

Approved/Entitled Development - Sprouts Anchored



Near Bear Valley Rd & Apple Valley Rd | Apple Valley, CA 92308



*North Elevation ~ Rendering



DESCRIPTION

- ±2,000 SF up to ±5,060 SF ground lease / build-to-suit with fully entitled drive thru opportunity
- ±2,500 SF ground lease pad with fully entitled drive thru plus patio opportunity
- Strategically located to serve the community
- Opportunity to located near a top tier intersection and capitalize on nearly 85k vehicles per day
- Synergize with over 1.5M square feet of existing retail shopping and services
- Major retailers include: Target, Winco, Home Depot, Lowe's 24HR Fitness, Stater Bros., 99 Cents Only and many more

TRAFFIC COUNTS

Bear Valley Rd	35,531 cars per day
Apple Valley Rd	12,975 cars per day

Source: Costar

2023 DEMOGRAPHICS

	2 Mile	3 Miles	5 Miles
Population	20,241	52,151	133,389
Avg Household Income	\$99,896	\$103,365	\$88,159
Daytime Population	4,846	11,355	28,220

Source: Esri

CONTACT

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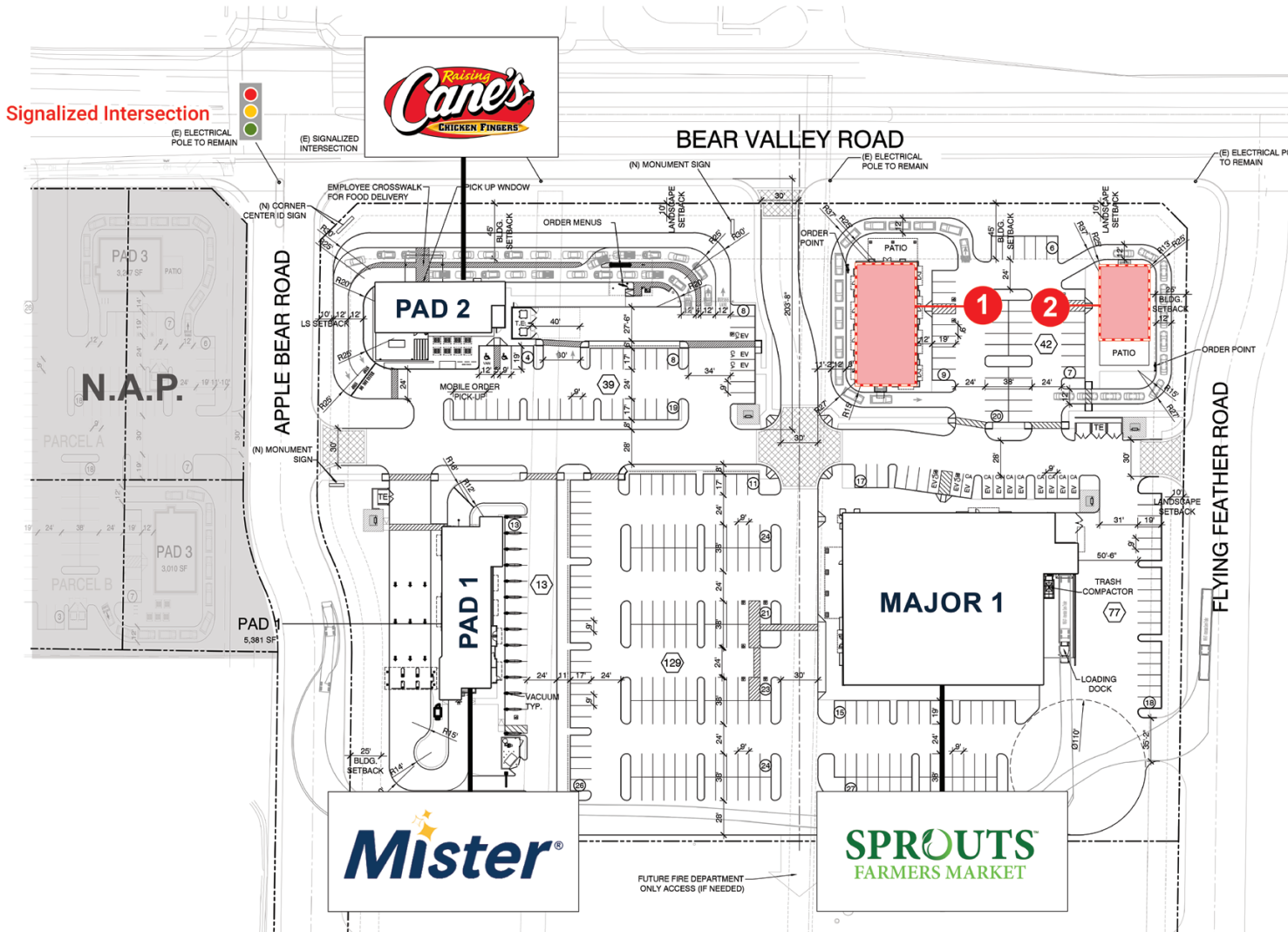
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- 1 Shops 1: ±2,000 up to ±5,060 SF ground lease / build-to-suit with fully entitled drive thru
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