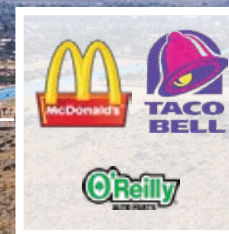




PRIME RETAIL PLAZA BUILDINGS FOR LEASE. PADS FOR GROUND LEASE

Ground Lease & Build-To-Suit Available
in Rapidly Expanding Apple Valley Market



CIVIC CENTER

CITY HALL

HAPPY TRAILS HWY

RANCHERIAS RD

S.E.C. RANCHERIAS RD. AND
U.S. HWY 18, APPLE VALLEY, CA 92307

Executive Summary



Avant Real Estate Group is pleased to announce the **Buffalo Trading Post Plaza**, a premier retail development opportunity in the rapidly growing community of **Apple Valley, California**. This new retail destination presents an exceptional ground lease opportunity for national, regional, and local tenants seeking to establish a long-term presence in one of the High Desert's most active commercial corridors. Strategically positioned along a high-traffic thoroughfare, Buffalo Trading Post Plaza offers prime visibility and accessibility to a strong and expanding consumer base.

Tenants will join an impressive lineup of national brands, including **Aldi, Chipotle, Dutch Bros Coffee,** and next door to center **Walmart, CVS, McDonald's, O'Reilly** and **Albertson's** creating a synergistic retail environment that draws consistent daily traffic. With Apple Valley's continued residential and economic expansion, Buffalo Trading Post Plaza is poised to become a cornerstone of the area's next phase of growth—offering businesses the perfect setting to thrive in a dynamic, high-demand market.



Property Summary

ZONING

PROPOSED USE	COMMERCIAL/MED.OFFICE
EXISTING ZONING	C-G (GENERAL COMMERCIAL)
APN	311-217-116

SITE AREA

FUTURE DEVELOPMENT	±3.00 AC	131,415 SF
SITE AREA	±7.59 AC	±330,246 SF
NET SITE AREA	±10.59 AC	±461,661 SF

BUILDING DATA

BUILDING-1 (ALDI)	±20,599 SF
BUILDING-2 (RETAIL/AUTOMOTIVE)	±5,700 SF
BUILDING-3 (CHIPOTLE)	±2,305 SF
BUILDING-4 (WENDY'S)	±2,228 SF
BUILDING-5 (CAN BE DIVISIBLE TO 2 UNITS)	±5,622 SF
BUILDING-6 (DUTCH BROS COFFEE)	±980 SF
BUILDING-7 (FOOD/RETAIL. CAN BE DIVISIBLE TO 2-3 UNITS)	±7,000 SF
TOTAL BUILDING AREA	±44,969 SF

PARKING PROVIDED

STANDARD	192 STALLS
ACCESSIBLE ADA	13 STALLS
ELECTRIC/CLEAN AIR VEHICLES	30 STALLS

Join Aldi, Chipotle, and Dutch Bros Coffee at Buffalo Trading Post Plaza — a high-growth trade area attracting strong national brands and daily consumer traffic. Neighboring retailers include Walmart, McDonald's, Taco Bell, O'Reilly Auto Parts, and CVS, creating a powerful regional draw and steady customer base.



Market Overview



APPLE VALLEY ECONOMIC OVERVIEW

Located in the heart of the **High Desert, Apple Valley**, California continues to experience steady population and economic growth, positioning it as one of the region's most active and business-friendly communities. The town's population has reached approximately **75,000 residents**, with the greater **Victor Valley trade area exceeding 590,000** and still expanding year-over-year. Apple Valley's combination of affordable housing, new residential development, and proximity to key transportation routes makes it a preferred destination for both families and retailers.



