

RETAIL FOR LEASE

20200 US HIGHWAY 18 UNIT # D

Apple Valley, CA 92307



ECONOMIC DATA

LEASE RATE: \$1.65 PSF/Mo (NNN Fees)
\$0.65 PSF/Mo)

PROPERTY INFORMATION

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

BUILDING DATA

TOTAL BUILDING SF: ±7,833 SF
YEAR BUILT: 1991
ZONING: APPLE VALLEY

LISTING DATA

AVAILABLE SF: ±1,886 SF

PROPERTY OVERVIEW

This ±1,886 square foot unit was a former Domino's Pizza restaurant space which includes a walk-in cooler, hood with fire suppression, grease trap and one restroom. It is currently configured for takeout and delivery; however, the space can be reconfigured to include dining room space and public access to the restroom. This space requires a \$25,000.00 security deposit.

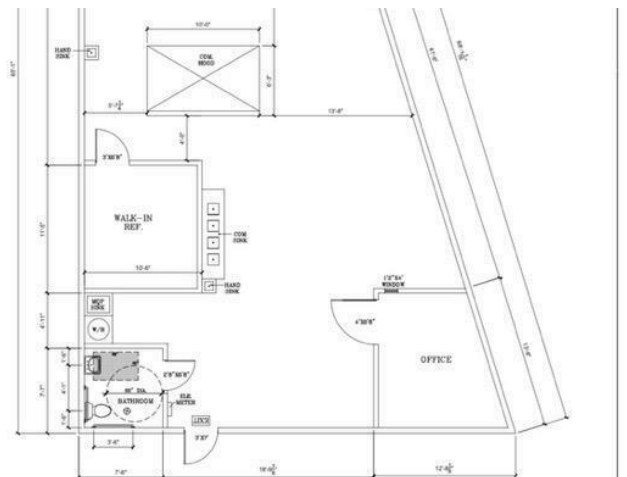
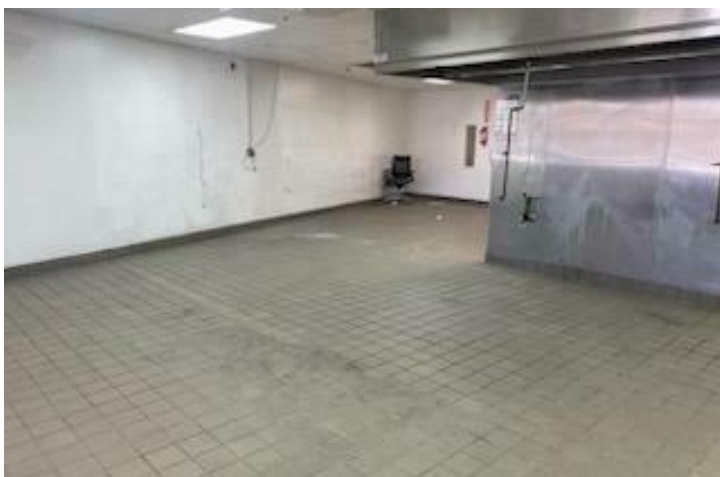
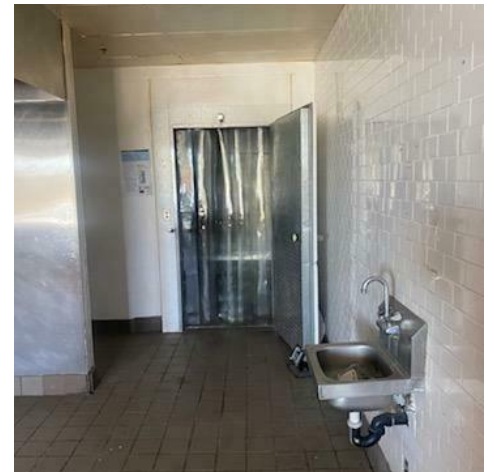
This unit is adjacent to Chase Bank, Albertsons, Denny's Starbucks, Walmart, H&R Block tax services and is part of a larger retail Shopping Center anchored by The Gym.

