



# 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.

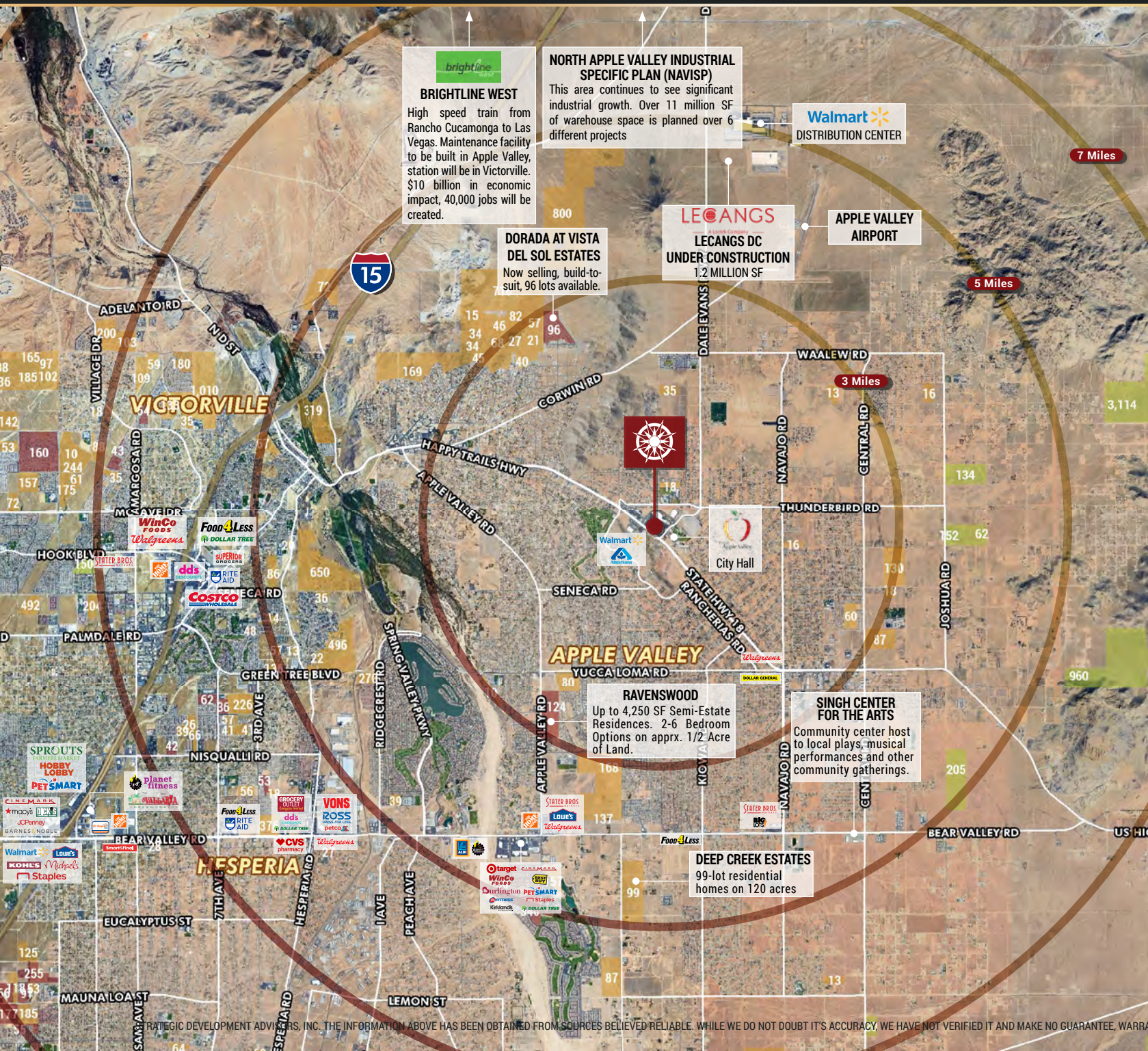
The shopping center is situated along the heavily traveled US Highway 18 with excellent visibility to over 32,099 cars per day.