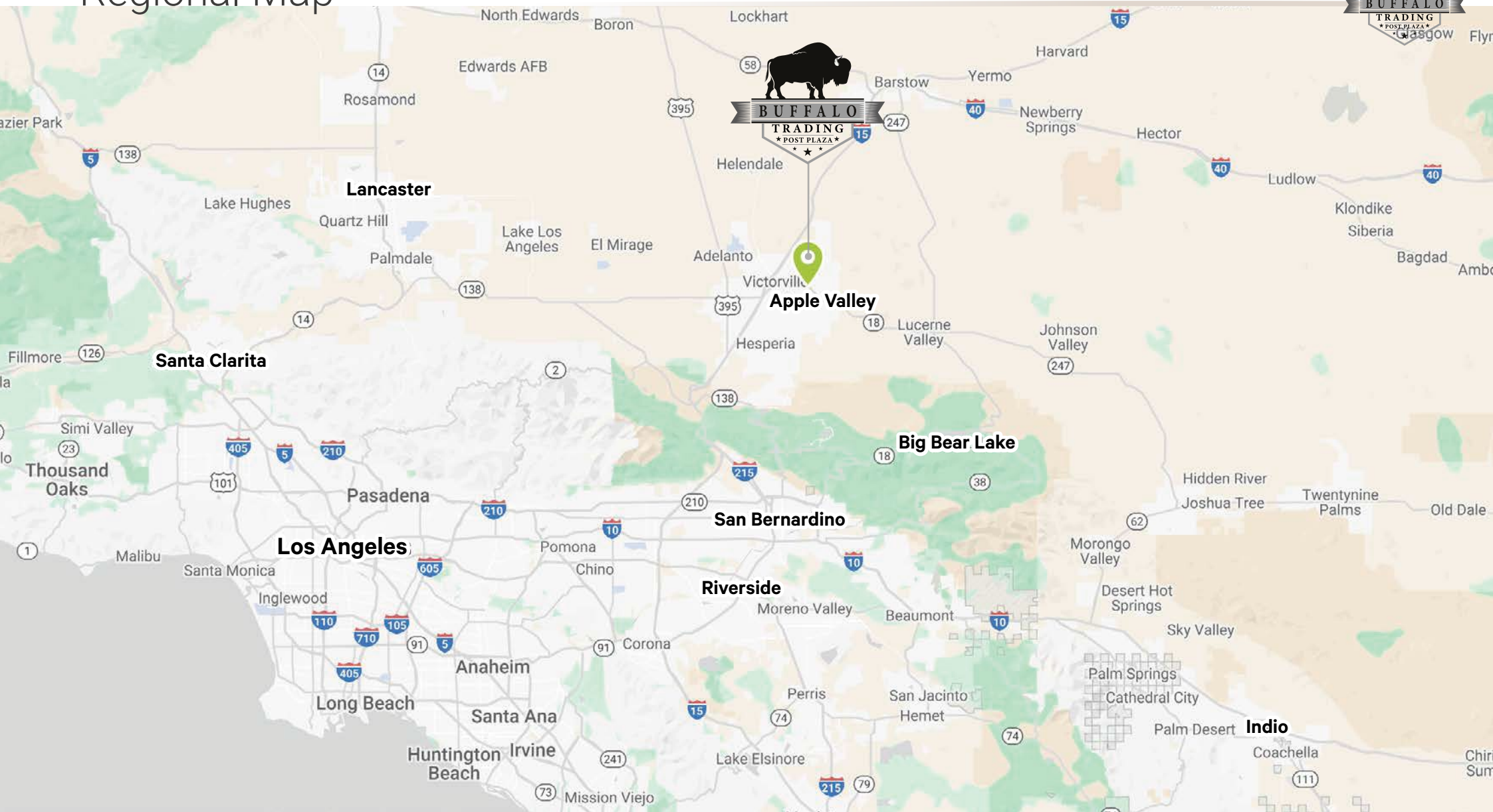
The community benefits from a median household income of roughly **\$65,900** and an **average household income approaching \$90,000**, supporting strong consumer spending potential. Retail performance remains robust, with annual retail sales nearing **\$974 million**, equating to more than **\$12,900** in sales per capita, underscoring healthy demand for goods and services.



