

# Potential Business Park Opportunity ±4.99 Acres For Sale

Bear Valley Rd., Apple Valley, CA 92308



Victor Valley Community College  
2021-2022 Enrolled Credited Students  
±14,497

ADT: ±47,108

Marshalls  
HOBBY LOBBY  
five BELOW




ADT: ±35,531

LIC # 01057618

Joseph W. Brady CCIM, SIOR  
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DRE LIC #00773589

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The **BRADCO** Companies  
a commercial real estate company

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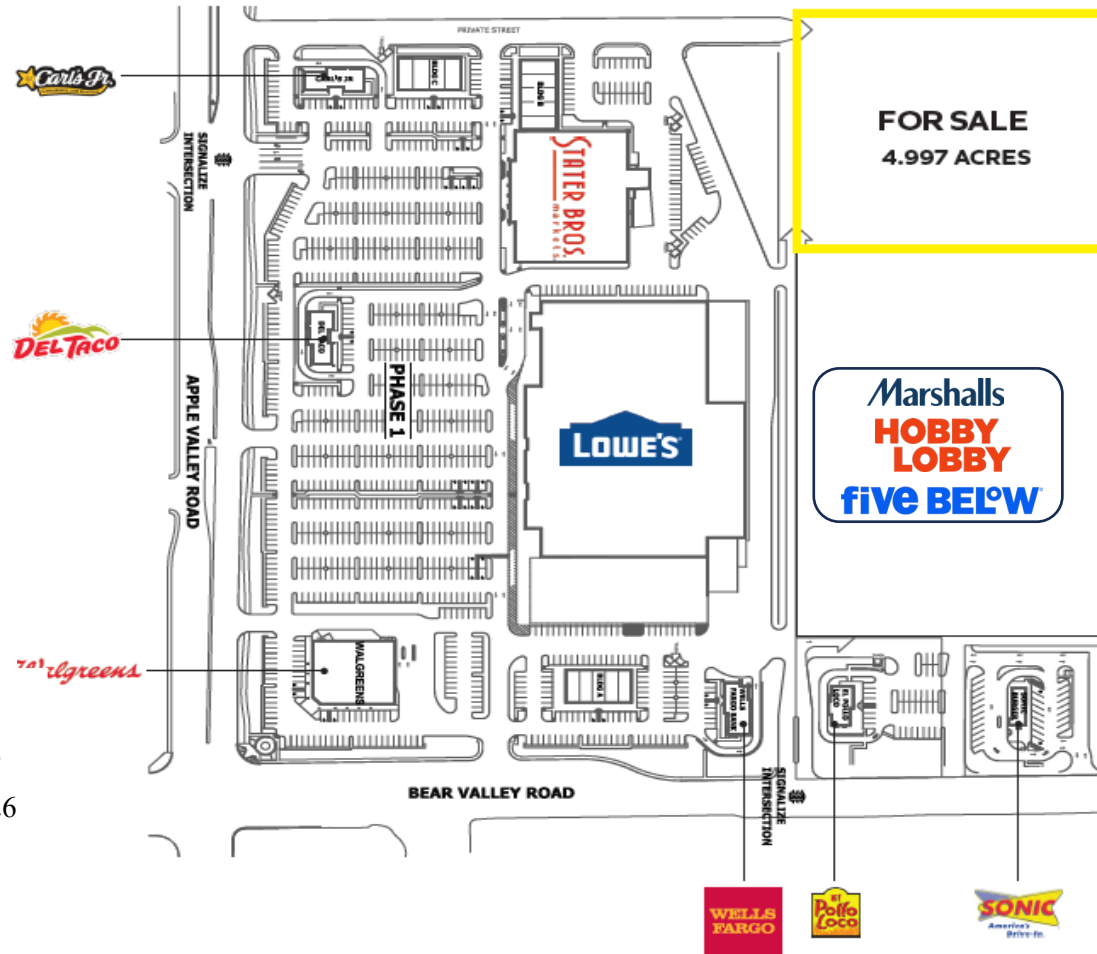
## Property Highlights

### FEATURES

- 4.997 acres for sale
- Located adjacent to new retail development
- Heavily trafficked retail corridor with built-in daily needs consumer patterns
- Within close proximity to Target, Winco, Home Depot, Lowes, Burlington, and others
- Zoning: (C-R) Regional Commercial

### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2025 Population	3,306	51,421	139,018
Avg HH Income	\$103,565	\$116,957	\$100,626
Households	1,699	18,471	46,367



