



RANCHERIAS PLAZA

# MULTI FOOD TENANT DRIVE THRU PAD FOR LEASE

20236 CA-18, Apple Valley, CA 92307

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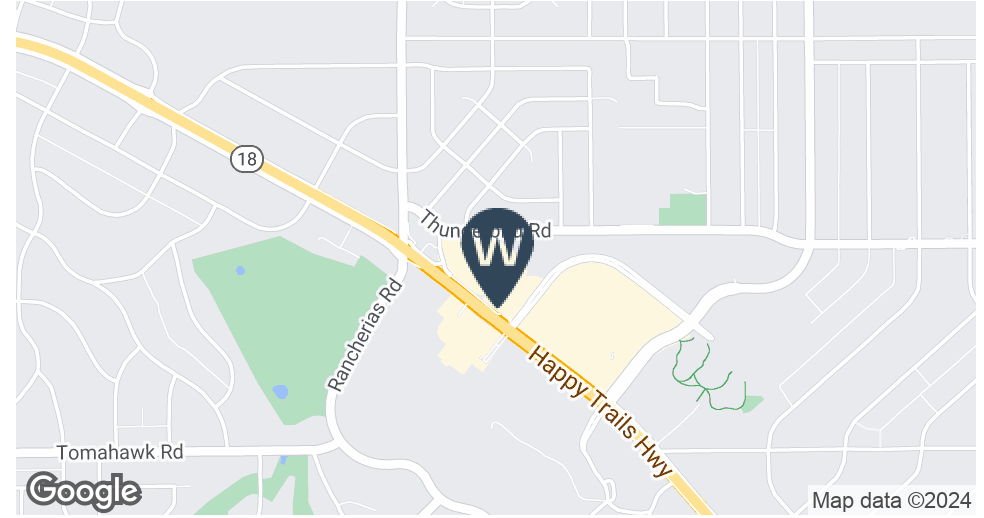
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## LOCATION DESCRIPTION

The subject property consists of a 3,902 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, which is anchored by 99 Cents Only Stores and CVS Pharmacy. Highly visible from the main Apple Valley retail corridor with 31,000 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 31,000 CPD

## AREA CO-TENANTS



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## POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	5,943	42,255	93,903
Median Age	31.7	37.8	37.3



## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$41,460	\$76,566	\$68,743
Average	\$66,535	\$101,870	\$95,225



## DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	162	879	2,318
Employees	1,768	8,252	20,824
Daytime Population	6,354	35,706	84,004



## EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	12.9%	12.0%	11.6%



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	52.5%	59.0%	55.6%
Services	19.1%	15.8%	17.4%
Blue Collar	28.4%	25.3%	27.0%



## HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	1,933	13,640	31,083
Median Home Value	\$383,613	\$433,429	\$422,718

\* 2020 Demographic data derived from ESRI

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