Apple Valley's pro-business environment—marked by **streamlined permitting, competitive land costs**, and a **low cost of operation**—continues to attract national retailers and franchise operators. The market's commercial vitality is reinforced by established neighbors such as **Walmart, McDonald's, CVS, O'Reilly Auto Parts**, and **Taco Bell**, along with the arrival of **Aldi, Chipotle**, and **Dutch Bros Coffee** at **Buffalo Trading Post Plaza**.

With ongoing housing expansion, rising incomes, and increasing daily traffic counts across its primary retail corridors, **Apple Valley presents a compelling opportunity for tenants seeking long-term ground lease positions** in a fast-growing, economically resilient market.

Regional Map



5-MILES CONSUMER HOUSEHOLD EXPENDITURES SNAP SHOT



FOOD & ALCOHOL
\$309,587,868



HOME EXPENDITURES
\$184,499,359



APPAREL
\$61,221,230



TRANSPORTATION
\$306,284,213



HEALTH CARE
\$53,219,484



ENTERTAINMENT
\$169,243,791



THE KEY TO APPLE VALLEY'S HISTORY AND CURRENT PROSPERITY IS TRANSPORTATION

The area has always been known as the gateway to North America, and, as the facilities become more congested in Southern California, business and industry are turning their attention northward. Less congestion means faster movement of goods, and savings to companies who have to compete in the national and international market.

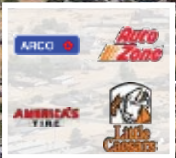
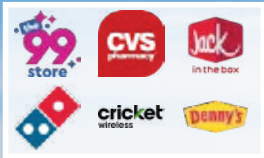
Highways: Apple Valley is served by a modern, well-coordinated highway system.

Interstate 15 extends southward to San Diego, connecting with Interstates 10 and 215 and State Routes 60 and 91. Northbound, Interstate 15 runs through Las Vegas, and connects with State Route 58 and Interstate 40.

Apple Valley Airport is the gem of the county's High Desert, located in the Town of Apple Valley. Built in 1970, it is the gateway to the Victor Valley region and offers a year-round VFR. Flight services available at Apple Valley Airport include fuel, food, maintenance, charters, rentals and flight training.

Southern California Logistics Airport is 10 miles from Apple Valley. The City of Victorville and Stirling, a Foothill Ranch California-based development company, has a public/private partnership arrangement to redevelop the former George Air Force Base into Global Access. The partnership is dedicated to creating jobs and economic activity in the region. At completion, Global Access is anticipated to create more than 24,000 jobs and support another 18,500 jobs in the surrounding area. Global Access in Victorville, California, is an 8,500-acre multi-modal freight transportation hub supported by air, ground and rail connections.

Major Area Retailers



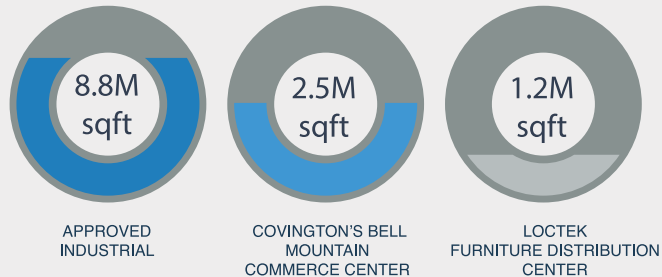
Apple Valley Overview



Town of Apple Valley

APPLE VALLEY AT A GLANCE

Industrial Growth



Apple Valley is currently processing more than 20 million square feet of industrial development and creating an Enhanced Infrastructure Financing District along Interstate-15

Retail Commercial

New and Coming Soon

HOBBY LOBBY



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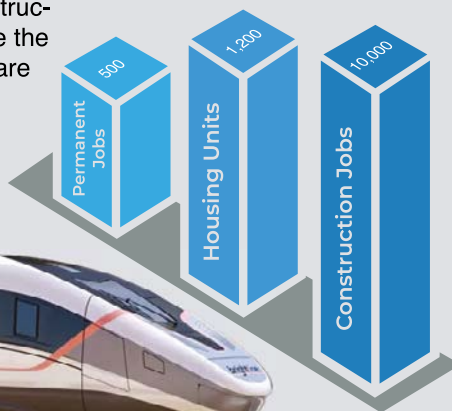
Marshalls



FIVE BELOW

On the Right Track

Brightline West is developing a high speed rail system connecting Las Vegas to Rancho Cucamonga, with a station in Apple Valley, and will add 10,000 construction jobs and 500 permanent jobs once the train, station and maintenance facility are operational in late 2028.



