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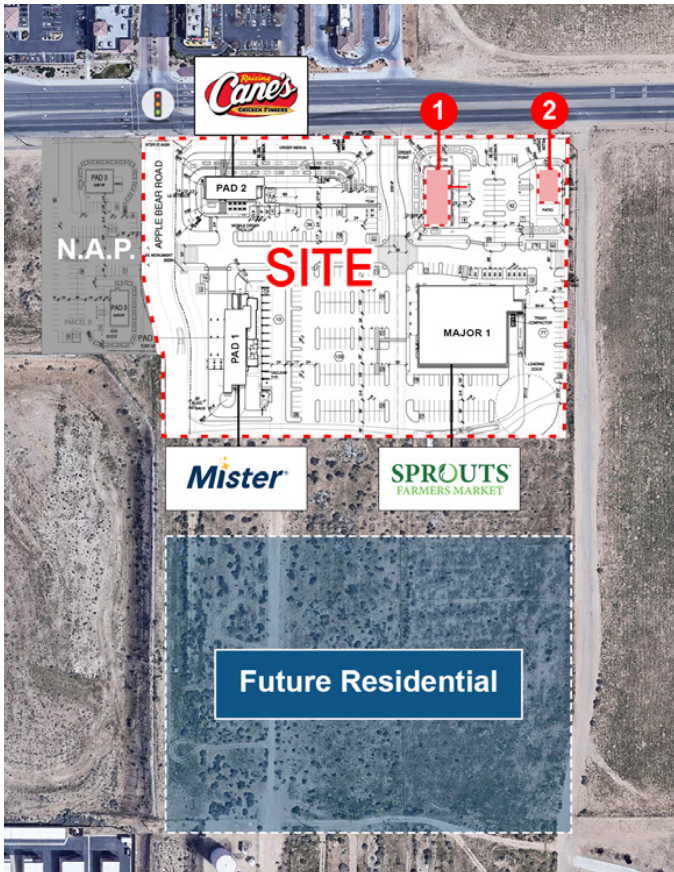
# Apple Bear Shopping Center

Near Bear Valley Rd & Apple Valley Rd | Apple Valley, CA 92308



NORTH ELEVATION

\*Conceptual Rendering



## DESCRIPTION

- ±2,000 SF up to ±5,060 SF ground lease / build-to-suit with fully entitled drive-thru opportunity
- ±2,500 SF ground lease pad with fully entitled drive-thru plus patio opportunity

- Strategically located to serve the community
- Opportunity to located near a top tier intersection and capitalize on nearly 85k vehicles per day
- Synergize with over 1.5M square feet of existing retail shopping and services
- Major retailers include: Target, Winco, Home Depot, Lowe's 24HR Fitness, Stater Bros., 99 Cents Only and many more

## 2024 DEMOGRAPHICS

	2 Mile	3 Miles	5 Miles
Population	19,341	52,022	133,334
Avg Household Income	\$99,280	\$105,162	\$89,800
Daytime Population	4,690	11,324	28,670

Source: Esri

## TRAFFIC COUNTS

Bear Valley Rd	35,531 cars per day
Apple Valley Rd	12,975 cars per day

Source: Costar

## CONTACT

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610 Newport Center Drive, Suite 1500, Newport Beach, CA 92660

