243 - 5290
ielen.sarkisian@sdacre.com
DRE License : 01325914

**LEWIS
RETAIL CENTERS**

