

20230 US Hwy 18  
Apple Valley, CA 92307



±30,500 sf Commercial Parcel



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### ADDRESS

20230 US Hwy 18.  
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### PROPERTY OVERVIEW

This ±30,500 sf commercial parcel sits within the Rancherias Plaza (not a part) and offers great frontage visibility to heavily traveled US Highway 18. Site access is from Hwy 18 frontage road, and potential of secondary access into the common area shopping center circulation. Immediate vicinity anchor businesses include, Target, Old Navy, Ross, Albertsons, Wal-Mart, Dollar Tree and CVS, along with multiple other retailers and restaurants.

### APN:

3112-171-19

### MUNICIPALITY

Town of Apple Valley | County of San Bernardino

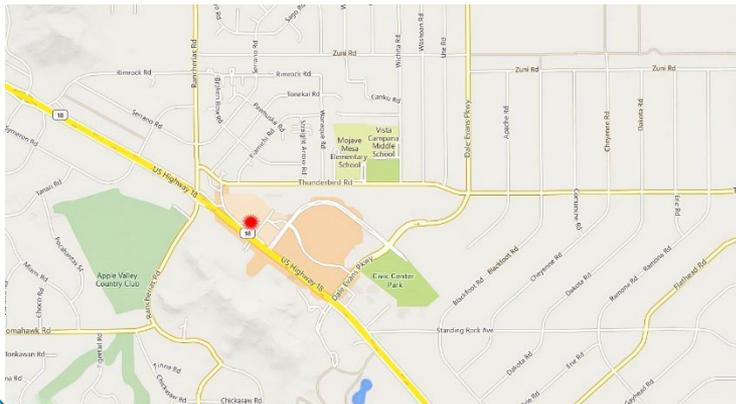
### ASKING PRICE FOR SALE

**\$550,000**

## Site Summary



## Surrounding Businesses



Apple Valley is in the High Desert region of Southern California where humidity is low & sunshine is plentiful.

Avg January Low Temp.	32 F
Avg July High Temp	98 F
Avg Annual Rain Fall	14 in.
Elevation	2,946 ft.

2023 Population **76,224**

Average Annual Growth: 2018-2024 **02.14%**

The Town of Apple Valley is located at the heart of Victor Valley in San Bernardino County. Apple Valley is located 95 miles northeast of the Los Angeles metropolitan area, 140 miles north of San Diego, and 185 miles south of Las Vegas. The Town has 78 square miles in its incorporated boundaries, and a sphere of influence encompassing 200 square miles.

Apple Valley currently has 15 parks & facilities managed & operated by the Town of Apple Valley Parks and Recreational Department. It also has two beautiful golf courses, as well as a rather extensive list of trails for walking, biking and horseback riding.

## Town Overview



The town is proud to be the home of two high schools, three k-8 academies, and eight elementary schools. Plus Apple Valley is also the home to a nationally recognized laboratory school that gives students a hands on science and math education, the Lewis Center of Academic excellence.

Clean clear air, low crime rates, and outstanding open spaces and the permits to go with, Apple Valley is the land of opportunity for those seeking better living and great work and play environment

- 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 2Q23 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.

## Town Overview