



◆ RETAIL    ◆ OFFICE/MEDICAL    ◆ MULTI-FAMILY

33 ACRE  
DEVELOPMENT SITE  
**FOR SALE**

From 4.39–33 Acres

NEC **Yucca Loma Rd &  
Apple Valley Rd**

APPLE VALLEY, CA

**CBRE**  **JLL**

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## PROPERTY OVERVIEW

- Summary
- Highlights

## AREA/MARKET OVERVIEW

- City of Apple Valley
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- Brightline Speed Train

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NEC Yucca Loma Rd &  
Apple Valley Rd  
APPLE VALLEY, CA

# property overview

## PROPERTY HIGHLIGHTS



Retail/Office/Medical/  
Multifamily Development



**Annual Average Incomes** in 1 mile are \$146,400, one of the highest average incomes for any intersection in the Victor Valley/High Desert region



### OFFERING PRICE

Parcel 1	\$5,975,000
Parcel 2	\$1,475,000
Parcel 3 & 4	\$1,500,000



Highly Sought After  
Infill Location



Today, the **Yucca Loma Bridge** is open and busy with traffic. The full connection to the I-15 Freeway is progressing quickly. This connection will be completed soon creating a major arterial roadway between I-15 and Apple Valley which will increase traffic counts at the intersection of Apple Valley Rd and Yucca Loma Rd even further



### OWNERSHIP

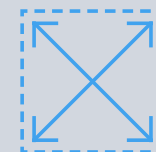
Fee Simple



High Demand for Retail  
in 2-Mile Radius



**Traffic counts** have grown to approximately 40,000 CPD since opening of the Yucca Loma Bridge and counts are projected to continue to climb upon the full connection of Yucca Loma to Nisqualli / I-15 fwy



### LAND AREA

Up to 33 Acres

# area / market overview

Apple Valley is the best of sunny Southern California. Affordable homes, clear blue skies, larger homes, and 1/2-acre minimum lots in a portion of town, friendly and safer neighborhoods. This is where your employees can purchase a family home and still send their children to a top performing “California Distinguished School”.



After a week at work, a family might spend the weekend boating or swimming in a regional lake, enjoying a day trip to a beach or hiking or skiing atop area mountains. Of course, residents don't have to leave town for a little recreation. Apple Valley boasts the most-extensive, designated bike-paths and recreation trails in the region, fifteen parks, and an aquatics center. Here a family can catch a summer concert or a movie in the park, wine and dine locally, and shop and entertain at newly opened retailers. Larger residential lots allow homeowners to plant a garden, own a pool, shelter a horse, and still get to know their neighbors who have access to Apple Valley's premiere state-of-the-art healthcare services.

Apple Valley is striving to reduce daily commute times for our residents by attracting jobs to our business-friendly environment. Apple Valley's lower cost-of-living for employees means lower operating-costs for its businesses and that means a higher profit margin, a win-win for everyone.



# area / market overview



The Town of Apple Valley has a population of just over 75,000 people with average household income of over \$94,000 making Apple Valley the most desirable demographics in the High Desert region and arguable some of the more desirable demographics in the entire Inland Empire region. Apple Valley is located in one of California's pro-business districts. The Town has 78 square miles in its incorporated boundaries, and a sphere of influence encompassing 200 square miles.

Apple Valley experiences an average of 350 days of sunshine a year and the combination of weather and geography unveils the hidden treasures of the High Desert's dramatic landscapes and exquisite sunsets. The local economy is driven by 4.2 million square feet of retail and office space, 2.6 million square feet of industrial inventory, and touts low vacancy rates and available large-acre sites. The 6,600-acre North Apple Valley Industrial Specific Plan (NAVISP) area includes a certified program EIR, and a California and McCallum Sweeney certified site held by Watson Land Company.

