

FOR SALE

±8,384 SF Former Bank

21777 CA Highway-18 | Apple Valley, CA 92307



PHIL LYONS, CCIM

Managing Director
Phil.Lyons@cushwake.com
1.760.431.4210

CHAD IAFRATE, CCIM

Executive Director
Chad.lafrate@cushwake.com
1.760.431.4234



SUMMARY

PROPERTY DESCRIPTION

The subject property is a freestanding building located near the signalized intersection of CA Highway 18 and Navajo Road in Apple Valley, CA, County of San Bernardino. This former 1-story bank branch building is ±8,384 square feet and sits on a ±54,065 square foot parcel with ample parking (±60 stalls). Per the City of Apple Valley, the property is zoned as Village Core, according to the City's Specific Plan.

BID DUE DATE

January 31, 2025

DUE DILIGENCE

Due diligence can be found at:

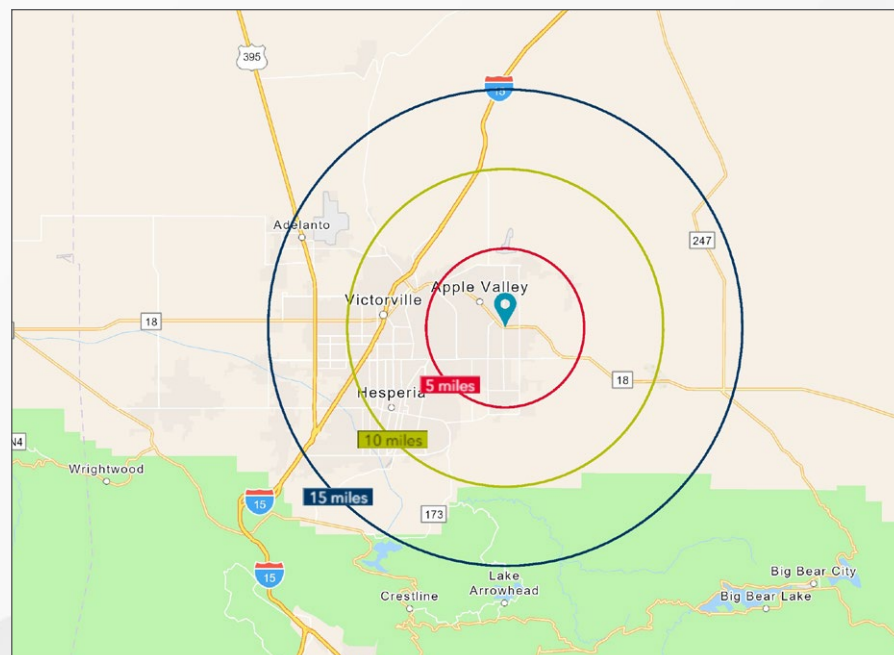
www.BankingCentersForSale.com

DEMOGRAPHICS

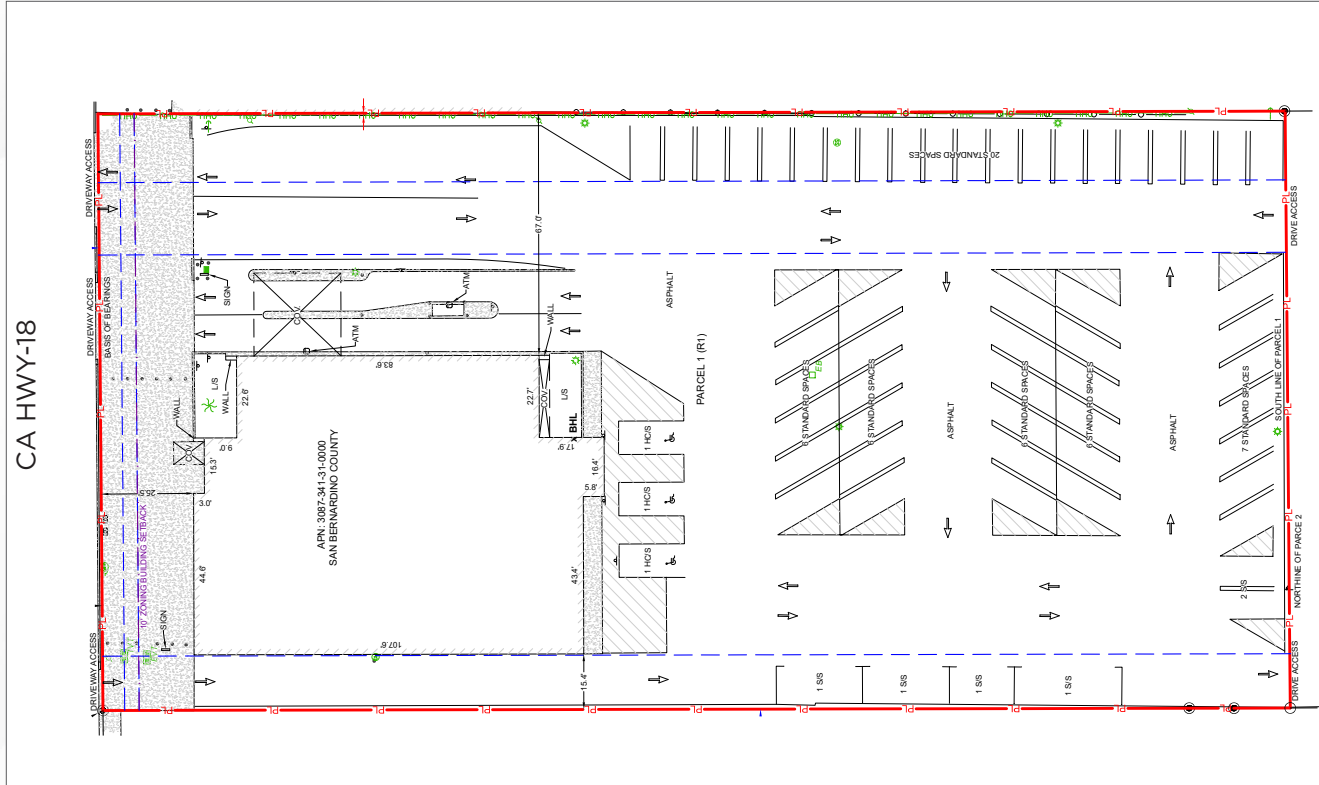
	5 MILE	10 MILES	15 MILES
Pop (2024)	82,986	251,450	382,164
AHH Income	\$98,018	\$89,285	\$92,874
Daytime Pop	13,081	59,902	76,327

Source: ESRI 2024 & CoStar

Parcel Size	±54,065 SF (1.241 AC)
Address	21777 CA Highway 18 Apple Valley, CA 92307
Building Size	±8,384 SF
Floors	1-Story
Year Built	1965
APN	3087-341-31-0000
Zoning	Village Core
Parking	±60 Spaces (3 handicap)



SURVEY MAP



(For Illustration Purposes Only)

AERIAL



21777 CA Highway-18 | Apple Valley, CA 92307

For more information, please contact:

PHIL LYONS

Managing Director
Phil.Lyons@cushwake.com
1.760.431.4210
LIC #01093731

CHAD IAFRATE

Executive Director
Chad.lafrate@cushwake.com
1.760.431.4234
LIC #01329943



12830 El Camino Real, Suite 100
San Diego, CA 92130
Main: 858 452 6500
www.cushwake.com