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

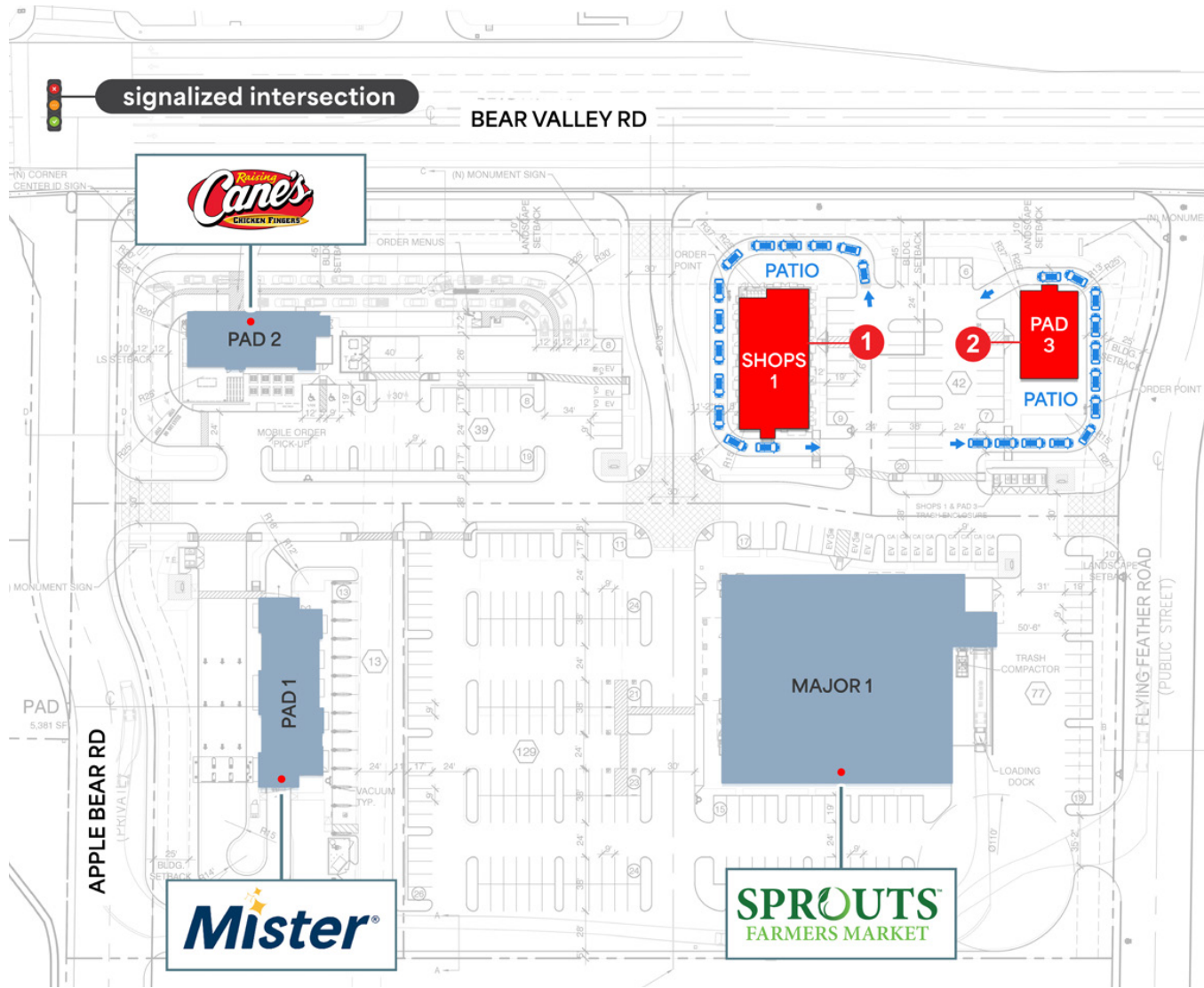
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## SITE PLAN



