



JOHNSON RD
APPLE VALLEY, CA 92307

For Sale



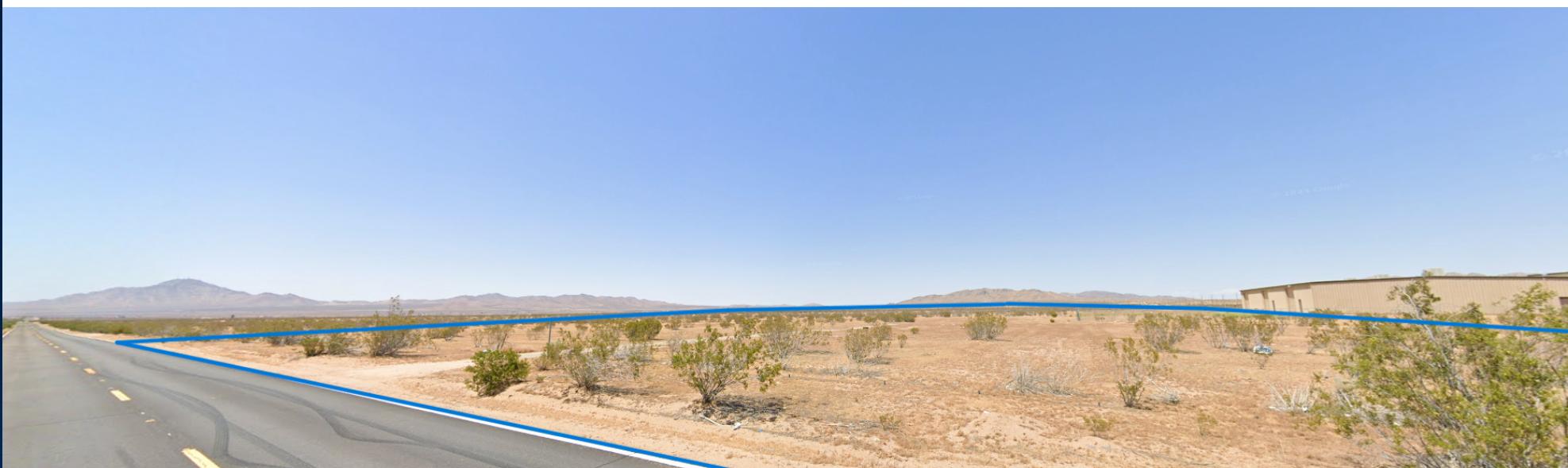
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CalDRE #01104611



Victor Valley Station

The Victor Valley Station will be located on a 300-acre property southeast of the Dale Evans Parkway and I-15 interchange in Apple Valley. The station may serve as the future hub for connecting to the High Desert Corridor and California High-Speed Rail systems.

Property Summary



PROPERTY DESCRIPTION

APNs: 0463-501-10-0000 & 0463-501-04-0000

Lot Size: ±588,060 SF (±13.5 Acres)

Zoning: Specific Plan (SP) – Permits Industrial and Warehouse Uses

This ±13.5-acre land offering consists of two contiguous parcels totaling ±588,060 square feet in Apple Valley's growing industrial corridor. Zoned under the Specific Plan (SP), the property allows for a range of industrial and warehouse uses, making it an excellent candidate for logistics, manufacturing, or distribution development.

Located near major High Desert routes with convenient access to Interstate 15 and Highway 18, this site is well-positioned to serve regional and Southern California markets. The flat topography and rectangular configuration provide an efficient footprint for industrial users or developers.

Highlights:

- Total Lot Size: ±13.5 Acres (±588,060 SF)

OFFERING SUMMARY

| | |
|-------------|-------------|
| Sale Price: | \$2,058,210 |
| Lot Size: | 588,060 SF |

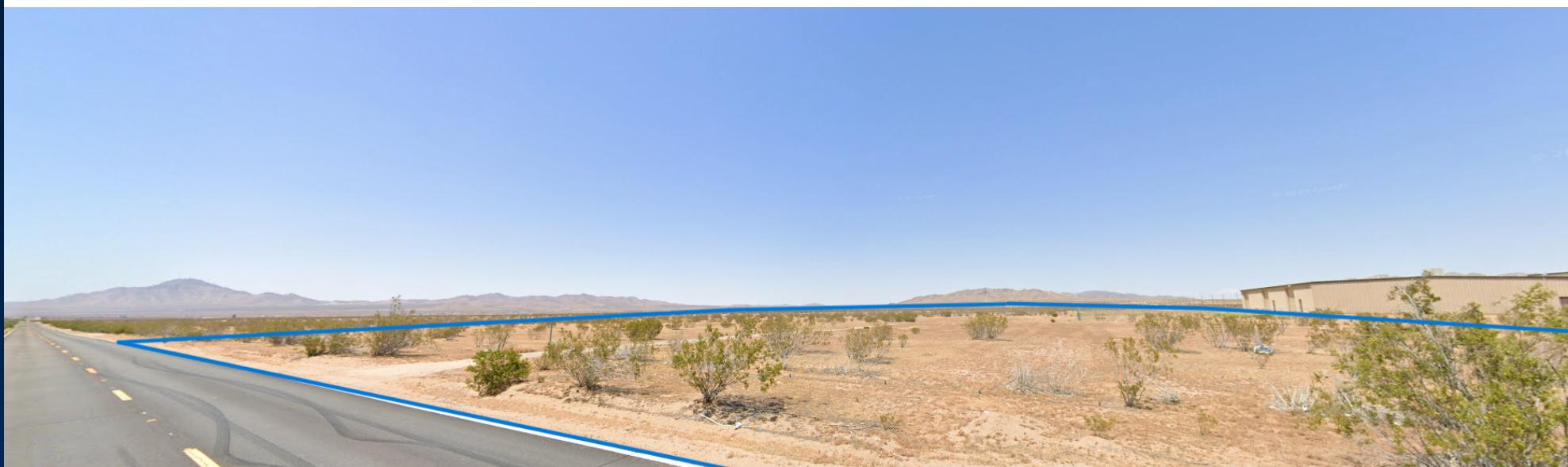
DEMOGRAPHICS

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 1 | 1 | 9 |
| Total Population | 2 | 4 | 27 |
| Average HH Income | \$109,092 | \$109,092 | \$139,041 |

Location Map



Additional Photos



Complete Highlights



PROPERTY HIGHLIGHTS

APNS: 0463-501-10-0000 & 0463-501-04-0000

LOT SIZE: ±588,060 SF (±13.5 ACRES)

ZONING: SPECIFIC PLAN (SP) - PERMITS INDUSTRIAL AND WAREHOUSE USES

Demographics Map & Report

| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total Population | 2 | 4 | 27 |
| Average Age | 44 | 44 | 44 |
| Average Age (Male) | 44 | 44 | 44 |
| Average Age (Female) | 44 | 44 | 45 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 1 | 1 | 9 |
| # of Persons per HH | 2 | 4 | 3 |
| Average HH Income | \$109,092 | \$109,092 | \$139,041 |
| Average House Value | \$688,553 | \$688,553 | \$812,603 |

Demographics data derived from AlphaMap