Apple Valley is home to a nationally recognized laboratory school that gives students a hands-on science and math education – the Lewis Center for Academic Excellence. They were recently listed in the top 3% of schools nation-wide by the U.S. News and World Report. Apple Valley also has three private schools that offer distinguished award-winning education. Apple Valley has emerged as a leader in advanced health care systems, spanning the gamut from pediatric services to radiology, with St. Mary Medical Center as the hub of state-of-the-art medical services. Clean air, low crime rates, and open spaces permits Apple Valley to be the land of opportunity for those who are seeking a better place to live, work, and play.

# THE YUCCA LOMA BRIDGE

The Town of Apple Valley and the neighboring City of Victorville have paved the way for this major infrastructure project. The Yucca Loma Bridge links the two cities across the Mojave River along the natural extension of Yucca Loma Road. The Yucca Loma Bridge Corridor provides the region's third, east-west major arterial and significantly alleviate westbound traffic on other heavily congested arterials connecting to Interstate-15, including Bear Valley Road and Highway 18. Residents of surrounding communities enjoy easier access into Apple Valley to experience upscale shopping, entertainment and dining opportunities.



# area / market overview



**Brightline (formerly Virgin Trains) is rolling into Apple Valley. Brightline West has acquired property in the newly annexed area of Apple Valley near Dale Evans Parkway for a high-speed rail station that will connect Southern California to Las Vegas.**

According to Brightline West, the project is expected to break ground in 2023 and could begin moving passengers in 2026. Construction of the rail line is expected to bring more than 10,000 jobs in addition to more than 500 permanent jobs that will be created once the line is established. Similar to their south Florida rail stations, the Apple Valley station is expected to attract transit-oriented commercial and residential development in the surrounding area. Additionally, California State Treasurer Fiona Ma indicates the project will create more than 1,200 housing units; and O'Malley estimates it will inject \$2.13 billion into California's economy including \$275 million in federal, state and local tax revenue.

The high-speed electric train will move passengers from Apple Valley to Las Vegas in about 90 minutes at speeds greater than 150 miles per hour removing as many as 4.5 million cars from traveling 811 million miles on Interstate 15 annually. "This is one of those once in a lifetime projects that will bring jobs and economic growth to not only Apple Valley but the entire Victor Valley region and help expand infrastructure into north Apple Valley, paving the way for residential, commercial and industrial growth at the north end of town along the I-15 corridor in exciting new ways," said Apple Valley Town Manager Doug Robertson.





