



APPLE VALLEY COMMONS

Apple Valley, California



**LEWIS
RETAIL CENTERS**

APPLE VALLEY COMMONS



Super Target, Ross Dress For Less, Old Navy, Ulta, Five Below, Bath and Body Works 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.

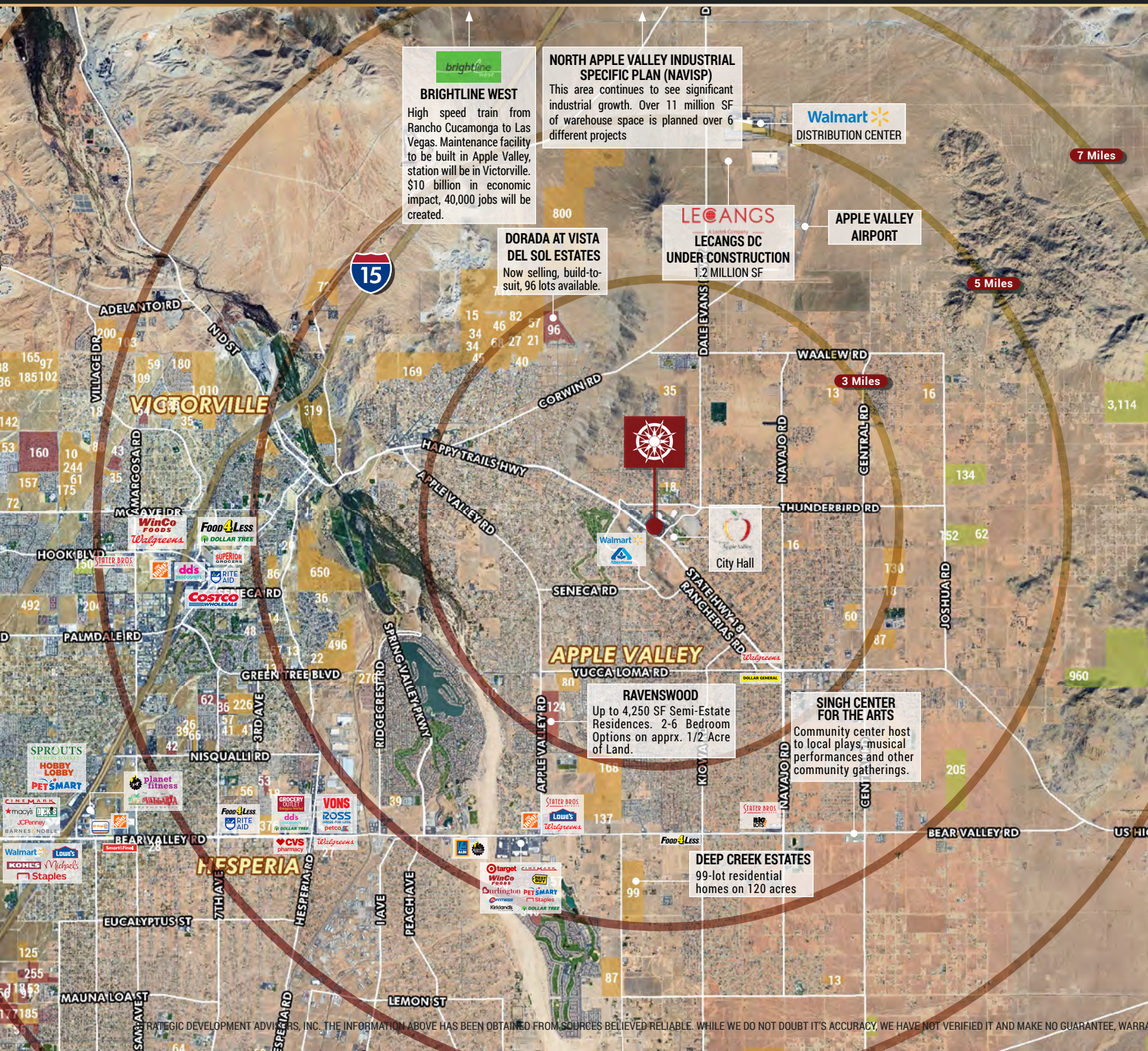
The shopping center is situated along the heavily traveled US Highway 18 with excellent visibility to over 43,000 cars per day.