**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.

Paul A. Casilla
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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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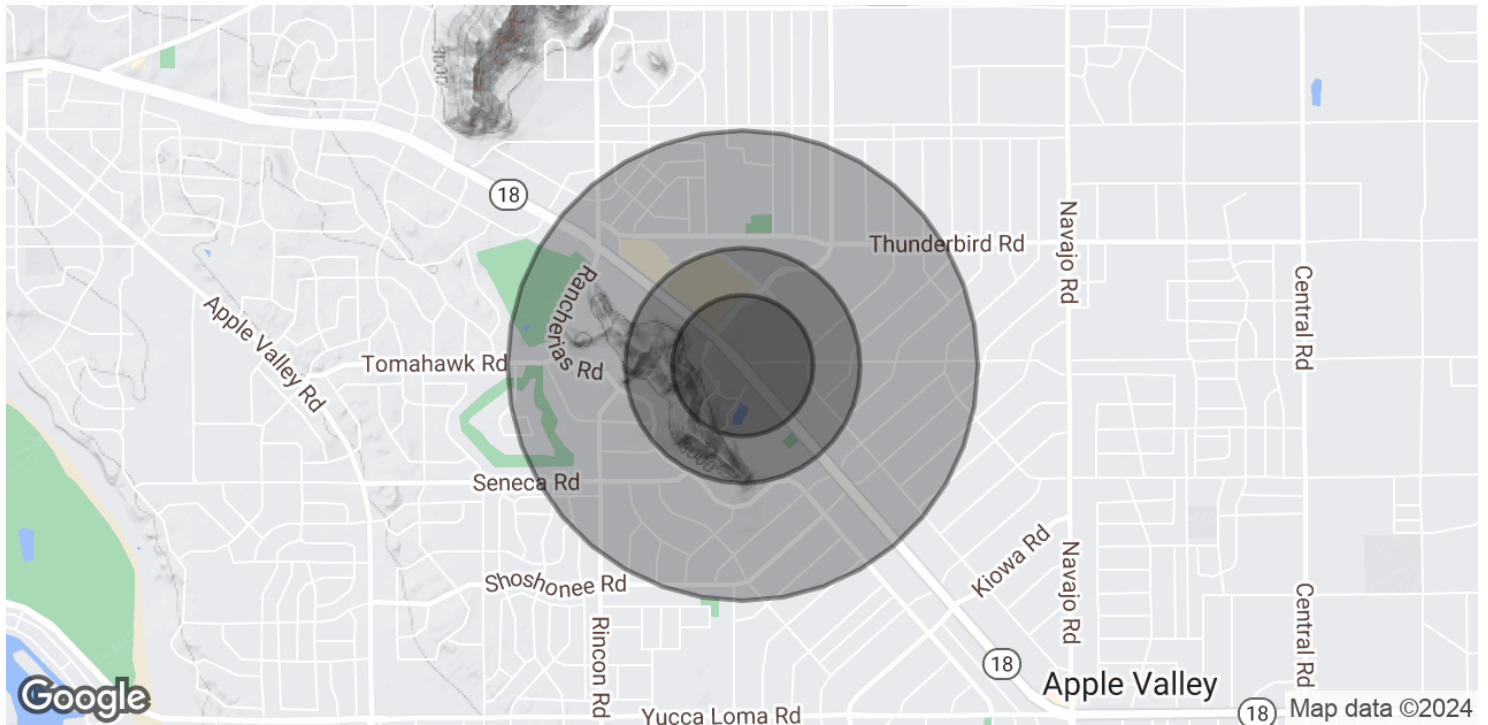
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POPULATION

	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:	±1,886 SF	Lease Rate:	\$1.75 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2020 Us Highway 18	Available	1,886 SF	NNN Fees \$0.65 PSF/Mo	\$1.75 SF/month

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