

# Rancherias Plaza Shopping Center

20180 State Highway 18, Apple Valley, CA 92307

17,802± SF | Former CVS Pharmacy

## FOR LEASE



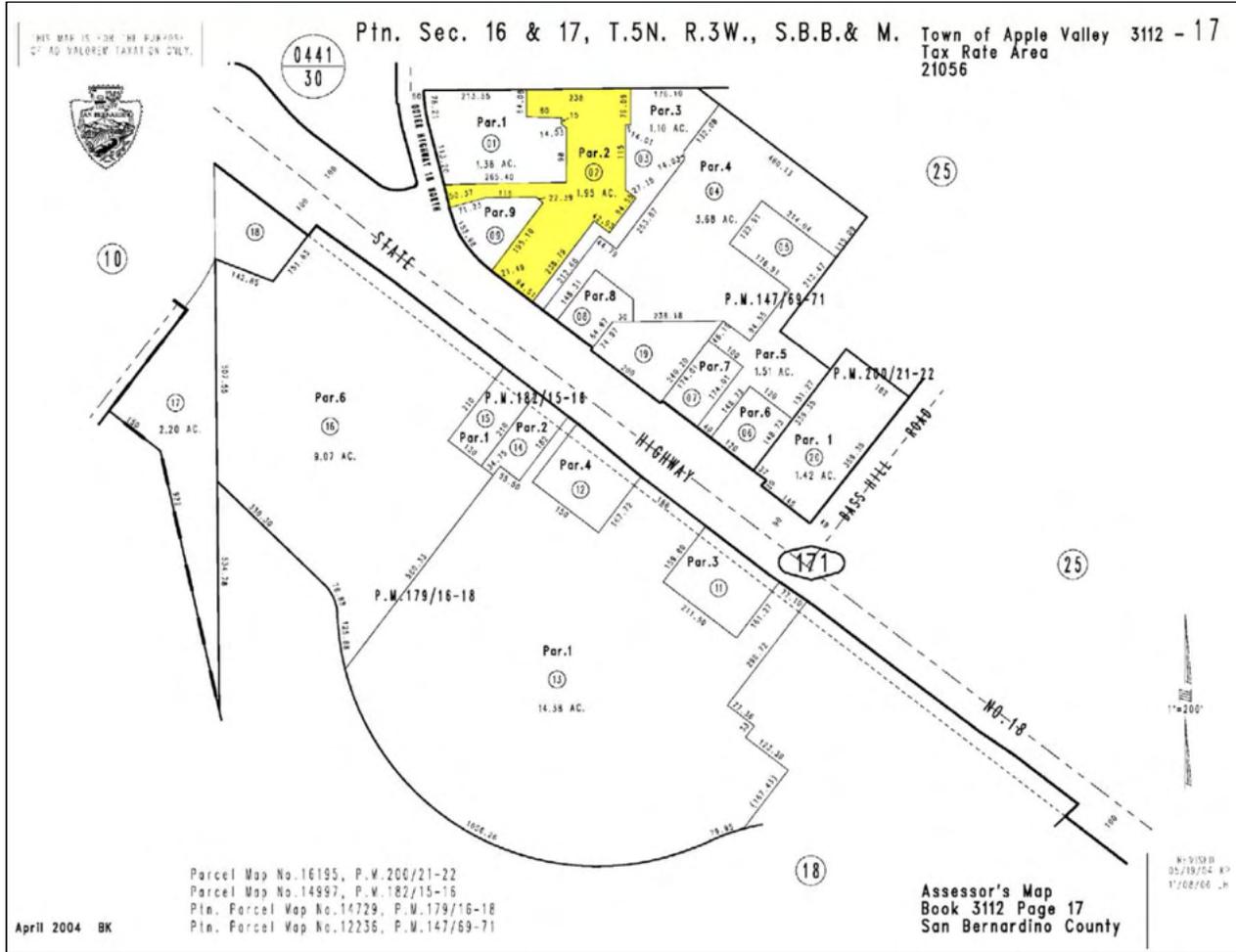
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COMPANY

**RETAIL CALIFORNIA**  
Commercial Real Estate Brokerage  
A Division of Pearson Realty

# Site Plan



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# Vicinity Map



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## Executive Summary

### Rancherias Plaza Shopping Center

The Saito Company, in cooperation with Retail California, is pleased to present a premier retail opportunity in the Rancherias Shopping Center. The available  $\pm 17,802$  SF former CVS is positioned inline within a well-established retail plaza along Outer Highway 18.

