

RANCHERIAS PLAZA SHOPPING CENTER

17,802± SF FORMER CVS PHARMACY SPACE FOR SALE

20180 State Highway 18 · Apple Valley, CA 92307-2919



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Property Description:

The subject property is a 17,802± square foot former CVS located at Rancherias Plaza Shopping Center in Apple Valley, CA.

Property Highlights:

Rancherias Plaza shopping center is located on Hwy 18, one of the primary retail thoroughfares in Apple Valley, delivering traffic counts of 73,335± cars per day. National retailers in this trade area include Super Target, Walmart, Ross Dress For Less, Albertson's, Old Navy, Dollar Tree and 99 Cents Only, Jack in the Box, and Domino's.

Available Space: 17,802± SF; **APN:** 3112-171-02-0000 (1.95 ac)

Sale Price: Please contact agent for more information.

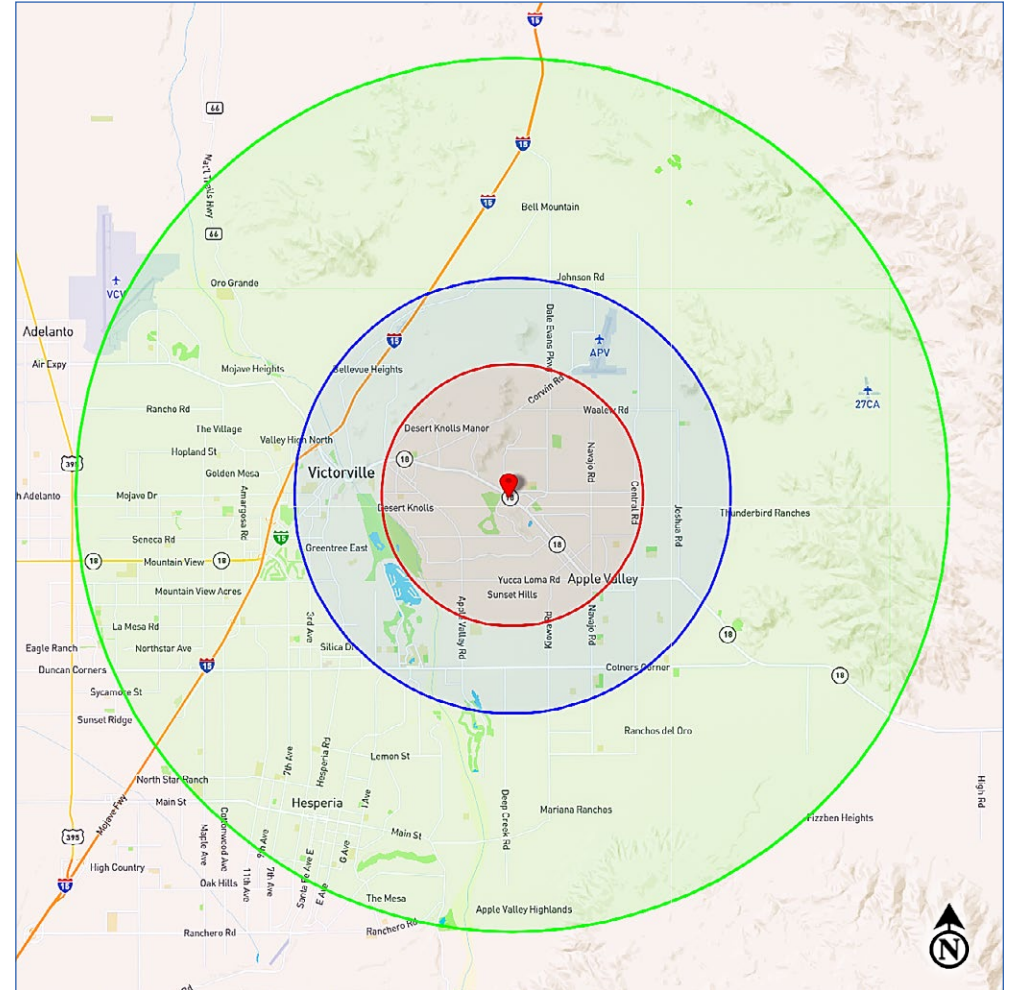
2023 Demographics:

	<u>3 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
Total Population:	41,904	95,168	282,142
Total Households:	13,767	31,462	85,303
Avg. HH Income:	\$96,889	\$89,821	\$82,133
Total Daytime Pop:	32,344	102,239	268,236

2023 Traffic Counts:

State Hwy 18:	62,516
Dale Evans Pkwy:	9,651
Outer Hwy 18 North:	<u>2,553</u>
Total Traffic:	74,017 Avg Daily Traffic

Data Sources: Claritas, LLC; Kalibrate TrafficMetrix



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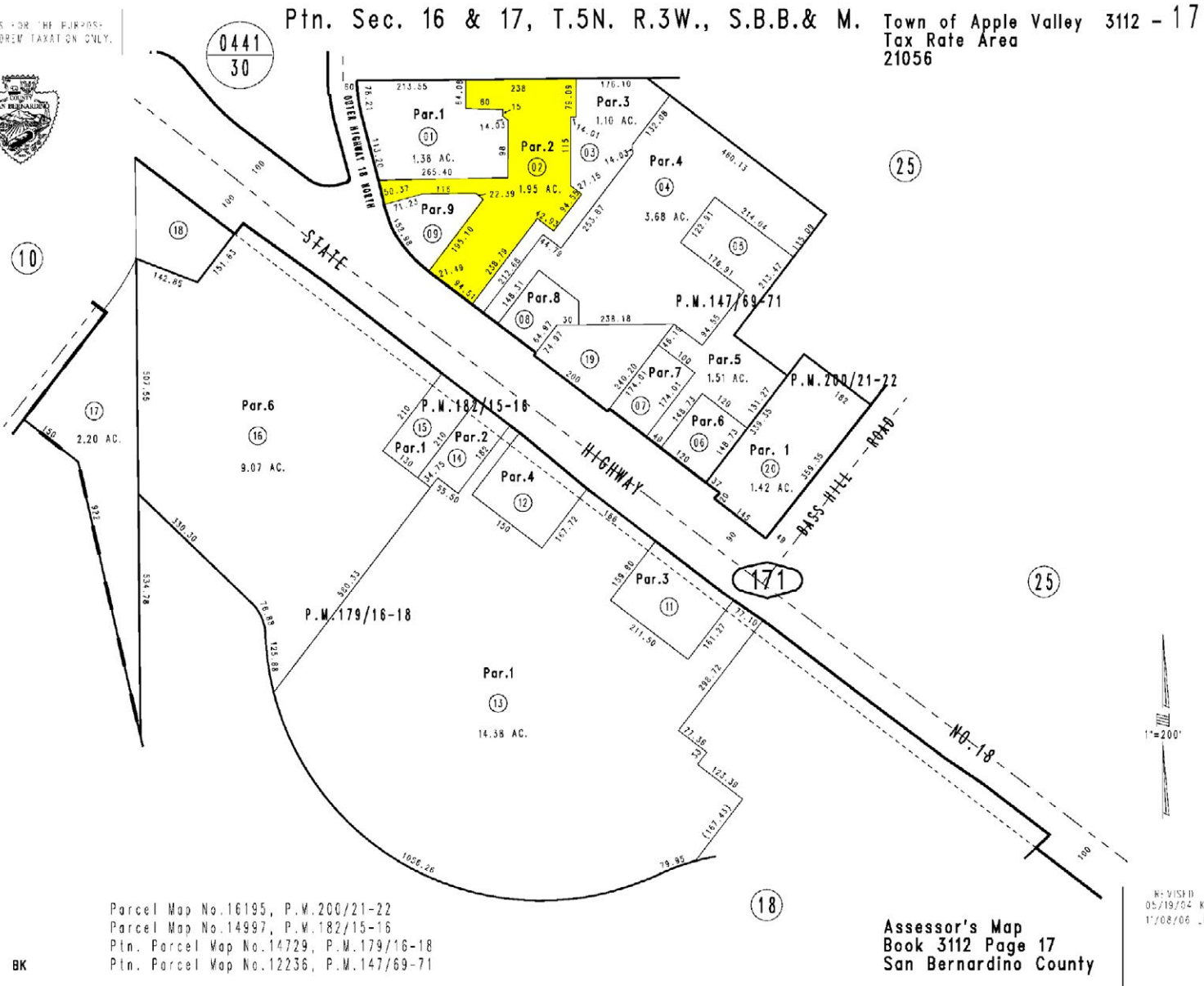
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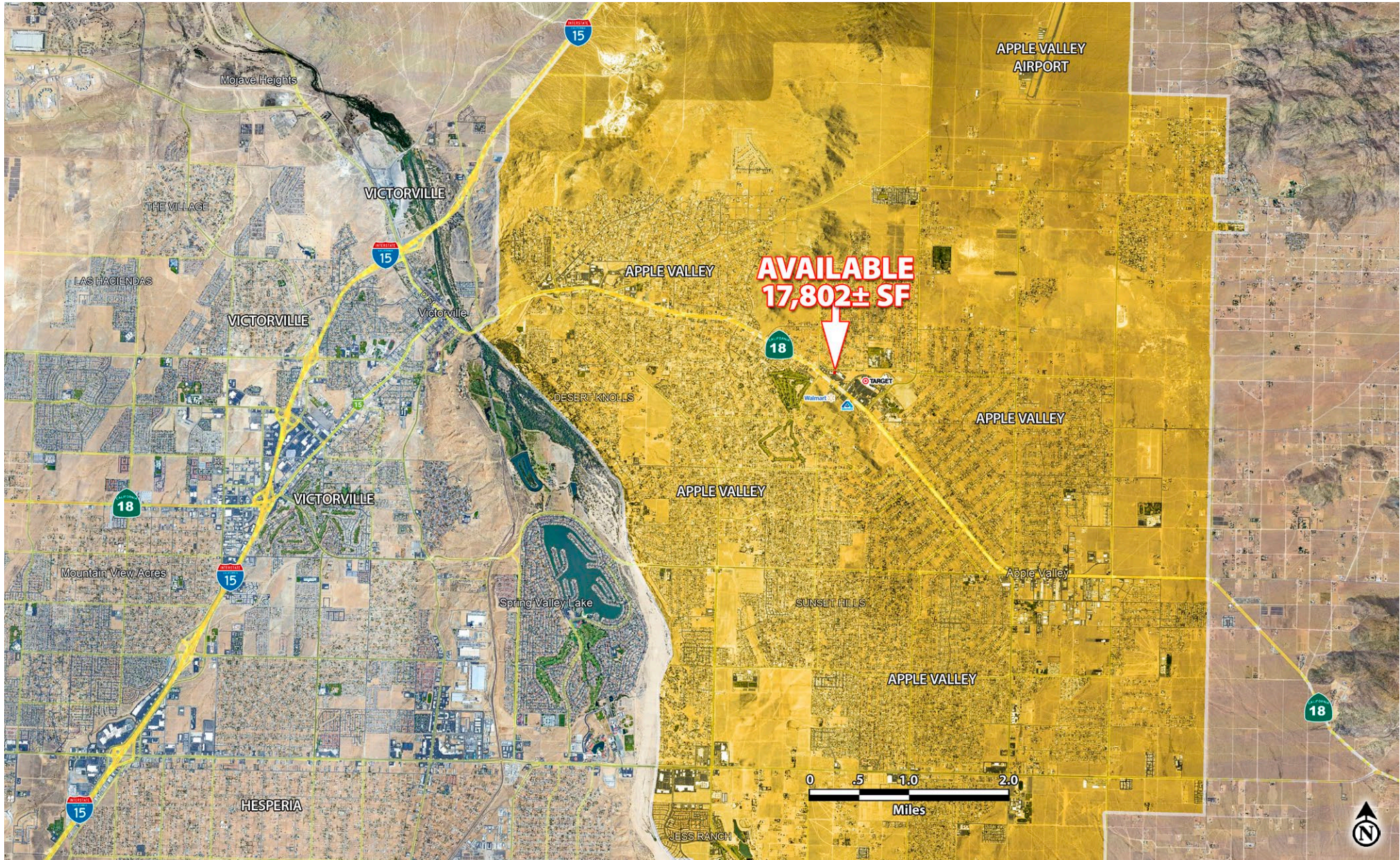
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