



GROUND LEASE INVESTMENT OPPORTUNITY

S.E.C. RANCHERIA RD. AND U.S. HIGHWAY 18, APPLE VALLEY, CA 92307



PROPERTY INFORMATION

ZONING

PROPOSED USE	COMMERCIAL/MED.OFFICE
EXISTING ZONING	C-G (GENERAL COMMERCIAL)
APN	311-217-116

SITE AREA

FUTURE DEVELOPMENT	±3.00 AC	±131,415 SF
SITE AREA	±7.59 AC	±330,246 SF
NET SITE AREA	±10.59 AC	±461,661 SF

BUILDING DATA

BUILDING-1 (ALDI)	±20,599 SF
BUILDING-2 (RETAIL/AUTOMOTIVE)	±5,700 SF
BUILDING-3 (CHIPOTLE)	±2,305 SF
BUILDING-4 (DUTCH BROS COFFEE)	±950 SF
BUILDING-5 (EXPRESS CAR WASH)	±5,265 SF
BUILDING-6 (C.STORE/FUEL)	±2,500 SF
BUILDING-7 (RETAIL)	±7,000 SF
TOTAL BUILDING AREA	±44,969 SF

PARKING PROVIDED

STANDARD	192 STALLS
ACCESSIBLE ADA	13 STALLS
ELECTRIC/CLEAN AIR VEHICLES	30 STALLS

JOIN ALDI, CHIPOTLE, DUTCH BROTHERS COFFEE IN THE SITE
WALMART, MCDONALD'S, TACO BELL, O'REILLY, CVS AND OTHER NATIONAL
TENANTS IN NEIGHBORING SITES



Conceptual RENDERINGS



31,000+ CARS/DAY

APPLE VALLEY GOLF

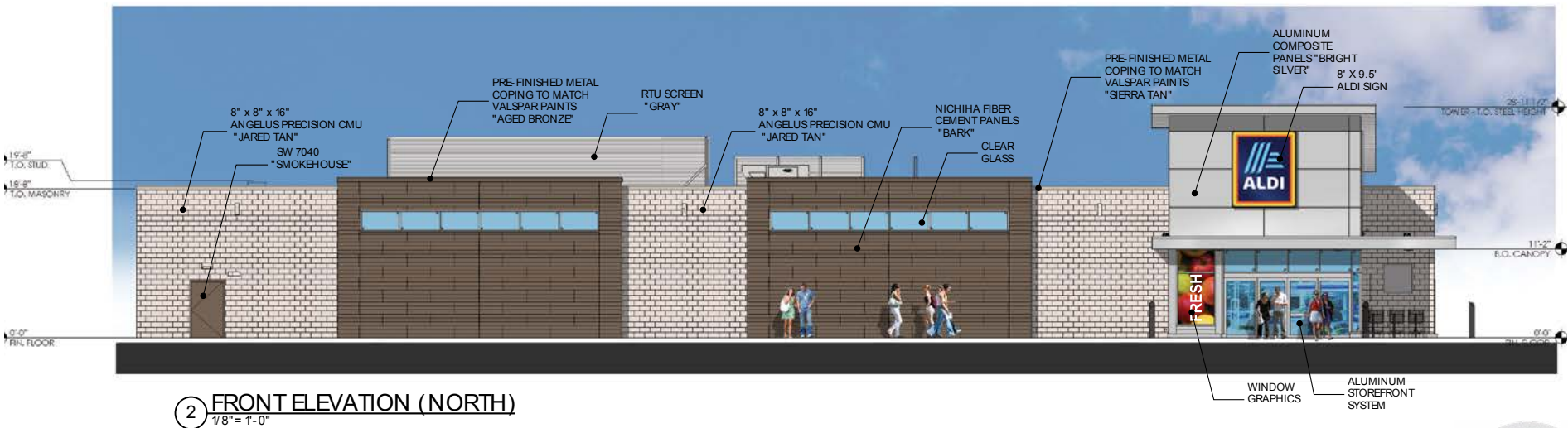
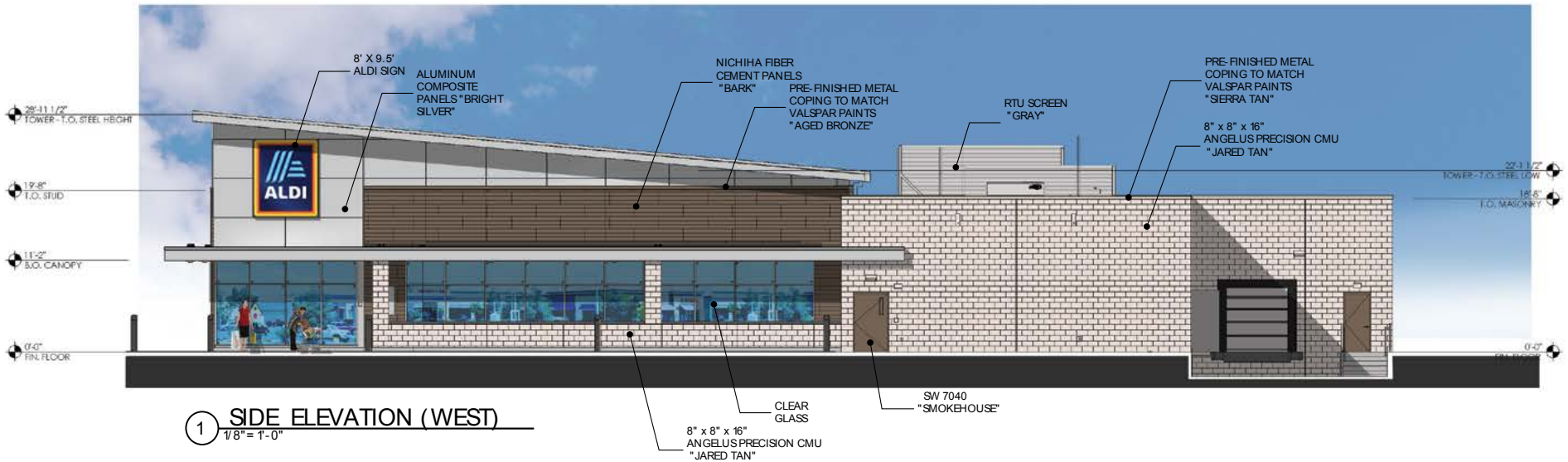
SUBJECT PROPERTY JOIN

