



APPLE VALLEY COMMONS

Apple Valley, California



**LEWIS
RETAIL CENTERS**

APPLE VALLEY COMMONS



Super Target, Ross Dress for Less, Old Navy, and Dollar Tree serve as the primary anchors at Apple Valley Commons. Ulta, Five Below, and Bath & Body Works are currently under construction. Additional national tenants include Starbucks, Carl's Jr., Panda Express, Del Taco, Pacific Dental, Verizon Wireless, WaBa Grill, Round Table Pizza, Subway, and others.

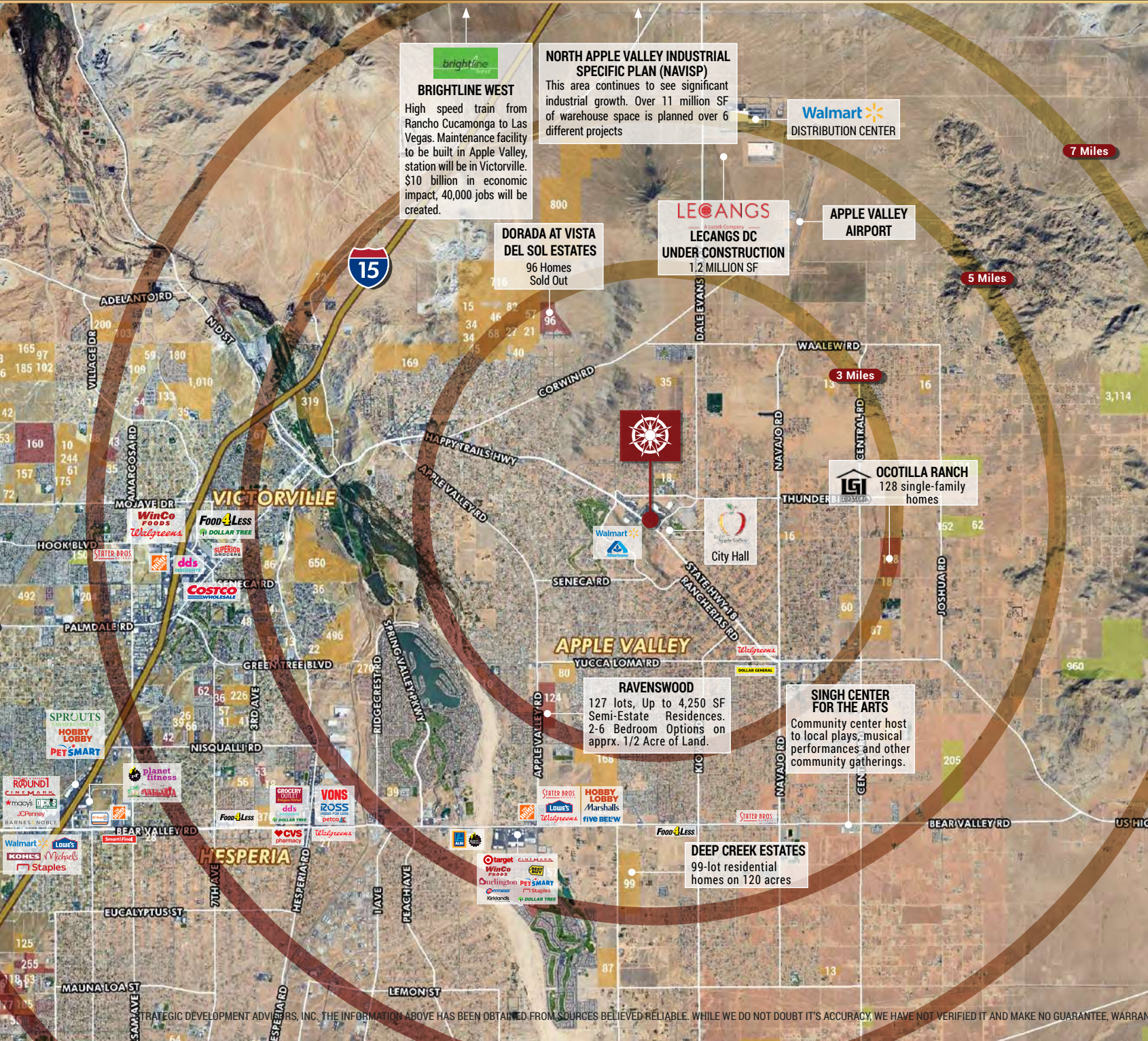
The shopping center is situated along the heavily traveled US Highway 18 with excellent visibility to over 42,000 cars per day.

