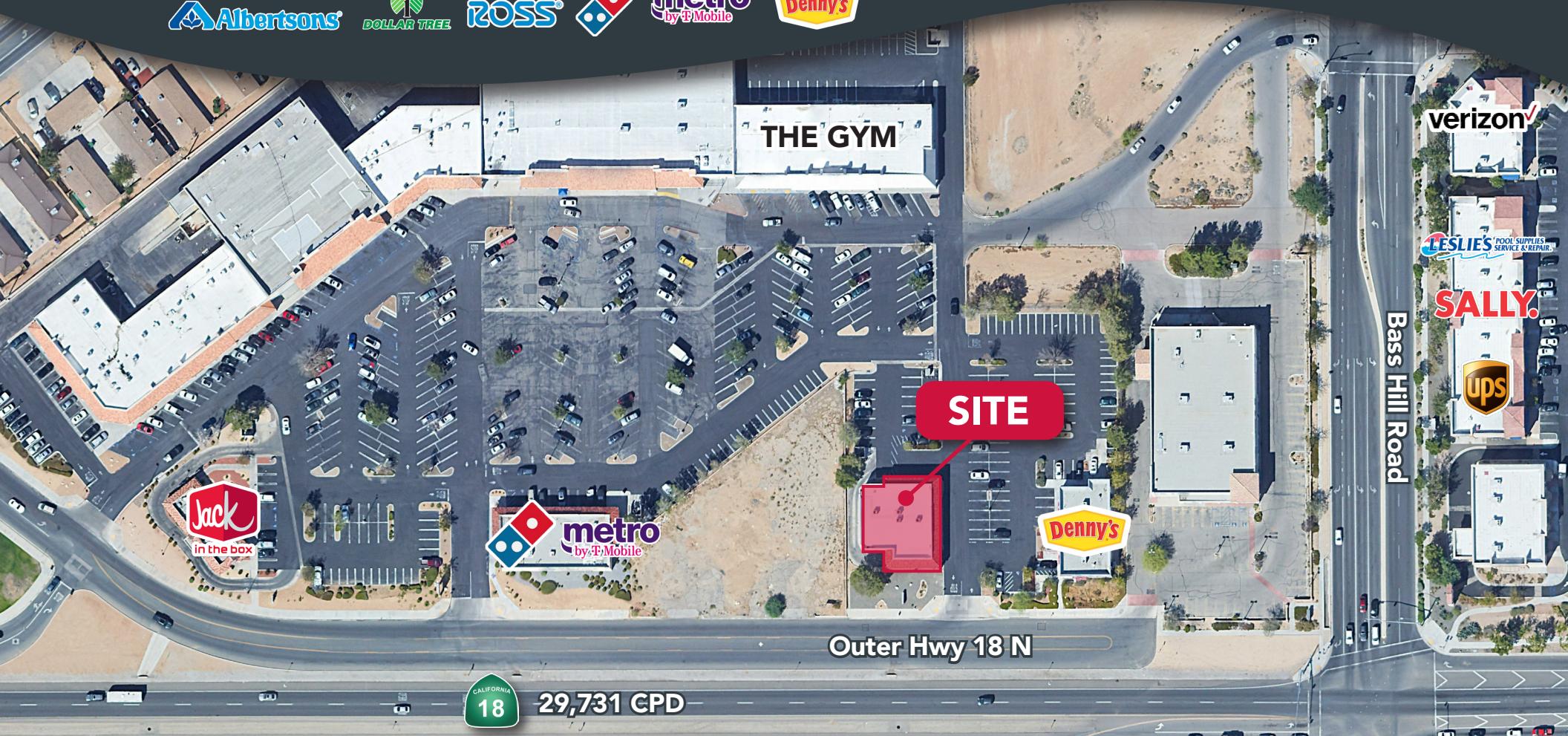


MULTI FOOD TENANT DRIVE THRU PAD FOR LEASE OR SALE



RANCHERIAS PLAZA
20236 CA-18
APPLE VALLEY, CA



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LOCATION DESCRIPTION

The subject property consists of a 4,020 square foot pad which is in the process of being converted into two food spaces, including a QSR drive thru. The space is divisible down to 1,800 SF. Formerly occupied by Chase Bank, the freestanding pad building is located within the larger ±104,803 square foot neighborhood center, Rancherias Plaza. Highly visible from the main Apple Valley retail corridor with 29,731 CPD and captures Highway 18 commuter and tourist traffic making this an excellent location.