# quality demographics

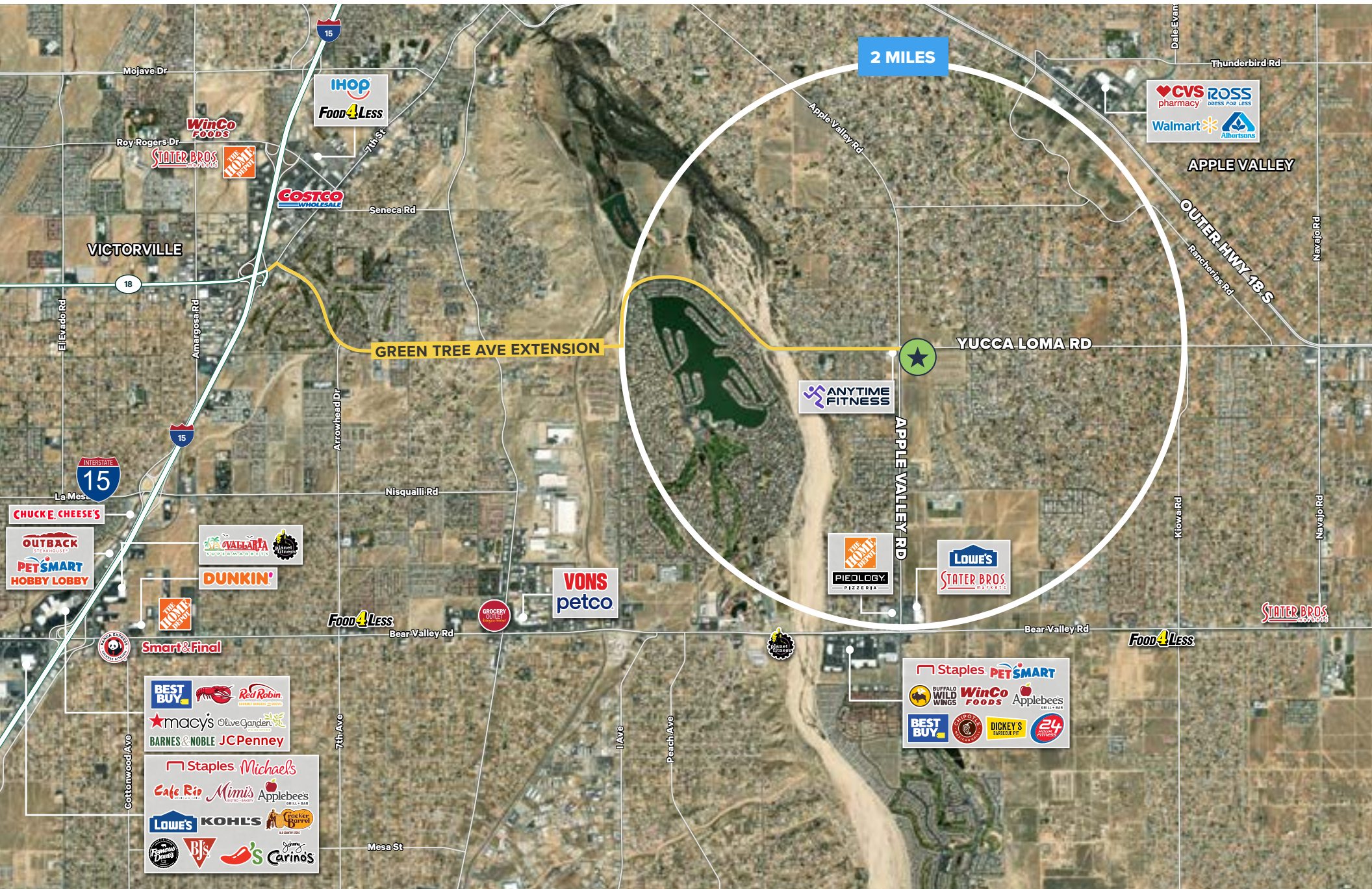


Offering the highest income demographics and making it a prime location for neighborhood retail and office space. The need for lifestyle retail tenants in this under-served, niche market is high. The three mile radius at the intersection of Apple Valley and Yucca Loma Roads offers a competitively higher average household income than most other major intersections in the High Desert region.