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 \$98,373, Apple Valley is home to a steadily increasing population of approximately 74,000 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



26,827

2025 TOTAL DAYTIME
WORKER POPULATION
5-MILES



92,755

2025 TOTAL
POPULATION
5-MILES



\$99,475

2025 AVERAGE
HOUSEHOLD INCOME
5-MILES



AREA HOUSING
DEVELOPMENT

PROPOSED/
IN APPLICATION

APPROVED

UNDER
DEVELOPMENT

AERIAL OVERVIEW



ULTA
BEAUTY
five BELOW
Bath & Body Works
(COMING SOON)

apple
TV & BOOKS
storage

OLD NAVY

ROSS
DRESS FOR LESS

FUTURE
Walmart
Supercenter

ROUND TABLE
PIZZA ROYALTY
Juice It Up
T-Mobile
FRESH
RAINBOW

Apple Valley
CIVIC CENTER

target

verizon
kw
KELLER WILLIAMS

ESLIE'S
SALLY BEAUTY
The UPS Store
Signature Barbers
PACIFIC
DENTAL SERVICES
Red Persimmon Spa
The Lash Republic

76
BEYOND

DOLLAR
TREE

WELLS
FARGO
ATM

Waba
COLD STONE
CREAMERY

DALE EVANS PARKWAY

DEL TACO

NOT-A PART

Carl's Jr.

LOS ALAZANES
FANTASTIC SAM'S

DINNY'S
PLAY
PLACE

WESTLUND WAY

Valvoline
Motor Oil Change

PANDA EXPRESS
CHINESE KITCHEN

COMMUNITY
HEALTH
SYSTEMS, INC.

Albertsons

BASS HILL ROAD

HIGHWAY 18

SITE PLAN

 AVAILABLE
 NOT CONSTRUCTED



DEMOGRAPHIC PROFILE

POPULATION

	3-MILE RADIUS	5-MILE RADIUS
2030 TOTAL POPULATION	43,695	92,803
2025 TOTAL POPULATION	43,316	92,755
2025 TOTAL DAYTIME POPULATION	36,992	85,339
2025 DAYTIME POPULATION: WORKERS	10,039	26,827
2025 DAYTIME POPULATION: RESIDENTS	26,953	58,512
2025 MEDIAN AGE	36.6	37.2

INCOME

2025 MEDIAN HOUSEHOLD INCOME	\$82,297	\$76,390
2025 AVERAGE HOUSEHOLD INCOME	\$104,822	\$99,475

HOUSEHOLDS

2030 TOTAL HOUSEHOLDS	14,537	31,907
2025 TOTAL HOUSEHOLDS	14,224	31,480
2025 AVERAGE HOUSEHOLD SIZE	3.04	2.92

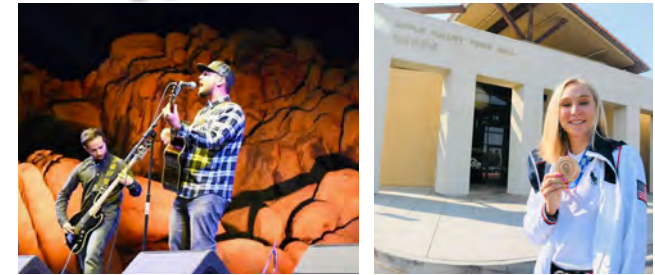
HOUSING

2025 HOUSING UNITS	14,871	33,508
OWNER OCCUPIED	9,829	20,918
RENTER OCCUPIED	4,395	10,562
2025 AVERAGE HOME VALUE	\$565,504	\$550,593

RACE AND ETHNICITY

WHITE	50.13%	48.26%
BLACK/AFRICAN AMERICAN	9.09%	9.73%
ASIAN	3.49%	3.99%
AMERICAN INDIAN/ALASKA NATIVE	1.97%	1.84%
PACIFIC ISLANDER	0.41%	0.39%
TWO OR MORE RACES	16.46%	16.35%
OTHER RACE	18.46%	19.45%
HISPANIC POPULATION	42.52%	43.03%

Source: ESRI, US Census



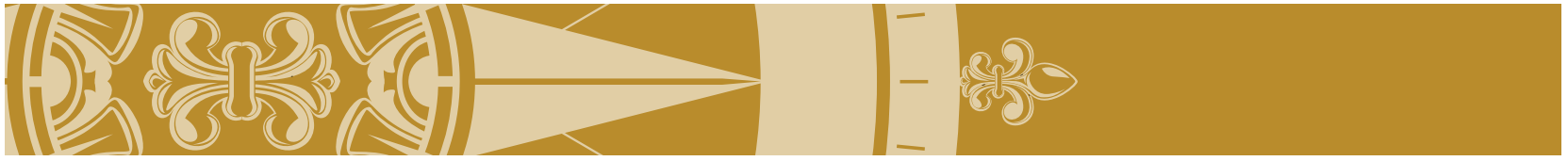
The Town of Apple Valley is located in the heart of the Victor Valley in the County of San Bernardino, at an elevation of 3,000 feet. Known as the "High Desert", Apple Valley is strategically located 95 miles northeast of the Los Angeles metropolitan area, 140 miles north of San Diego, and 185 miles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

Currently, 74,660 (2025) 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 \$98,373 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 550,000.

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.



FOR LEASING INFORMATION



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