AVERAGE HOUSEHOLD INCOME

\$109,872

MEDIAN HOUSEHOLD INCOME

\$79,537

AVERAGE HOUSEHOLD SIZE

2.91



APPLE VALLEY POPULATION

75,325

REGIONAL POPULATION

458,698

MEDIAN AGE

39.2

TOTAL HOUSEHOLDS

25,759

ROLLING INTO APPLE VALLEY

Brightline West plans to build a high-speed rail station in Apple Valley that will connect Southern California to Las Vegas.

- The high-speed electric train will move passengers from Apple Valley to Las Vegas in about 90 minutes, at speeds greater than 200 miles per hour and remove over 3 million cars and 400,000 tons of carbon dioxide annually.
- The 260 mile rail system is expected to begin moving passengers in early 2028.
- The rail service is expected to create more than 40,000 construction jobs and more than 1,000 permanent jobs once operational.
- The station and maintenance facility will be located near Dale Evans Parkway in the newly annexed area of north.
- The Apple Valley station is expected to catalyze transit-oriented commercial and residential development in the surrounding area.



Area Demographics



Population	1 mile	3 miles	5 miles
2020 Population	5,758	43,646	96,934
2024 Population	5,707	43,409	101,516
2029 Population Projection	5,787	44,049	103,992
Annual Growth 2020-2024	-0.20%	-0.10%	1.20%
Annual Growth 2024-2029	0.30%	0.30%	0.50%
Median Age	32.6	36.1	36.4
Bachelor's Degree or Higher	15%	18%	17%
U.S. Armed Forces	0	85	153

Households	1 mile	3 miles	5 miles
2020 Households	1,860	14,147	32,297
2024 Households	1,841	14,055	33,870
2029 Household Projection	1,866	14,263	34,711
Annual Growth 2020-2024	0.10%	0.20%	1.40%
Annual Growth 2024-2029	0.30%	0.30%	0.50%
Owner Occupied Households	840	9,872	22,684
Renter Occupied Households	1,027	4,391	12,027
Avg Household Size	3.1	3	2.9
Avg Household Vehicles	2	2	2
Total Consumer Spending	\$54.1M	\$504.8M	\$1.2B

Daytime Employment	1 mile	3 miles	5 miles
Total No. of Employees	2,162	9,100	23,920
Total No. of Businesses	203	1,330	3,544

Housing	1 mile	3 miles	5 miles
Median Home Value	\$395,535	\$380,262	\$365,337
Median Year Built	1982	1984	1986

Income	1 mile	3 miles	5 miles
Avg Household Income	\$70,368	\$93,997	\$89,177
Median Household Income	\$51,462	\$77,098	\$67,176
< \$25,000	519	2,108	6,028
\$25,000 - 50,000	377	2,831	6,872
\$50,000 - 75,000	295	1,882	5,583
\$75,000 - 100,000	299	2,460	4,375
\$100,000 - 125,000	98	1,516	3,417
\$125,000 - 150,000	76	1,042	2,136
\$150,000 - 200,000	85	1,076	3,055
\$200,000+	93	1,140	2,404

Population By Race	1 mile	3 miles	5 miles
White	2,366	21,128	46,545
Black	831	3,614	9,416
American Indian/Alaskan Native	77	639	1,425
Asian	142	1,464	3,706
Hawaiian & Pacific Islander	14	173	395
Two or More Races	2,277	16,392	40,029
Hispanic Origin	2,489	18,049	43,940





AVANT REAL ESTATE

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BUFFALO TRADING POST PLAZA – ROOTED IN GROWTH, READY FOR TOMORROW.



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