U-HAUL
AUTHORIZED DEALER

Albertsons

Conceptual RENDERINGS

BUILDING 1 RETAIL

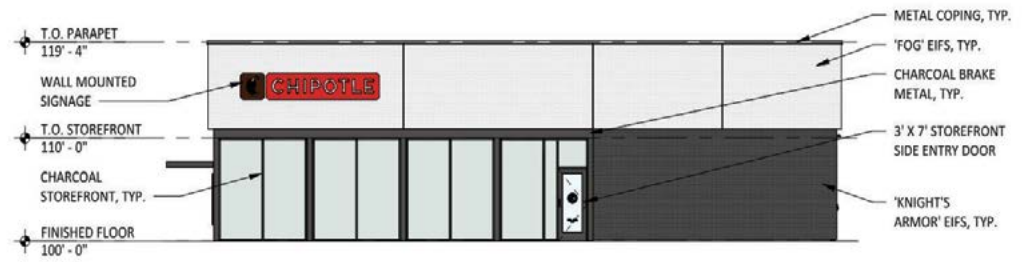


Conceptual RENDERINGS

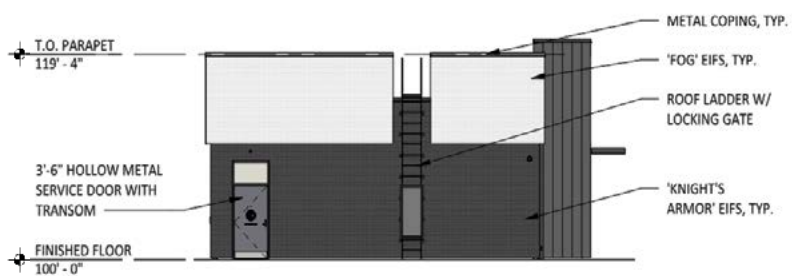
BUILDING 3 DRIVE-THRU



2 SOUTH ELEVATION
SCALE: NTS



1 EAST ELEVATION
SCALE: NTS



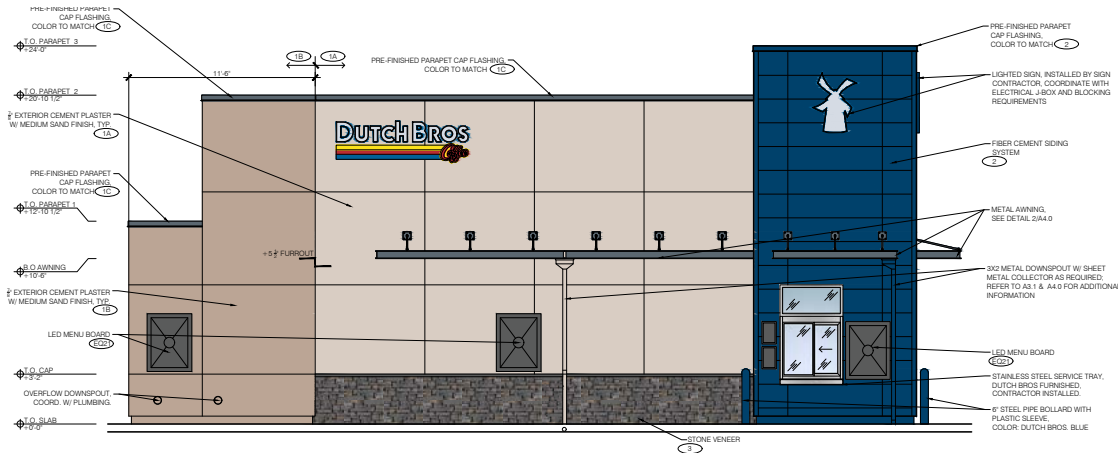
4 NORTH ELEVATION
SCALE: NTS



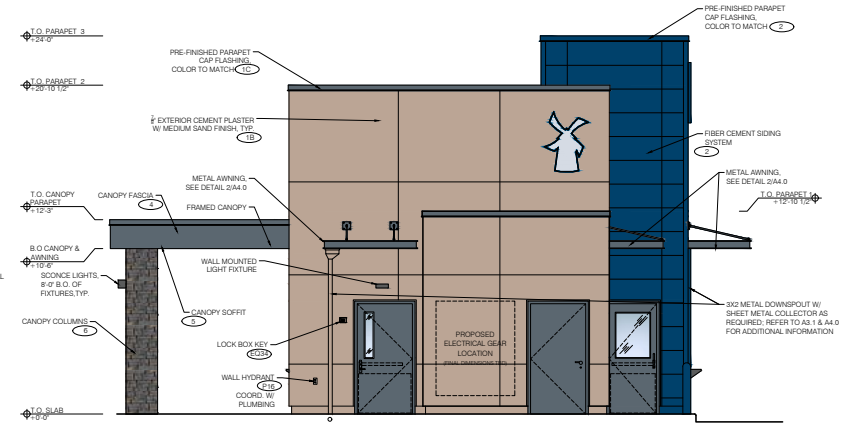
3 WEST ELEVATION
SCALE: NTS

Conceptual RENDERINGS

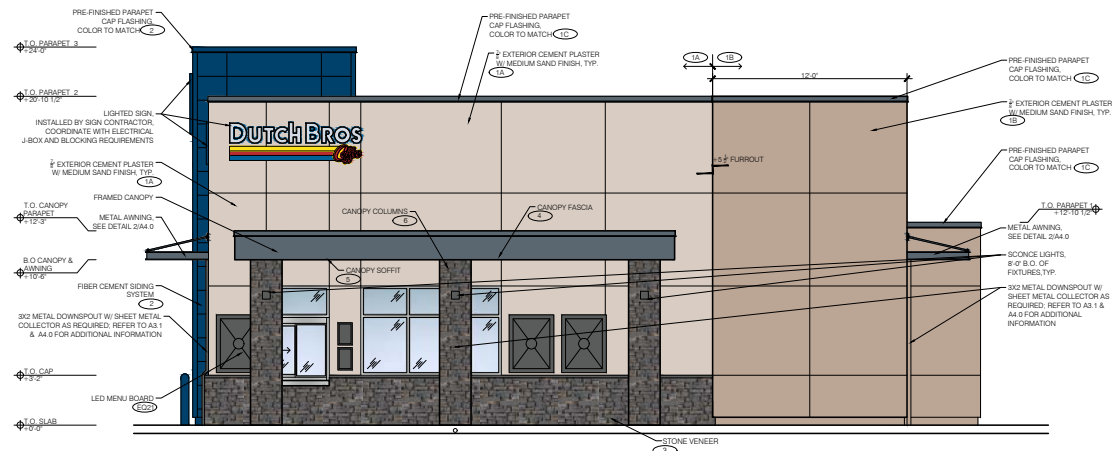
BUILDING 4 DRIVE-THRU



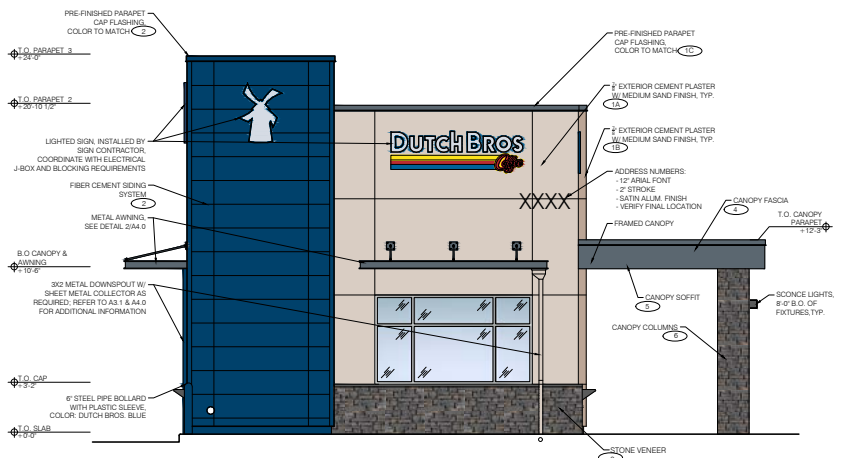
4 ELEVATION - DRIVE-THRU WINDOW
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



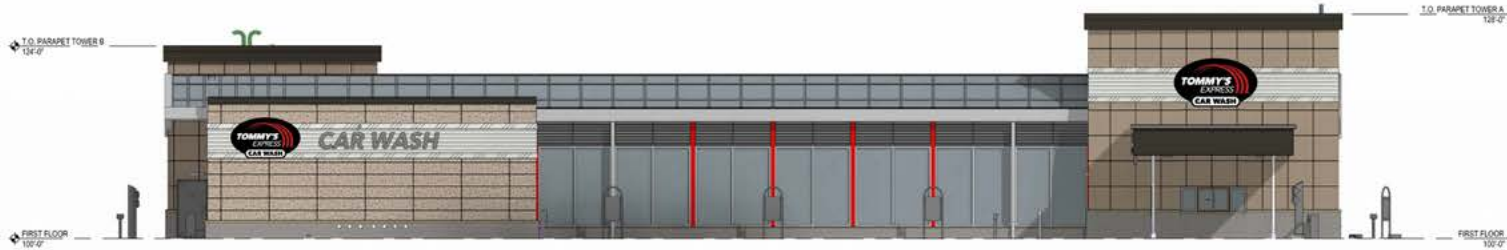
2 ELEVATION - WALK-UP WINDOW
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Conceptual RENDERINGS

BUILDING 5 CAR-WASH



1 FRONT ELEVATION
A101 18" x 1'-0"



2 EXIT END ELEVATION
A101 18" x 1'-0"



3 ENTRY END ELEVATION
A101 18" x 1'-0"



4 BACK ELEVATION
A101 18" x 1'-0"

5 FRONT ELEVATION AT TOWER B Copy 1
A101 18" x 1'-0"



6 BACK ELEVATION ON TOWER A
A101 18" x 1'-0"

Apple VALLEY

THE KEY TO APPLE VALLEY'S HISTORY AND CURRENT PROSPERITY IS TRANSPORTATION

The California town of Apple Valley is located at the southern edge of the Mojave Desert in San Bernardino County's Victor Valley, about 46 miles north of San Bernardino and 90 miles northeast of Los Angeles. The town is situated on California State Highway 18 and only a short distance east of Interstate I-15. Other major thoroughfares near Apple Valley include U.S. Route 395 and State Highway 247.

The area has always been known as the gateway to North America, and, as the facilities become more congested in Southern California, business and industry are turning their attention northward. Less congestion means faster movement of goods, and savings to companies who have to compete in the national and international market.