1

**SHOPS 1:**  
±2,000 up to ±5,060 SF  
ground lease / build-to-suit  
with fully entitled drive-thru

2

**PAD 3:**  
±2,500 SF  
ground lease pad with fully  
entitled drive-thru + patio

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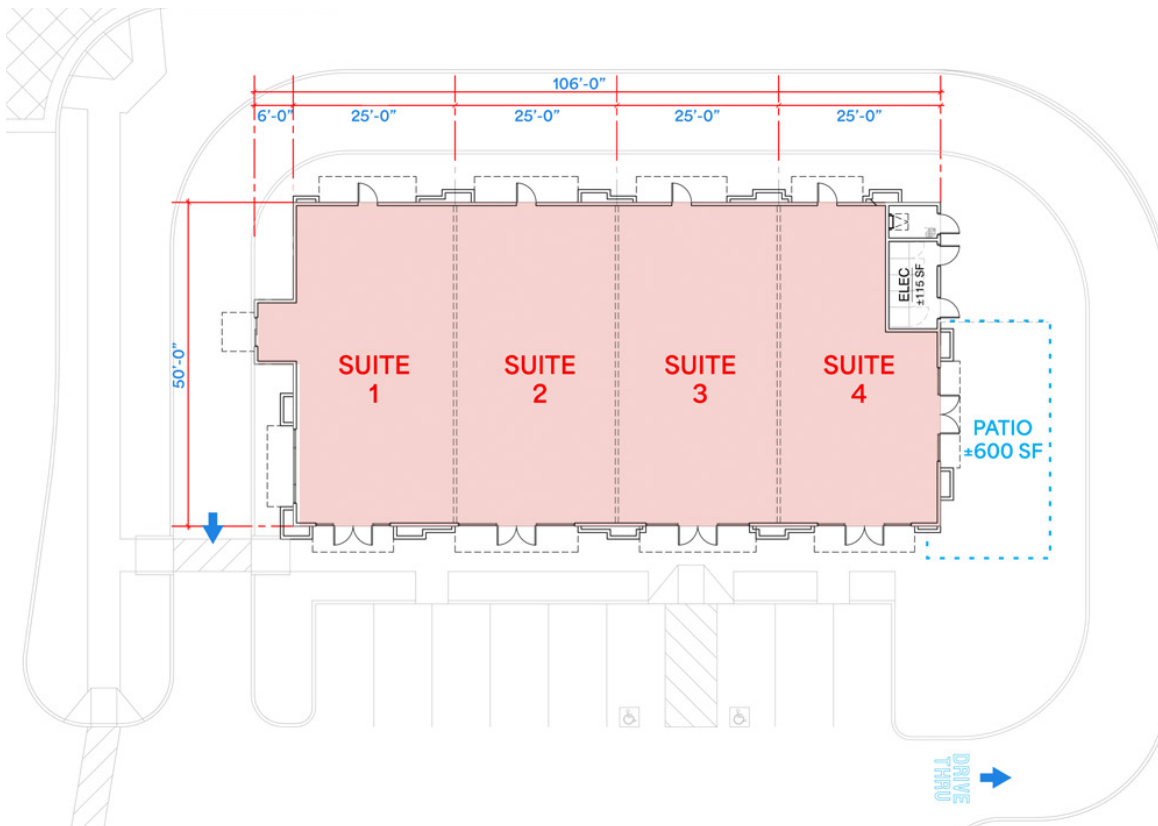


