



FOR LEASE

Former Walgreens For Lease

Happy Trails Hwy & Bass Hill Rd | Apple Valley, CA



Former Walgreens For Lease

Happy Trails Hwy & Bass Hill Rd | Apple Valley, CA



14,989 SF

Available

\$1.00/SF NNN

Monthly Asking Rent

Contact
Broker

Townsend Cropsey

949.698.1121

townsend.cropsey@srsre.com

CA License No. 01711930

ABOUT THE PROPERTY

- **High-Traffic Location:** Positioned along Outer Hwy 18 N, offering excellent visibility and exposure.
- **Expanding Market:** Located in Apple Valley, a growing community with increasing demand for commercial spaces.
- **Ample Parking Availability:** On-site parking ensures convenience for customers and tenants.
- **Regional Accessibility:** Easy access to major highways and nearby retail and dining hubs.

JOIN THESE RETAILERS



TARGET

ROSS
DRESS FOR LESS

Walmart

OLD NAVY

Auto
Zone



DELTA
TACO



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7,077 CPD



Bass Hill Rd



31,137 CPD



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2 MILES

APPLE VALLEY



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DEMOGRAPHIC HIGHLIGHTS

1 MILE

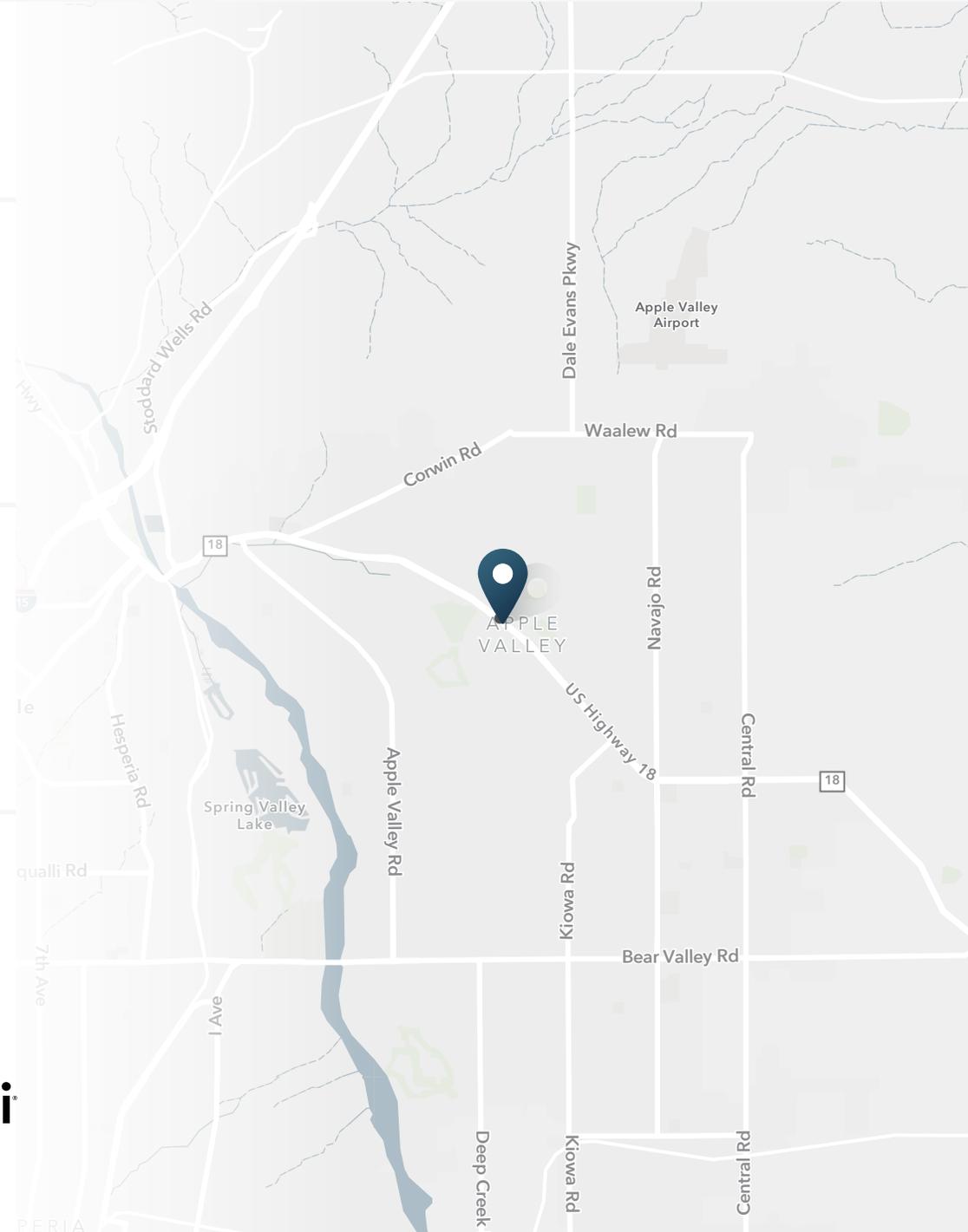
5,766 Population	6,396 Total Daytime Population	\$71,097 Average Household Income	1,888 Total Households
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3 MILES

42,683 Population	37,204 Total Daytime Population	\$104,324 Average Household Income	13,825 Total Households
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5 MILES

93,989 Population	86,569 Total Daytime Population	\$96,992 Average Household Income	31,390 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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