Rancherias Plaza Shopping Center features an established tenant mix that supports consistent customer traffic and long-term performance. The center benefits from local services and national tenants, creating a dependable draw from the surrounding residential base and nearby commercial activity. Highway 18 serves as the trade area's primary retail corridor, serving over 33,000 vehicles per day and delivering excellent visibility, access, and growth opportunities. This high-traffic exposure, combined with convenient ingress and egress, positions the plaza as a highly competitive location for retailers seeking sustained demand and market stability.

*Apple Valley continues to experience steady residential growth, rising household incomes, and ongoing expansion of key retail corridors, reinforcing the High Desert's position as an economically resilient regional market. For tenants seeking long-term positioning in a growth-oriented trade area, Rancherias Plaza Shopping Center offers strong market fundamentals, established national co-tenancy, and proven retail performance.*



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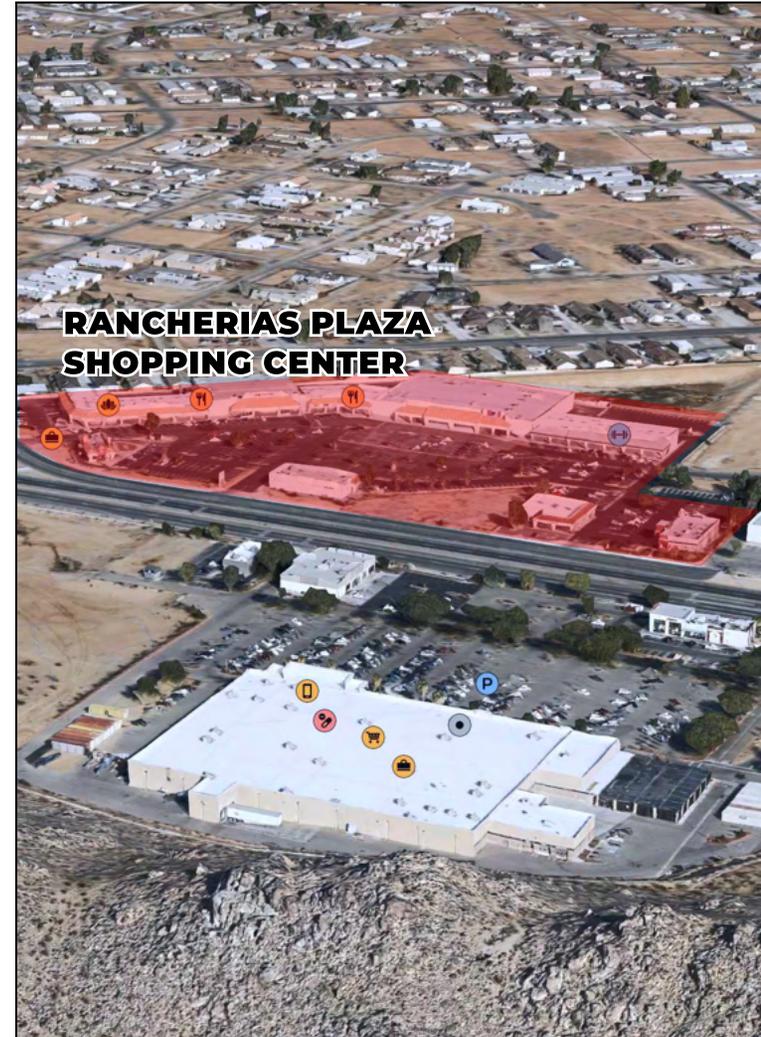
## Property Summary

