

# RETAIL SPACE FOR LEASE

## 20200 US HIGHWAY 18 UNIT # F

Apple Valley, CA 92307



### ECONOMIC DATA

**LEASE RATE PER SQ. FT.:** \$1.35 + 0.65 NNN

### PROPERTY INFORMATION

**COUNTY:** San Bernardino  
**MARKET:** Inland Empire  
**SUBMARKET:** High Desert

### BUILDING DATA

**TOTAL BUILDING SF:** 7,833 SF  
**YEAR BUILT:** 1991  
**ZONING:** TOWN OF APPLE VALLEY

### LISTING DATA

**AVAILABLE SF:** ±1,300 SF

### PROPERTY OVERVIEW

Unit F is available for immediate move-in.

This unit was formerly occupied by MetroPCS. The space is approximately ±1,300 sq ft. and it is an open floor plan with a single restroom.

Base rent is \$1.35 per square foot per month NNN fees are \$0.65 per square foot per month.

This unit is adjacent to Chase Bank, Albertsons, Denny's Starbucks, Walmart, H&R Block tax services and is part of a larger retail Shopping Center anchored by The Gym.

Perfect opportunity for a beauty salon, barbershop, real estate office, insurance office, Bakery supply, Beauty supply, small ethnic market, virtually unlimited possibilities.

\*\*Please note, although we believe that we have sourced accurate data regarding this property. All prospective Buyers/Tenants are advised to satisfy themselves with all aspects of the subject property prior to completing a final purchase or lease agreement.

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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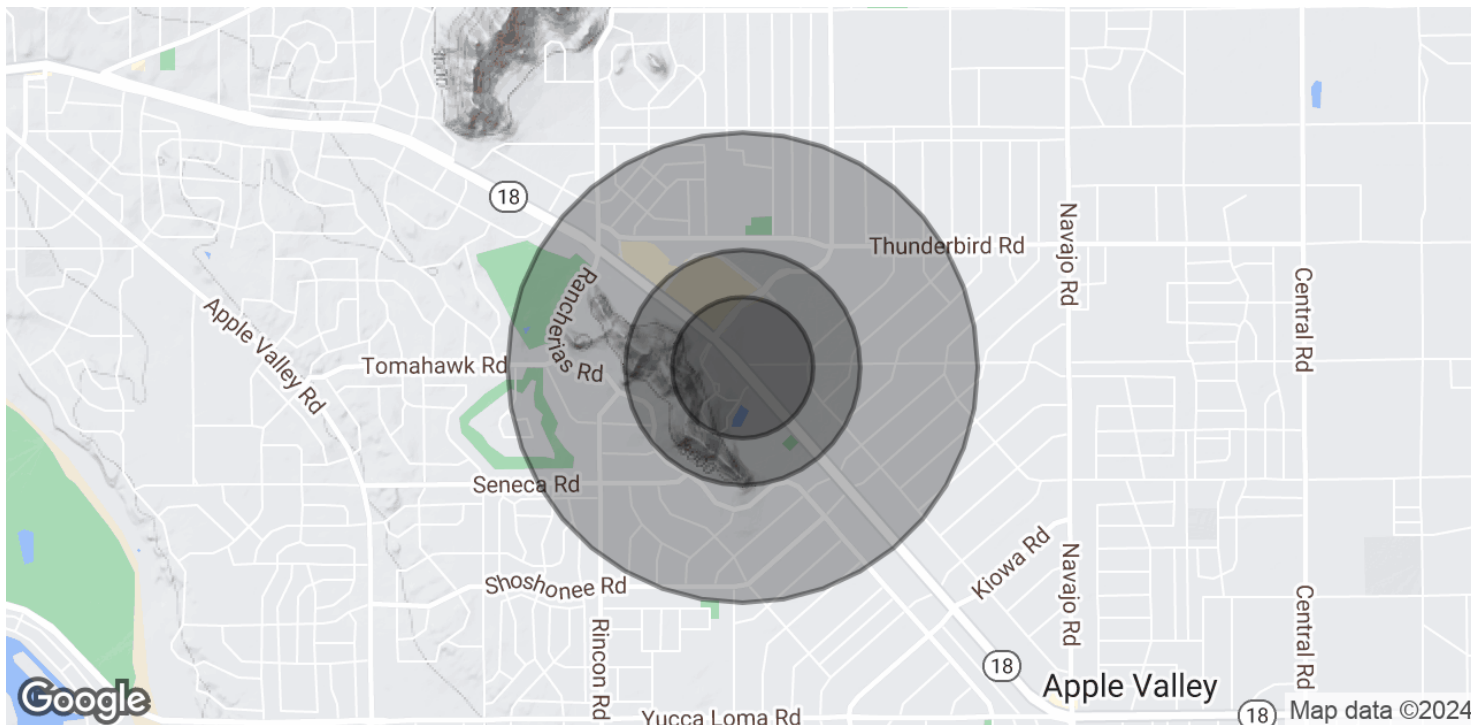
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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	127	555	5,365
Average Age	39	39	37
Average Age (Male)	38	38	36
Average Age (Female)	41	40	38

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	39	169	1,694
# of Persons per HH	3.3	3.3	3.2
Average HH Income	\$81,667	\$76,124	\$79,143
Average House Value	\$419,549	\$403,170	\$426,255

Demographics data derived from AlphaMap

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### LEASE INFORMATION

Lease Type:	NNN Fees \$0.65 PSF/Mo	Lease Term:	Negotiable
Total Space:	±1,300 SF	Lease Rate:	\$1.35 SF/month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
20200 Us Highway 18	Available	1,300 SF	NNN Fees \$0.65 PSF/Mo	\$1.35 SF/month

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