

NWC OF HIGHWAY 18 AND  
NAVAJO RD

PROGRESSIVE  
REAL ESTATE PARTNERS



NAVAJO ROAD

HIGHWAY 18

0.5 - 2.02 ACRES FOR  
LEASE OR SALE

Apple Valley, CA 92307



# NWC of Highway 18 and Navajo Rd | Apple Valley, CA 92307

## FOR LEASE



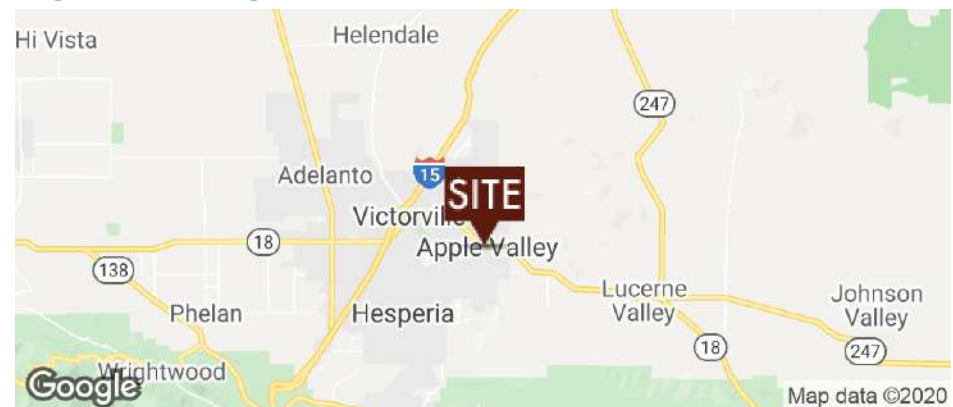
### FEATURES

- Property comprised of two existing parcels. LLA can be performed to deliver parcel down to 0.5AC in size.
- Highway 18 and Navajo Rd is one of the highest trafficked intersections in Apple Valley with over 22,000 CPD on Highway 18 alone.
- Over 1,400 residential units approved or under construction close by (see page 4)
- The City of Apple Valley is primed for substantial growth in the upcoming months and years with Virgin closing escrow on 284 acres of land in Apple Valley for the high speed train to Las Vegas. [Click Here for the Article](#)
- Successful existing national retailers presence at this corner demonstrate demand while there is still room for additional retailers.
- Contact broker for pricing

DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Population	24,586	69,064	109,874
Average Income	\$69,698	\$77,888	\$74,834
Daytime Population	5,010	12,101	20,258