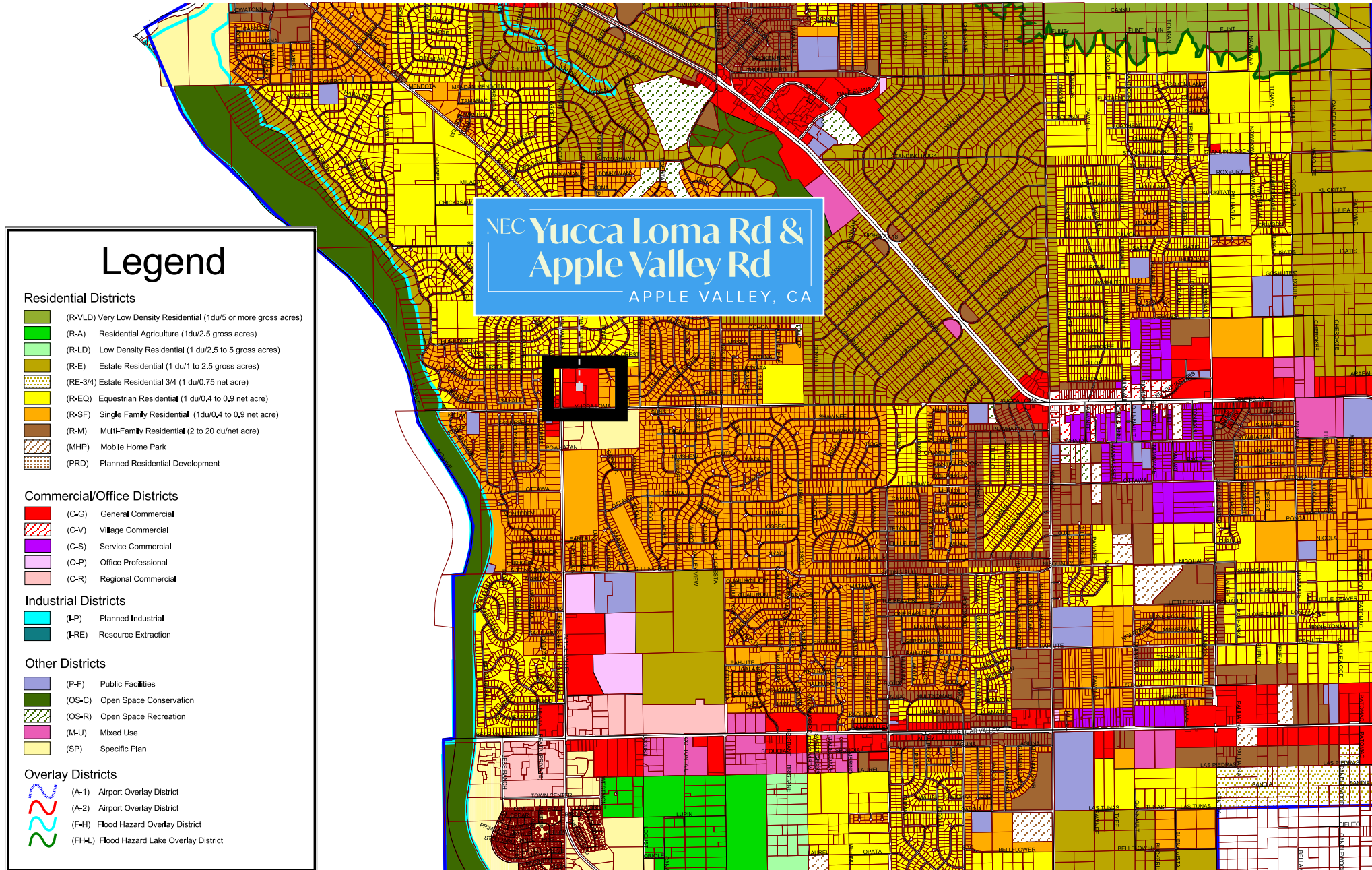
Demographic	2 MILES	3 MILES	5 MILES
2022 Population	24,299	53,189	135,384
2022 Avg Household Income	\$135,095	\$106,412	\$88,654
2022 Avg Household Size	2.94	2.95	3.01
2022 Median Value of Owner Occ. Housing Units	\$456,912	\$416,191	\$335,521



