FOR SALE ±8,384 SF Former Bank 21777 CA Highway-18 | Apple Valley, CA 92307



CHAD IAFRATE, CCIM

Executive Director Chad.lafrate@cushwake.com 1.760.431.4234



SUMMARY

PROPERTY DESCRIPTION

The subject property is a freestanding building located near the signalized intersection of CA Highway 18 and Navajo Road in Apple Valley, CA, County of San Bernardino. This former 1-story bank branch building is $\pm 8,384$ square feet and sits on a $\pm 54,065$ square foot parcel with ample parking (± 60 stalls). Per the City of Apple Valley, the property is zoned as Village Core, according to the City's Specific Plan.

BID DUE DATE

December 6, 2024

DUE DILIGENCE

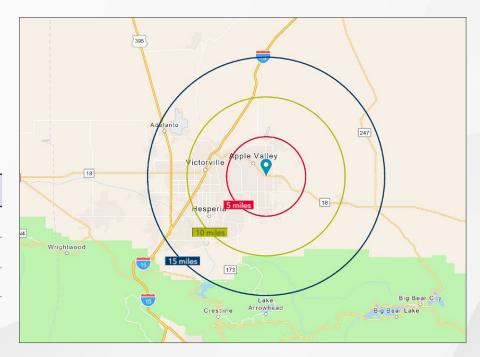
Due diligence can be found at: www.BankingCentersForSale.com

DEMOGRAPHICS

	5 MILE	10 MILES	15 MILES
Pop (2024)	82,986	251,450	382,164
AHH Income	\$98,018	\$89,285	\$92,874
Daytime Pop	13,081	59,902	76,327

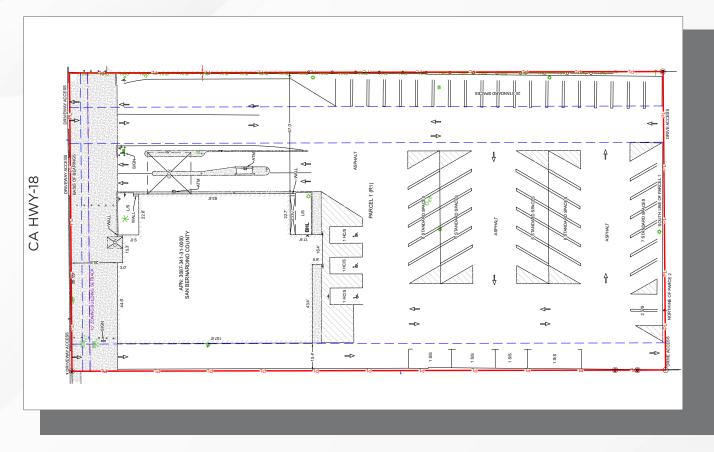
Source: ESRI 2024 & CoStar

Parcel Size	±54,065 SF (1.241 AC)	
Address	21777 CA Highway 18 Apple Valley, CA 92307	
Building Size	±8,384 SF	
Floors	1-Story	
Year Built	1965	
APN	3087-341-31-0000	
Zoning	Village Core	
Parking	±60 Spaces (3 handicap)	



21777 CA-18 | APPLE VALLEY, CA

SURVEY MAP



(For Illustration Purposes Only)

21777 CA-18 | APPLE VALLEY, CA

AERIAL



21777 CA-18 | APPLE VALLEY, CA

21777 CA Highway-18 | Apple Valley, CA 92307

For more information, please contact:

PHIL LYONS Managing Director

Phil.Lyons@cushwake.com 1.760.431.4210 LIC #01093731

CHAD IAFRATE

Executive Director Chad.lafrate@cushwake.com 1.760.431.4234 LIC #01329943



12830 El Camino Real, Suite 100 San Diego, CA 92130 Main: 858 452 6500 www.cushwake.com

©2024 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.