*\* Derived from Sites to Do Business*

### VISIT INTERACTIVE MAP



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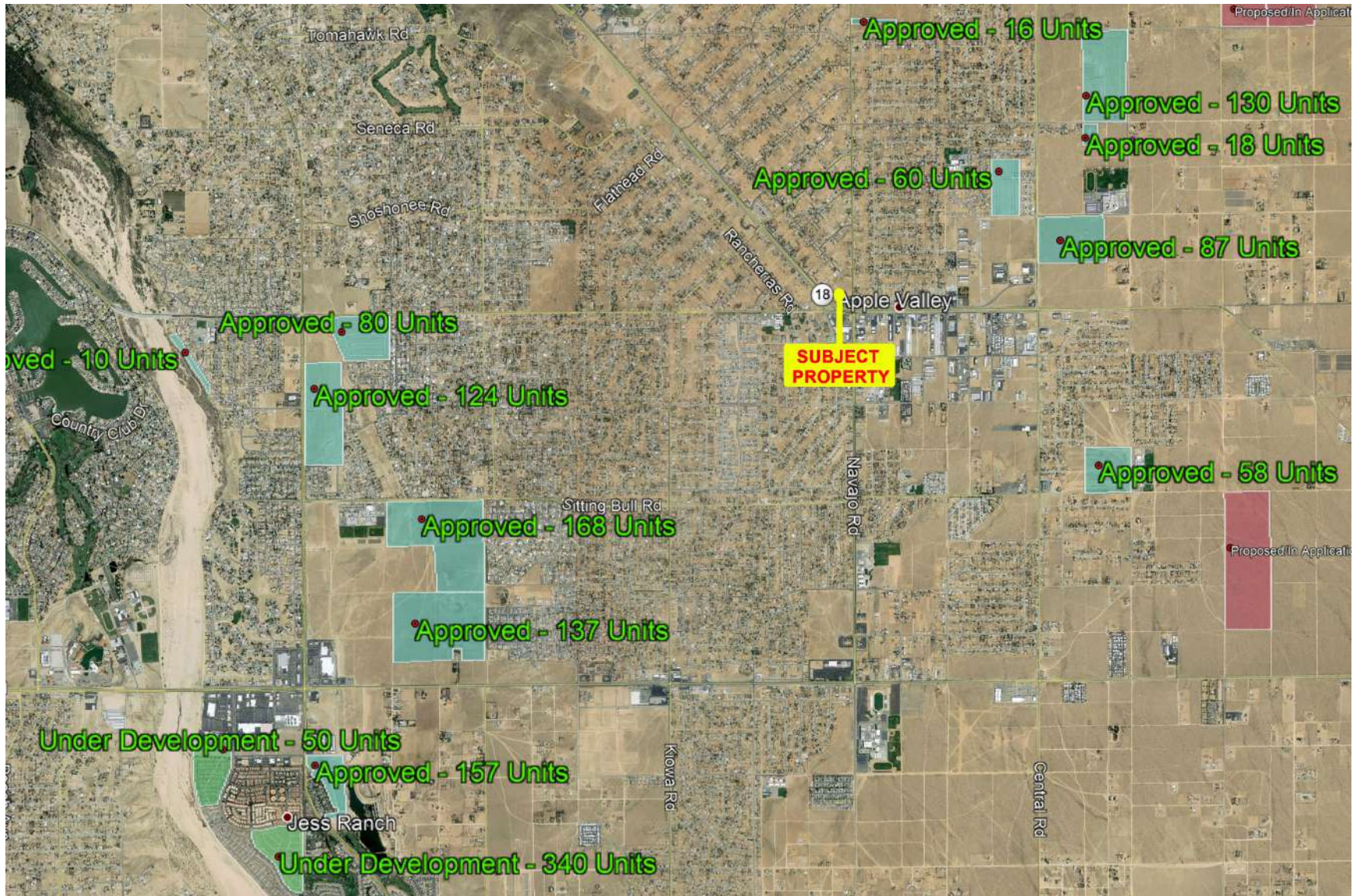


# RETAILER MAP | NWC of Highway 18 and Navajo Rd, Apple Valley, CA 92307





# PROPOSED HOUSING | NWC of Highway 18 and Navajo Rd, Apple Valley, CA 92307





# DEMOGRAPHICS | NWC of Highway 18 and Navajo Rd, Apple Valley, CA 92307

	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2000 Population	19,385	52,622	81,114
2010 Population	23,207	65,434	103,308
2019 Population	24,586	69,064	109,874
2024 Population	25,358	71,210	113,624
2000-2010 Annual Rate	1.82%	2.20%	2.45%
2010-2019 Annual Rate	0.63%	0.59%	0.67%
2019-2024 Annual Rate	0.62%	0.61%	0.67%
2019 Male Population	49.4%	49.4%	49.1%
2019 Female Population	50.6%	50.6%	50.9%
2019 Median Age	33.1	36.2	36.9

In the identified area, the current year population is 109,874. In 2010, the Census count in the area was 103,308. The rate of change since 2010 was 0.67% annually. The five-year projection for the population in the area is 113,624 representing a change of 0.67% annually from 2019 to 2024. Currently, the population is 49.1% male and 50.9% female.

#### Median Age

The median age in this area is 33.1, compared to U.S. median age of 38.5.