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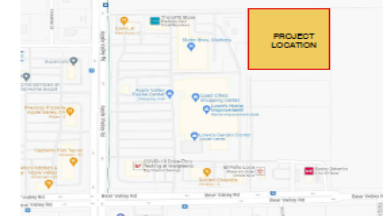
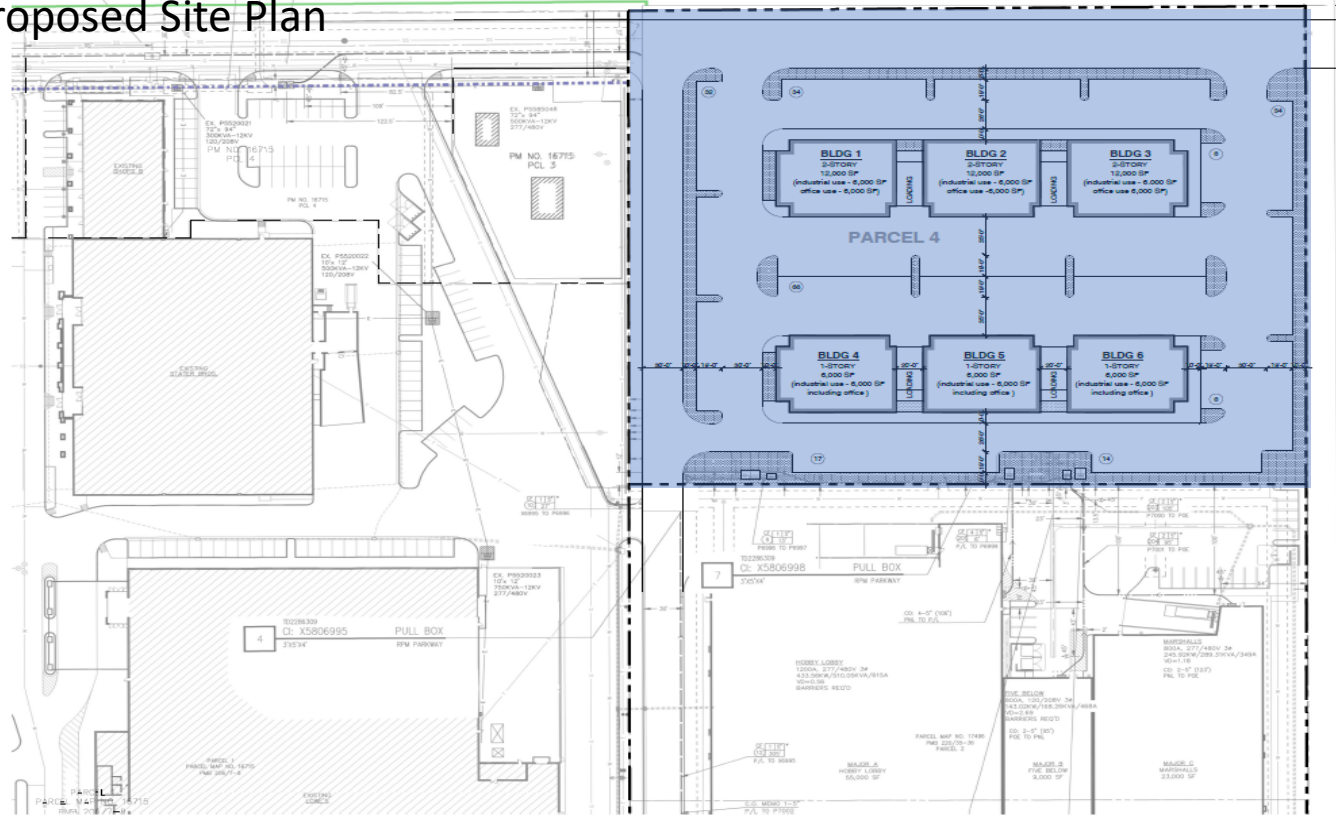
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# Potential Business Park Opportunity ±4.99 Acres For Sale

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## Proposed Site Plan



LOCATION MAP  
N.T.S.

### Site Summary

APN: 308-717-120  
 ZONING: REGIONAL COMMERCIAL (C-R)  
 USE: RETAIL/ COMMERCIAL  
 OCCUPANCY: B  
 BUILDING REQUIRED SETBACKS:  
 FRONT: From Local Street 35 FT/ From Major & Secondary Street 45 FT  
 REAR: 30 FEET  
 SIDE: 30 FEET  
 HEIGHT: 100 FEET  
 PARKING/ LANDSCAPE SETBACK: 10 FEET  
 LANDSCAPE % REQUIRED: 10% of total area should be landscaped

STALL SIZE: 9' x 19'  
 LOADING SIZE: No loading required for < 10,000 SF  
 10,000 to 99,999 SF require (1) loading  
 (1) additional for each additional 100,000 SF  
 FIRE LANE DIMENSION: 26 FEET

TOTAL SITE AREA	4.997 Ac	217,674 Sf
TOTAL BUILDING AREA		54,000 Sf
LAND TO BUILDING RATIO		3.03 /1
BUILDING COVERAGE		24.81 %
PROPOSED PARKING STALLS:		211 Stalls
PROPOSED PARKING RATIO:		3.91 /1,000Sf
PROPOSED LANDSCAPE AREA:		10% / 21,768 SF

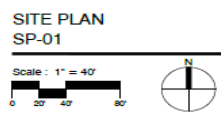
USE	REQ. Bldg SF	AREA (SF)	STALLS
OFFICE (25% or more of bldg SF)	1/200 SF	18,000	90
INDUSTRIAL (with office 25% or less of bldg SF)	1/300 SF	36,000	120
<b>Total:</b>			<b>210</b>