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
1980	1980	1980
1981	1981	1981
1982	1982	1982
1983	1983	1983
1984	1984	1984
1985	1985	1985
1986	1986	1986
1987	1987	1987
1988	1988	1988
1989	1989	1989
1990	1990	1990
1991	1991	1991
1992	1992	1992
1993	1993	1993
1994	1994	1994
1995	1995	1995
1996	1996	1996
1997	1997	1997
1998	1998	1998
1999	1999	1999
2000	2000	2000
2001	2001	2001
2002	2002	2002
2003	2003	2003
2004	2004	2004
2005	2005	2005
2006	2006	2006
2007	2007	2007
2008	2008	2008
2009	2009	2009
2010	2010	2010
2011	2011	2011
2012	2012	2012
2013	2013	2013
2014	2014	2014
2015	2015	2015
2016	2016	2016
2017	2017	2017
2018	2018	2018
2019	2019	2019
2020	2020	2020
2021	2021	2021
2022	2022	2022
2023	2023	2023
2024	2024	2024
2025	2025	2025
2026	2026	2026
2027	2027	2027
2028	2028	2028
2029	2029	2029
2030	2030	2030
2031	2031	2031
2032	2032	2032
2033	2033	2033
2034	2034	2034
2035	2035	2035
2036	2036	2036
2037	2037	2037
2038	2038	2038
2039	2039	2039
2040	2040	2040
2041	2041	2041
2042	2042	2042
2043	2043	2043
2044	2044	2044
2045	2045	2045
2046	2046	2046
2047	2047	2047
2048	2048	2048
2049	2049	2049
2050	2050	2050
2051	2051	2051
2052	2052	2052
2053	2053	2053
2054	2054	2054
2055	2055	2055
2056	2056	2056
2057	2057	2057
2058	2058	2058
2059	2059	2059
2060	2060	2060
2061	2061	2061
2062	2062	2062
2063	2063	2063
2064	2064	2064
2065	2065	2065
2066	2066	2066
2067	2067	2067
2068	2068	2068
2069	2069	2069
2070	2070	2070
2071	2071	2071
2072	2072	2072
2073	2073	2073
2074	2074	2074
2075	2075	2075
2076	2076	2076
2077	2077	2077
2078	2078	2078
2079	2079	2079
2080	2080	2080
2081	2081	2081
2082	2082	2082
2083	2083	2083
2084	2084	2084
2085	2085	2085
2086	2086	2086
2087	2087	2087
2088	2088	2088
2089	2089	2089
2090	2090	2090
2091	2091	2091
2092	2092	2092
2093	2093	2093
2094	2094	2094
2095	2095	2095
2096	2096	2096
2097	2097	2097
2098	2098	2098
2099	2099	2099
2100	2100	2100
2101	2101	2101
2102	2102	2102



# 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

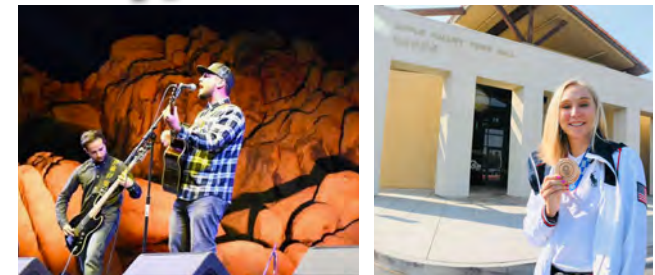
## HOUSING

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



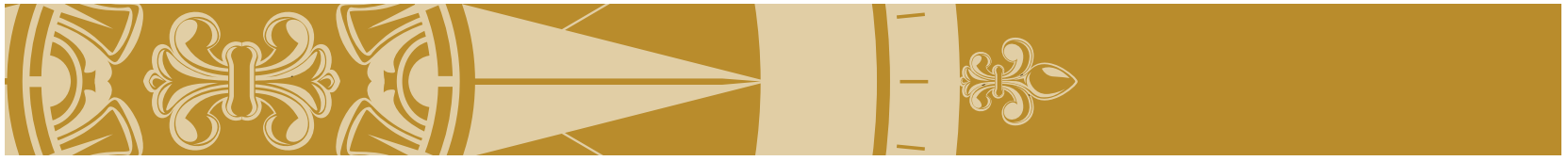
The Town of Apple Valley is located in the heart of the Victor Valley in the County of San Bernardino, at an elevation of 3,000 feet. Known as the "High Desert", Apple Valley is strategically located 95 miles northeast of the Los Angeles metropolitan area, 140 miles north of San Diego, and 185 miles 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.



## FOR LEASING INFORMATION



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

**LEWIS  
RETAIL CENTERS**