#### Race and Ethnicity

2019 White Alone	60.1%	63.7%	62.9%
2019 Black Alone	10.1%	9.4%	9.0%
2019 American Indian/Alaska Native Alone	1.3%	1.2%	1.2%
2019 Asian Alone	2.7%	3.3%	3.4%
2019 Pacific Islander Alone	0.5%	0.5%	0.4%
2019 Other Race	18.6%	15.6%	16.9%
2019 Two or More Races	6.6%	6.3%	6.2%
2019 Hispanic Origin (Any Race)	40.9%	36.9%	38.8%

Persons of Hispanic origin represent 38.8% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 78.7 in the identified area, compared to 64.8 for the U.S. as a whole.

#### Households

2019 Wealth Index	76	93	88
2000 Households	6,372	17,774	27,879
2010 Households	7,383	21,692	34,681
2019 Total Households	7,796	22,855	36,819
2024 Total Households	8,025	23,527	38,063
2000-2010 Annual Rate	1.48%	2.01%	2.21%
2010-2019 Annual Rate	0.59%	0.57%	0.65%
2019-2024 Annual Rate	0.58%	0.58%	0.67%
2019 Average Household Size	3.14	3.01	2.96

The household count in this area has changed from 34,681 in 2010 to 36,819 in the current year, a change of 0.65% annually. The five-year projection of households is 38,063, a change of 0.67% annually from the current year total. Average household size is currently 2.96, compared to 2.95 in the year 2010. The number of families in the current year is 27,448 in the specified area.

#### CHRIS LINDHOLM

Investment Sales & Land Specialist  
O: 909.230.4500 | C: 951.965.9021  
chris@progressiverep.com  
CalDRE #02047355

#### PAUL GALMARINI

Senior Vice President  
O: 909.230.4500 | C: 949.232.3032  
Paul@ProgressiveREP.com  
CalDRE #01816151

# DEMOGRAPHICS | NWC of Highway 18 and Navajo Rd, Apple Valley, CA 92307

	5 minutes	10 minutes	15 minutes
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	24.2%	24.4%	25.3%
<b>Median Household Income</b>			
2019 Median Household Income	\$50,605	\$56,124	\$54,743
2024 Median Household Income	\$60,252	\$66,023	\$63,675
2019-2024 Annual Rate	3.55%	3.30%	3.07%
<b>Average Household Income</b>			
2019 Average Household Income	\$69,698	\$77,888	\$74,834
2024 Average Household Income	\$83,581	\$92,046	\$88,156
2019-2024 Annual Rate	3.70%	3.40%	3.33%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$22,138	\$25,717	\$25,142
2024 Per Capita Income	\$26,489	\$30,337	\$29,608
2019-2024 Annual Rate	3.65%	3.36%	3.32%

#### Households by Income

Current median household income is \$54,743 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$63,675 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$74,834 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$88,156 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$25,142 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$29,608 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	98	98	94
2000 Total Housing Units	6,999	19,339	30,558
2000 Owner Occupied Housing Units	4,293	12,486	19,375
2000 Renter Occupied Housing Units	2,079	5,288	8,504
2000 Vacant Housing Units	627	1,565	2,679
2010 Total Housing Units	8,216	24,052	38,706
2010 Owner Occupied Housing Units	4,859	14,896	23,324
2010 Renter Occupied Housing Units	2,524	6,796	11,357
2010 Vacant Housing Units	833	2,360	4,025
2019 Total Housing Units	8,410	24,622	39,895
2019 Owner Occupied Housing Units	4,729	14,595	23,163
2019 Renter Occupied Housing Units	3,067	8,260	13,656
2019 Vacant Housing Units	614	1,767	3,076
2024 Total Housing Units	8,653	25,321	41,206
2024 Owner Occupied Housing Units	4,901	15,168	24,275
2024 Renter Occupied Housing Units	3,124	8,358	13,788
2024 Vacant Housing Units	628	1,794	3,143

Currently, 58.1% of the 39,895 housing units in the area are owner occupied; 34.2%, renter occupied; and 7.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 38,706 housing units in the area - 60.3% owner occupied, 29.3% renter occupied, and 10.4% vacant. The annual rate of change in housing units since 2010 is 1.35%. Median home value in the area is \$282,859, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 4.77% annually to \$357,124.

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