## BUSINESS PARK APPLE VALLEY, CALIFORNIA

DATE: 10.18.2025  
 MOD. JOB #: 23.593.01

DATE	REVISIONS

MG ARCHITECTURE (2025) ALL RIGHTS RESERVED  
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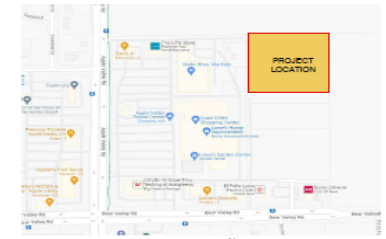
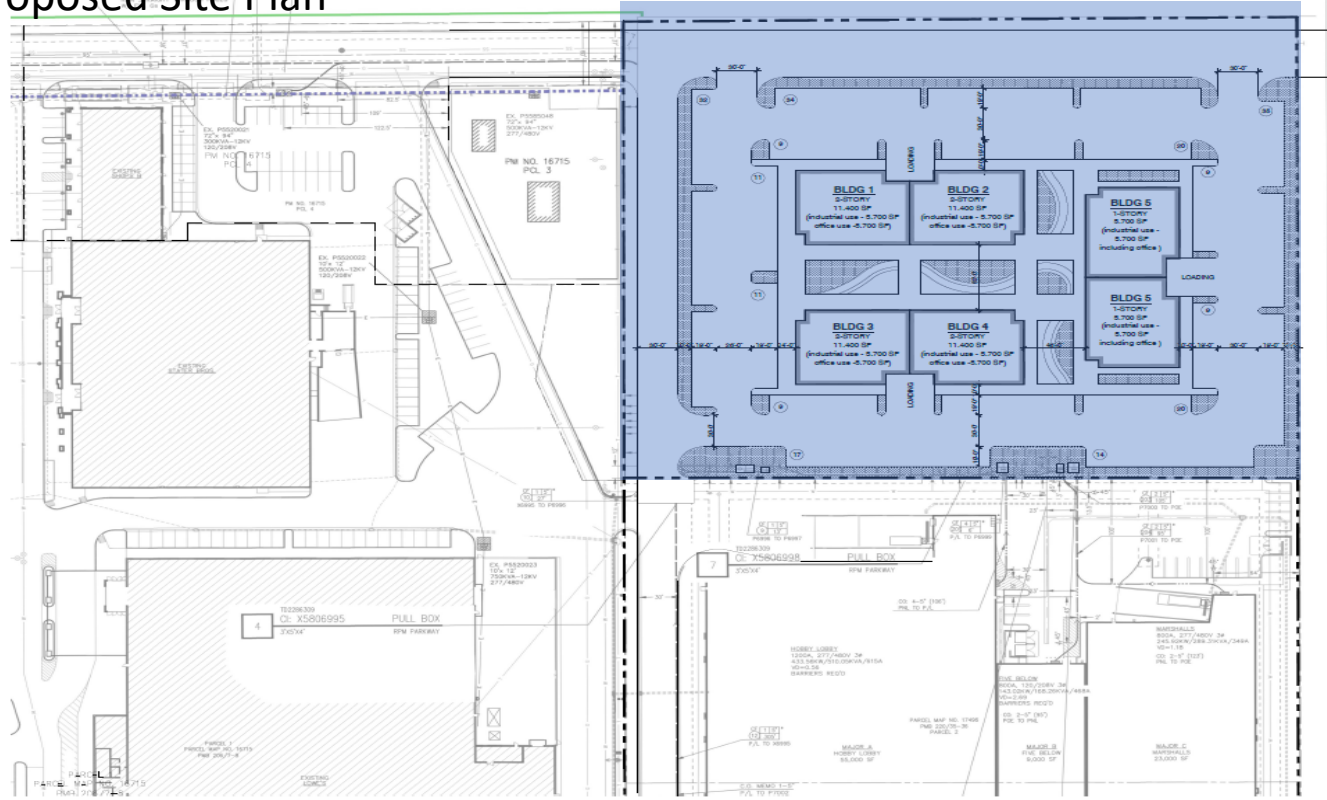
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 10,000 to 99,999 SF require (1) loading  
 (1) additional for each additional 100,000 SF  
 FIRE LANE DIMENSION: 20 FEET

TOTAL SITE AREA	4.997 Ac	217,574 SF
TOTAL BUILDING AREA		57,000 SF
LAND TO BUILDING RATIO		2.82 /1
BUILDING COVERAGE:		26.19 %
PROPOSED PARKING STALLS:		230 Stalls
PROPOSED PARKING RATIO:		4.04 /1,000SF
PROPOSED LANDSCAPE AREA:		13% 27,476 SF

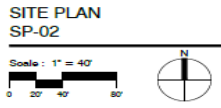
	USE	REQ.	AREA (SF)	STALLS
OFFICE (25% or more of bldg SF or less of bldg SF)	OFFICE	1,000 SF	22,600	114
	INDUSTRIAL	1,000 SF	34,200	114
<b>Total:</b>				<b>228</b>

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36.00 x 24.00 in

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