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



brightline
BRIGHTLINE WEST
 High speed train from Rancho Cucamonga to Las Vegas. Maintenance facility to be built in Apple Valley, station will be in Victorville. \$10 billion in economic impact, 40,000 jobs will be created.

NORTH APPLE VALLEY INDUSTRIAL SPECIFIC PLAN (NAVISP)
 This area continues to see significant industrial growth. Over 11 million SF of warehouse space is planned over 6 different projects

Walmart
 DISTRIBUTION CENTER

LE@NGS
 LECANGS DC UNDER CONSTRUCTION
 1.2 MILLION SF

APPLE VALLEY AIRPORT

DORADA AT VISTA DEL SOL ESTATES
 96 Homes Sold Out

OCOTILLA RANCH
 128 single-family homes

RAVENSWOOD
 127 lots, Up to 4,250 SF Semi-Estate Residences. 2-6 Bedroom Options on approx. 1/2 Acre of Land.

SINGH CENTER FOR THE ARTS
 Community center host to local plays, musical performances and other community gatherings.

DEEP CREEK ESTATES
 99-lot residential homes on 120 acres



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

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AERIAL OVERVIEW



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.

SHOPS 5

±1,800
SQ FT

SUITE 500

±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



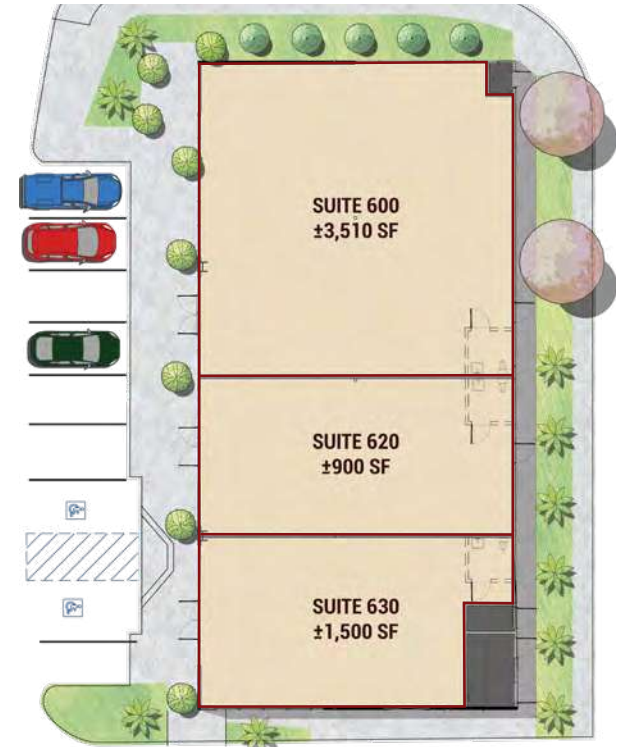
FAMILY ENTERTAINMENT

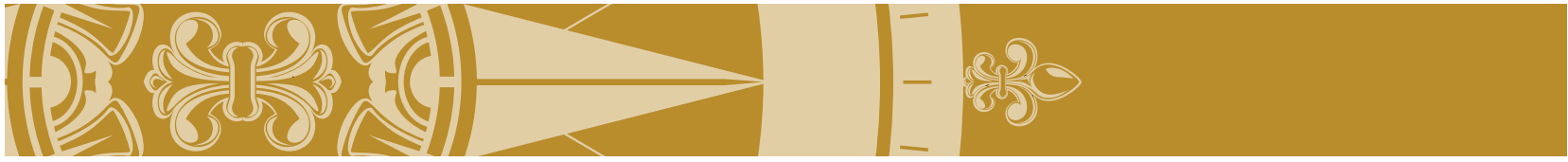


OFFICE SPACE



FURNITURE





FOR LEASING INFORMATION



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