

21650 Bear Valley Rd.
Apple Valley, CA 92308



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ADDRESS

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PROPERTY OVERVIEW

Exceptional Retail Pad site located within The Apple Valley Square Shopping Center anchored by Stater Bros. Well positioned at the northwest corner of Bear Valley Rd & Navajo Rd in the Town of Apple Valley. Boasting an eclectic tenant mix and vibrant energy throughout the shopping center. The offering represents a parcel area of ±3.69ac within the plaza suitable for immediate development. The Apple Valley Square Shopping Center is the easterly most shopping center in the region – one could argue that its trade area extends roughly 20 miles east servicing the abundant population of Lucerne Valley and surrounding areas as well. The High Desert is on the precipice of a massive development and population explosion the likes no So Cal region has ever seen. Affordable housing will continue to draw population to the market. Millions of square feet of industrial and logistics space is in the pipeline. BNSF anticipates to construct in Barstow one of the the largest integrated rail facilities in the nation. Brightline is set to break ground on the high-speed rail to Las Vegas. The parcel in question is ready to develop – bring your vision and break ground!.

MUNICIPALITY

Apple Valley | County of San Bernardino

ZONING

General Commercial

SIZE

±3.69 acres

APN:

3087-491-01

ASKING PRICE FOR SALE

\$1,100,000

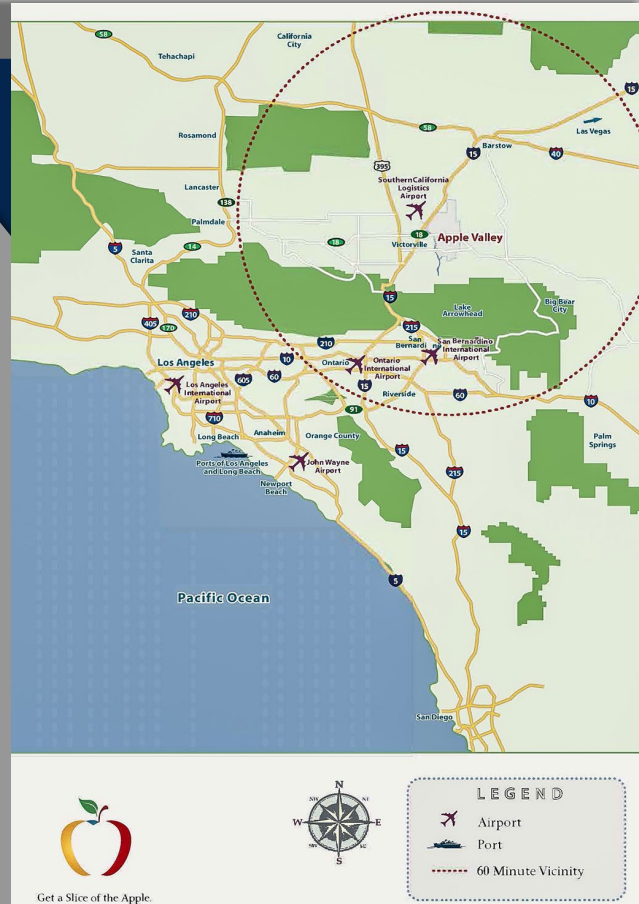
SITE SUMMARY



SHOPPING CENTER



Location Map



Los Angeles, CA	95 mi / SW	1 hr, 32 min
San Diego, CA	152 mi / S	2 hr, 27 min
Phoenix, AZ	364 mi / E	5 hr, 22 min
San Francisco, CA	424 mi / NW	6 hr, 50 min
Salt Lake City, UT	611 mi / NE	8 hr, 47 min
Denver, CO	938 mi / NE	13 hr, 37 min
Dallas, TX	1,428 mi / E	20 hr, 21 min

Apple Valley is located just north of the San Bernardino Mountains in San Bernardino County within the Inland Empire of Southern California. San Bernardino is the largest county in the contiguous United States by area and its population numbers over 2.1 million residents. It is part of the Riverside-San Bernardino-Ontario Metropolitan Statistical Area which has almost 4.7 residents. Some of the largest employers in San Bernardino include Amazon ($\pm 1,900$ employees), St. Mary Medical Center ($\pm 1,630$ employees), Apple Valley Unified School District ($\pm 1,420$ employees), and California State University San Bernardino (± 950 faculty/staff and $\pm 20,000$ students).



BRIGHTLINE



With a completion date expected in 2028, Brightline West will be the country's first true high-speed passenger rail operation. The Victor Valley station, located on nearly ±300 acres at Dale Evans Parkway and I-15, will serve as the Maintenance of Way facility and possible future hub for the proposed High Desert Corridor and California High Speed Rail lines. The project is expected to provide over 35,000 construction jobs and 1,000+ permanent jobs while connecting two of America's most popular destinations in Los Angeles and Las Vegas.



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Barstow International Gateway (BIG)



Overview

BNSF Railway plans to invest more than \$1.5 billion to construct a state-of-the-art master-planned rail facility in Southern California—and the first being developed by a Class 1 railroad. The Barstow International Gateway will be an approximately 4,500-acre new integrated rail facility on the west side of Barstow, consisting of a rail yard, intermodal facility and warehouses for transloading freight from international containers to domestic containers.