<b>Address</b>	20180 State Highway 18, Apple Valley, CA 92307
APN	3112-171-02-0000
Rate	Call Brokers for Details
Building Size	17,802± sq. ft.
Lot Size	1.95± AC
Year	1991
Property Type	Retail
Tenancy	Single
County	San Bernardino County
Site Access	Call Brokers for Details

### TRAFFIC COUNTS

State Hwy 18		62,516± VPD
Dale Evans Pkwy		9,651± VPD
Outer Hwy 18		2,553± VPD
<b>Total Traffic</b>		<b>74,017± Avg VPD</b>

Data Sources: Claritas, LLC; Kalibrate TrafficMetrix



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# San Bernardino County

San Bernardino County—the largest county by land area in the United States—serves as one of Southern California’s most significant economic corridors. Stretching from the Los Angeles metropolitan area to the Nevada and Arizona borders, the county is home to more than 2 million residents and is recognized for its robust logistics infrastructure, diverse workforce, and strong pro-business environment. Major cities such as San Bernardino, Ontario, Rancho Cucamonga, Redlands, Victorville, and Hesperia anchor the region and create a broad, interconnected economic ecosystem that supports growing communities like Apple Valley.

The county functions as a major hub for transportation and goods movement, supported by Interstate 15, Interstate 10, Highway 395, extensive BNSF and Union Pacific rail networks, and Ontario International Airport—one of California’s fastest-growing cargo airports. This infrastructure continues to drive investment in logistics, manufacturing, healthcare, education, and retail throughout the Victor Valley and the greater High Desert.

Apple Valley sits at the center of this expanding regional landscape, benefiting from countywide labor resources, strong transportation connectivity, and ongoing public-sector investment. San Bernardino County’s efforts—ranging from streamlined permitting to infrastructure funding and long-range planning—have helped accelerate new industrial, retail, and mixed-use development across the Victor Valley to meet rising demand.

Regional connectivity further enhances Apple Valley’s position. Riverside (population ~330,000+) anchors the western Inland Empire as a major cultural, educational, and healthcare hub, with State Routes 60 and 91 providing direct access between the region and the High Desert. Victorville (population ~140,000+), located just northwest of Apple Valley, continues to grow rapidly with expanding retail corridors, new housing, and logistics-driven investment supported by Interstate 15. The broader Inland Empire, home to more than 4.5 million residents and one of the nation’s fastest-growing economies, provides a substantial labor pool and consumer base, with extensive freeway, rail, and cargo infrastructure strengthening Apple Valley’s connectivity to major Southern California markets.



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# Demographics



**Location Overview:** Apple Valley and neighboring Victorville form one of the High Desert’s most active commercial hubs, offering strong demographics, steady population growth, and expanding retail corridors. Apple Valley’s 75,000+ residents benefit from a diverse economy and convenient access to key transportation routes, including Highway 18 and Bear Valley Road. The area’s location within San Bernardino County provides direct connectivity to major Southern California metros, including Riverside and the Inland Empire, enhancing regional reach for businesses. Together, these markets create a high-visibility, business-friendly environment ideal for retailers, service operators, medical users, and professional office tenants. Apple Valley offers stability through consistent rents and a wide mix of property types—from retail and office to industrial and specialty use. With ongoing housing growth, rising household incomes, and an economically resilient trade area, Apple Valley presents a compelling opportunity for companies seeking long-term positioning in the High Desert.

source: [applevalley.org](http://applevalley.org)

**TOP EMPLOYMENT IN 92307 IN 5MI RADIUS**

2,570	Management Business and Arts
2,365	Educational Services and Health Care
1,040	Transportation and Warehouse
934	Arts and Entertainment
891	Retail Trade

TOTAL EMPLOYEES ± 13,500 IN 5MI RADIUS

source: [crexi.com](http://crexi.com)

**HH INCOME**

	1MI	\$83,300.00		
	3MI	\$85,100.00		
	5MI	\$74,100.00	GROWTH RATE	± 30.0%

**POPULATION**

	1MI	±952PP		
	3MI	±5,108PP		
	5MI	±16,900PP	GROWTH RATE	± 2.0%

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## *Confidentiality*

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