## SHOPS 1:

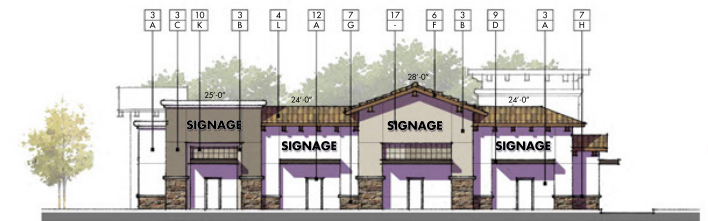
**±2,000 up to ±5,060 SF**

ground lease / build-to-suit with fully entitled drive-thru

SUITE 1:	SUITE 2:	SUITE 3:	SUITE 4:
±1,310 SF	±1,250 SF	±1,250 SF	±1,090 SF + ±600 SF Patio



SHOP BLDG + DRIVE-THRU | EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

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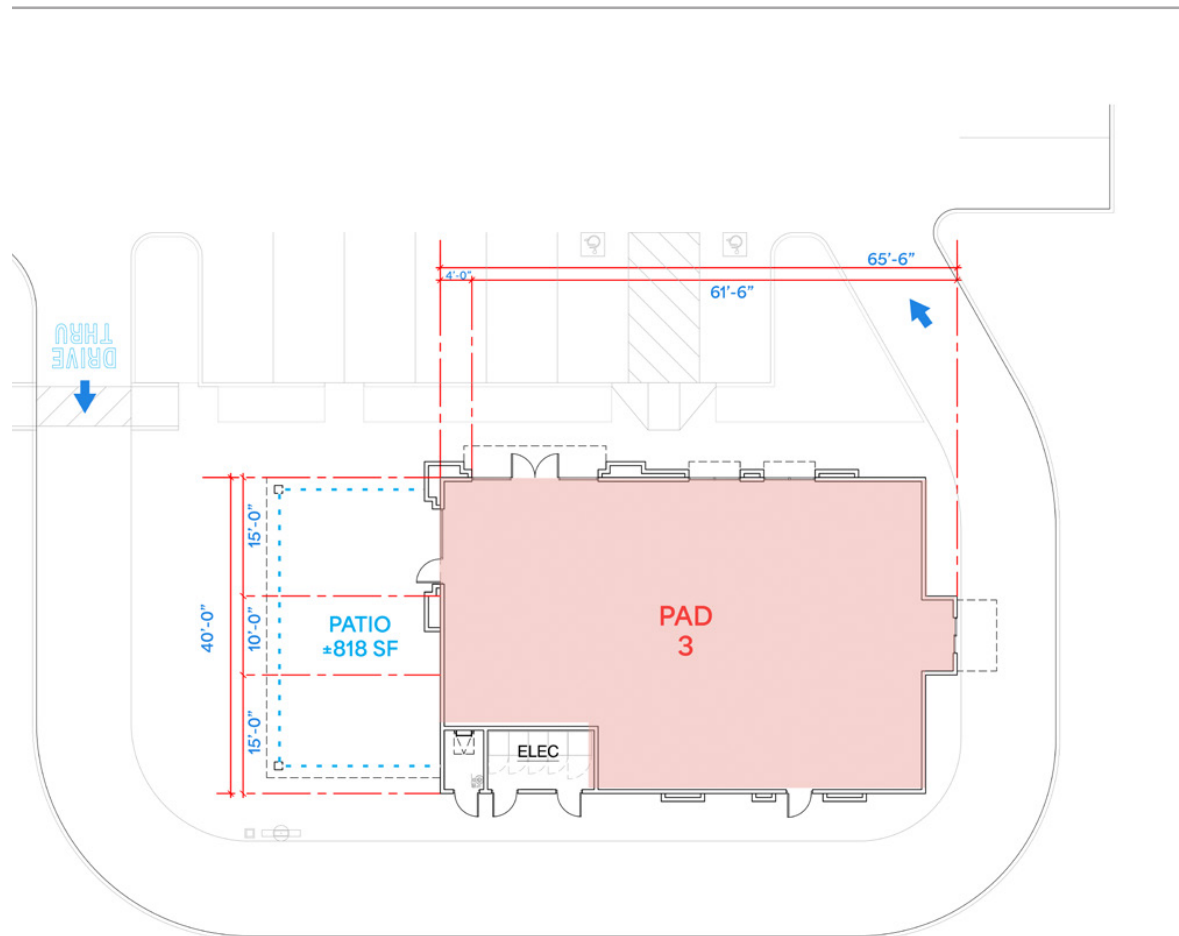
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## PAD 3:

±2,500

ground lease pad with fully entitled drive-thru + patio



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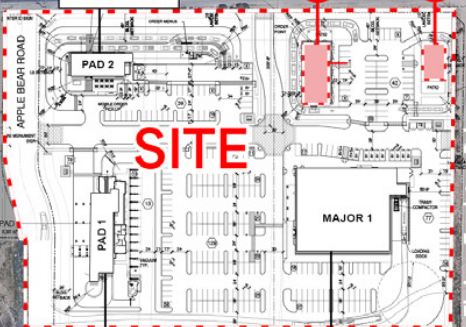
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approx. 47K CPD

approx. 13,000 CPD



Future Residential