PROPERTY HIGHLIGHTS

- Two-tenant food pad including a drive thru
- Strong national retail node
- 21 parking spaces with additional reciprocal parking
- Four-sided building façade signage and monument signage
- Highly visible from the main Apple Valley retail corridor with 29,731 CPD

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 Average Income	\$76,967	\$107,432	\$100,956
 Residential Population	5,779	41,929	93,427
 Daytime Population	3,100	21,835	51,288

Source: Regis

TRAFFIC COUNTS

 7,388 CPD Bass Hill Road
29,731 CPD (18) Happy Trails Hwy

Source: Regis

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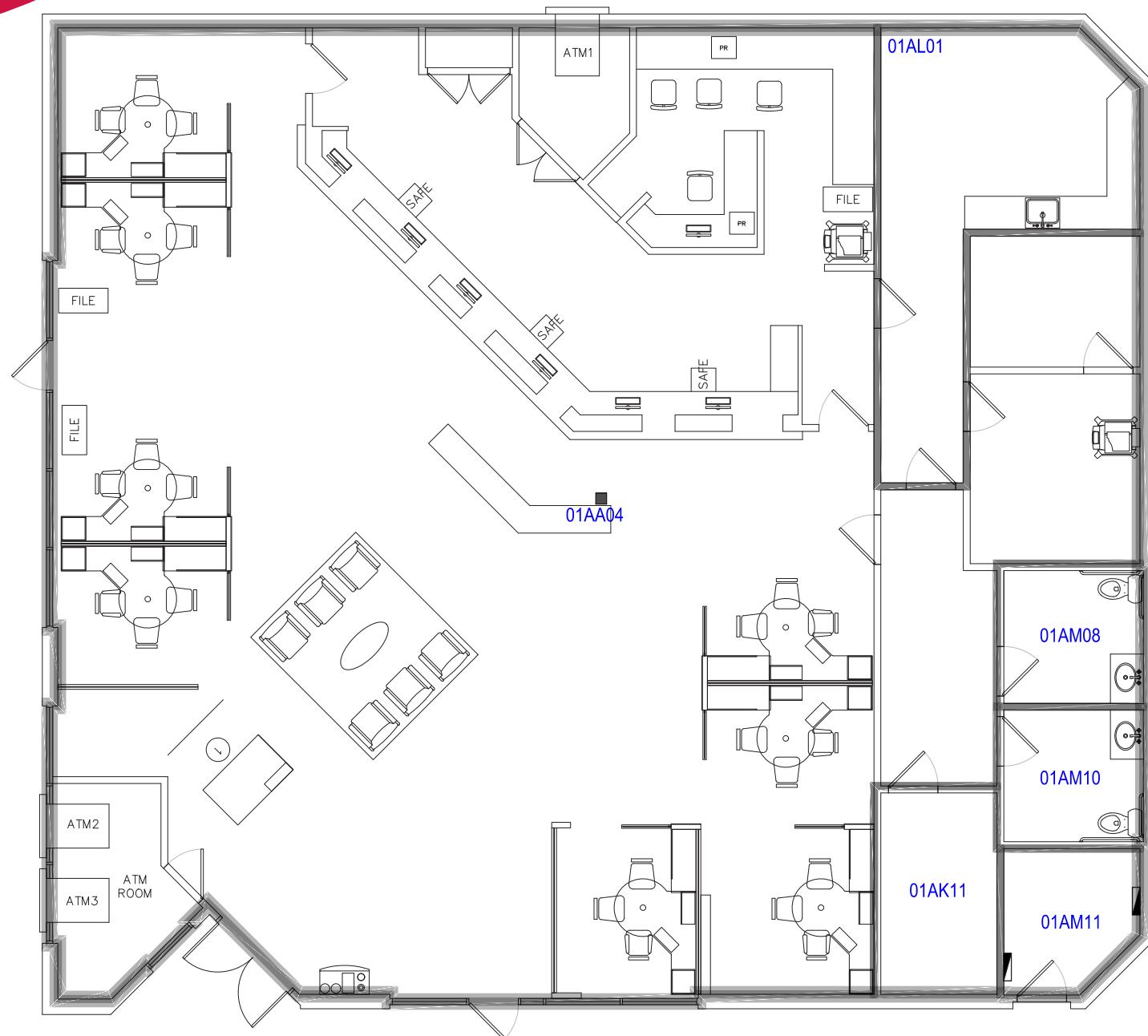
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Renderings



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Floorplan



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FOR MORE INFORMATION, PLEASE CONTACT:

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