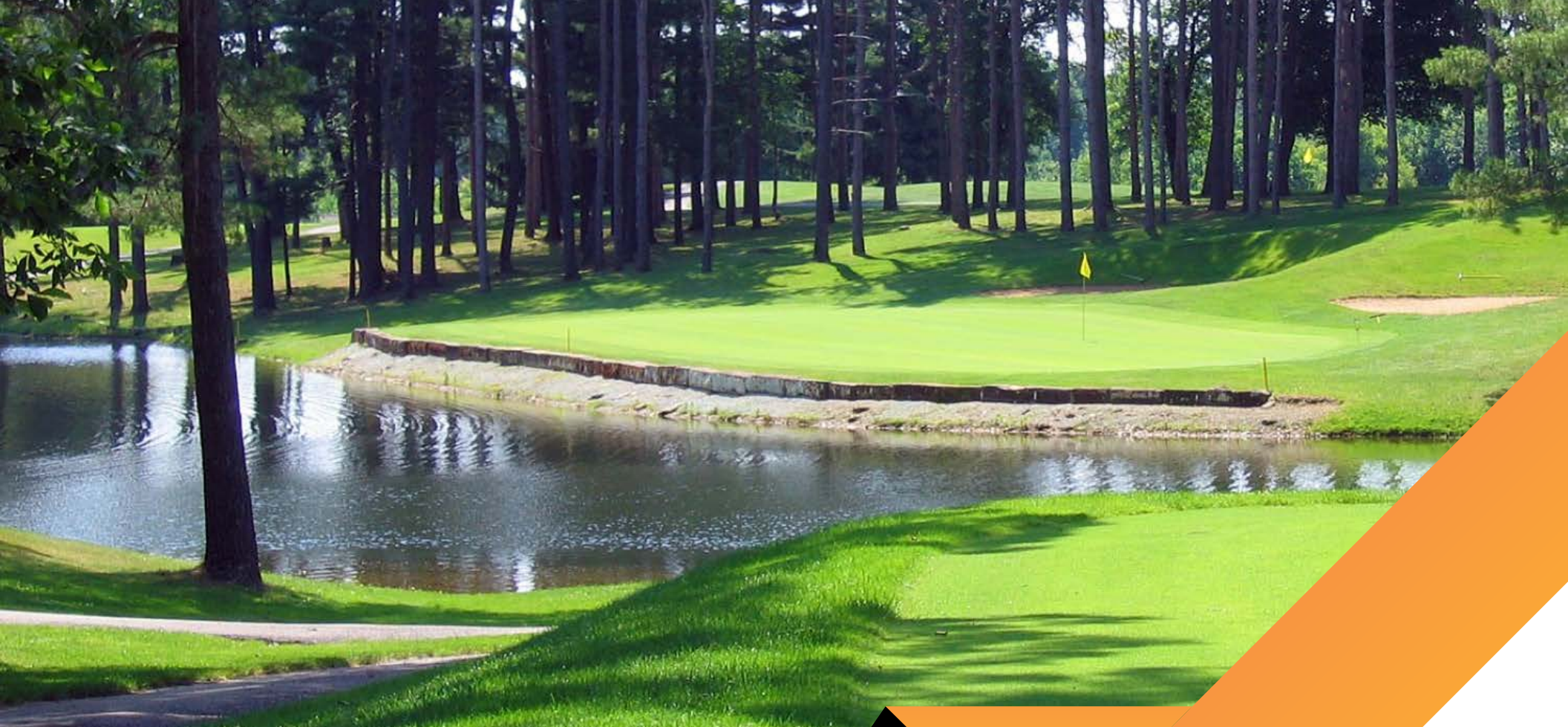
Highways: Apple Valley is served by a modern, well-coordinated highway system.

Interstate 15 extends southward to San Diego, connecting with Interstates 10 and 215 and State Routes 60 and 91. Northbound, Interstate 15 runs through Las Vegas, and connects with State Route 58 and Interstate 40.

Apple Valley Airport is the gem of the county's High Desert, located in the Town of Apple Valley. Built in 1970, it is the gateway to the Victor Valley region and offers a year-round VFR. Flight services available at Apple Valley Airport include fuel, food, maintenance, charters, rentals and flight training.

Southern California Logistics Airport is 10 miles from Apple Valley. The City of Victorville and Stirling, a Foothill Ranch California-based development company, has a public/private partnership arrangement to redevelop the former George Air Force Base into Global Access. The partnership is dedicated to creating jobs and economic activity in the region. At completion, Global Access is anticipated to create more than 24,000 jobs and support another 18,500 jobs in the surrounding area. Global Access in Victorville, California, is an 8,500-acre multi-modal freight transportation hub supported by air, ground and rail connections.





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