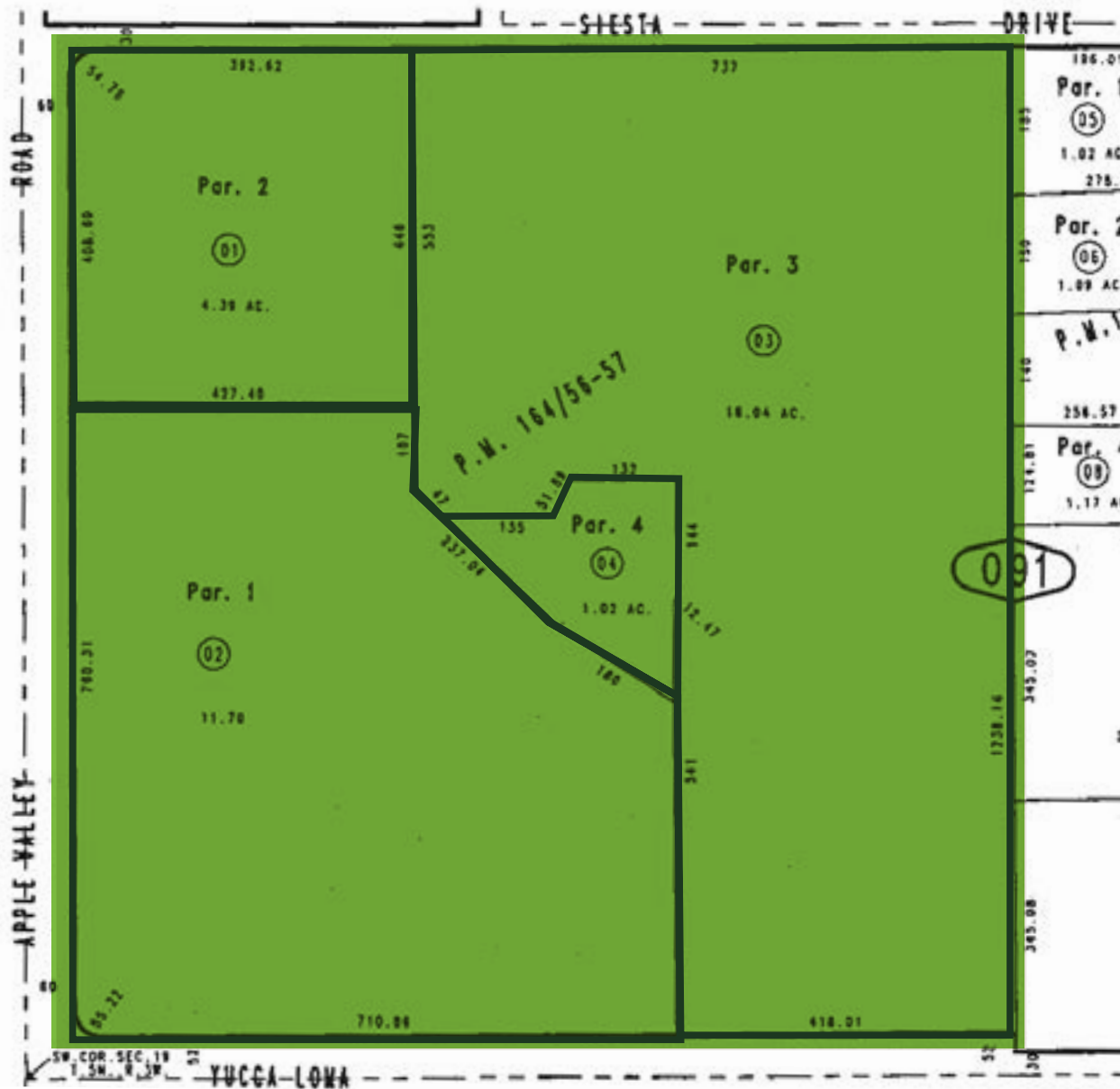
# SURROUNDING CENTERS



# ZONING MAP



# PARCEL MAP / PARCEL PRICING



Parcel 1: APN# 3112-091-02-0000	11.70 AC
Parcel 2: APN# 3112-091-01-0000	4.39 AC
Parcel 3: APN# 3112-091-03-0000	16.04 AC
Parcel 4: APN# 3112-091-04-0000	1.02 AC
<b>Total of 4 Parcels</b>	<b>33.15 AC</b>

Parcel 1:	\$5,975,000
Parcel 2:	\$1,475,000
Parcel 3&4:	\$1,500,000

# SAMPLE SITE PLAN



APPLE VALLEY RD

YUCCA LOMA RD



RETAIL



OFFICE/MEDICAL



MULTI-FAMILY

NEC **Yucca Loma Rd &  
Apple Valley Rd**  
APPLE VALLEY, CA

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