

ANCHOR SPACE AVAILABLE

For Lease · Apple Valley Towne Center

APPLE VALLEY & BEAR VALLEY RD, **APPLE VALLEY, CA**



RON PEPPER • 858.324.6103 • rpepper@retailinsite.net

BRIAN G PYKE • 858.324.6103 • bpyke@retailinsite.net



RETAIL INSITE

120 S SIERRA AVE, STE 110, SOLANA BEACH, CA 92075 • LIC # 01206760 T: 858 523 2090 • RETAILINSITE.NET

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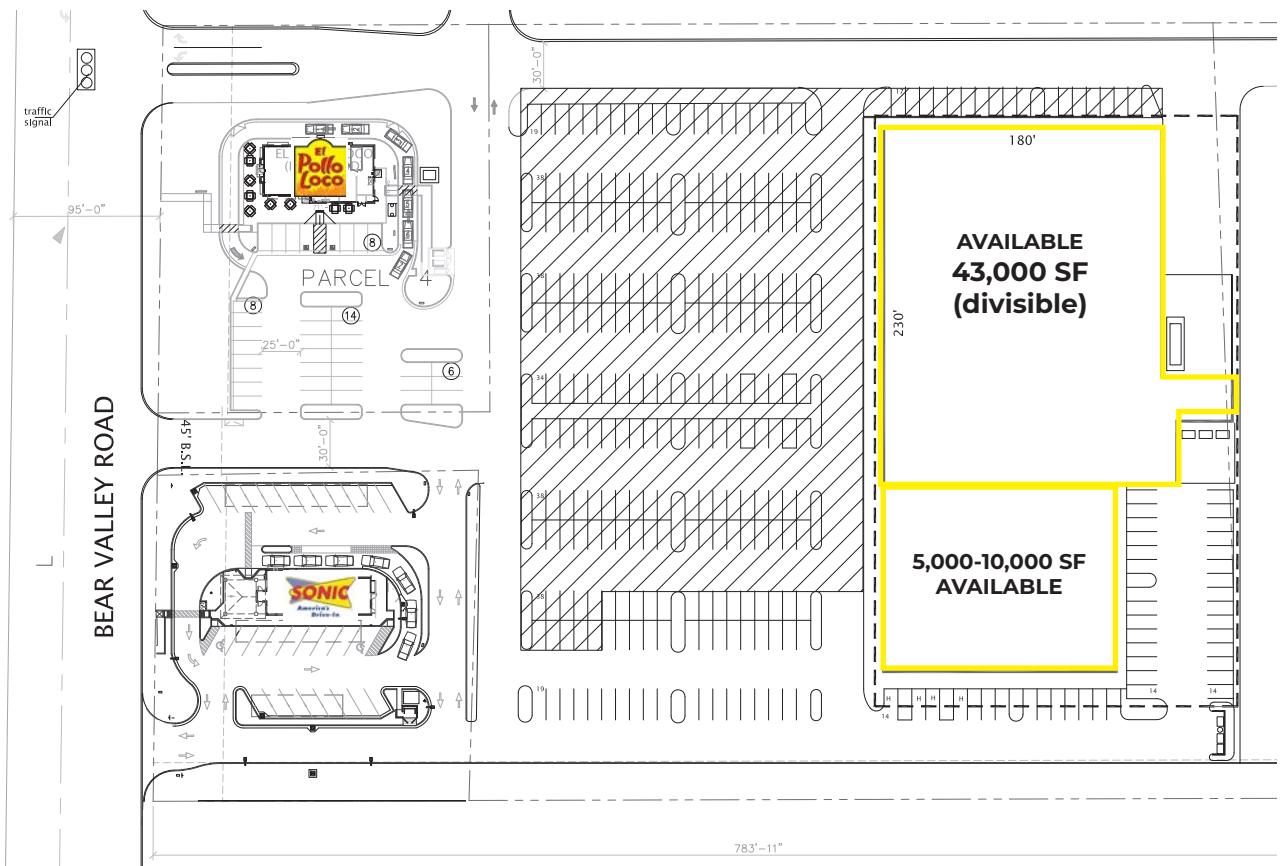
FEATURES

- New Development Project in Apple Valley for lease!
- Anchor, junior anchor, and shop space available
- Heavily trafficked retail corridor with built-in daily needs consumer patterns
- Within close proximity to Target, Winco, Home Depot, Lowes, Burlington, and others

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2020 Population:	2,971	51,231	136,998
Avg HH Income:	\$86,569	\$86,901	\$76,179
Daytime Pop:	4,597	49,745	128,155

SITE PLAN

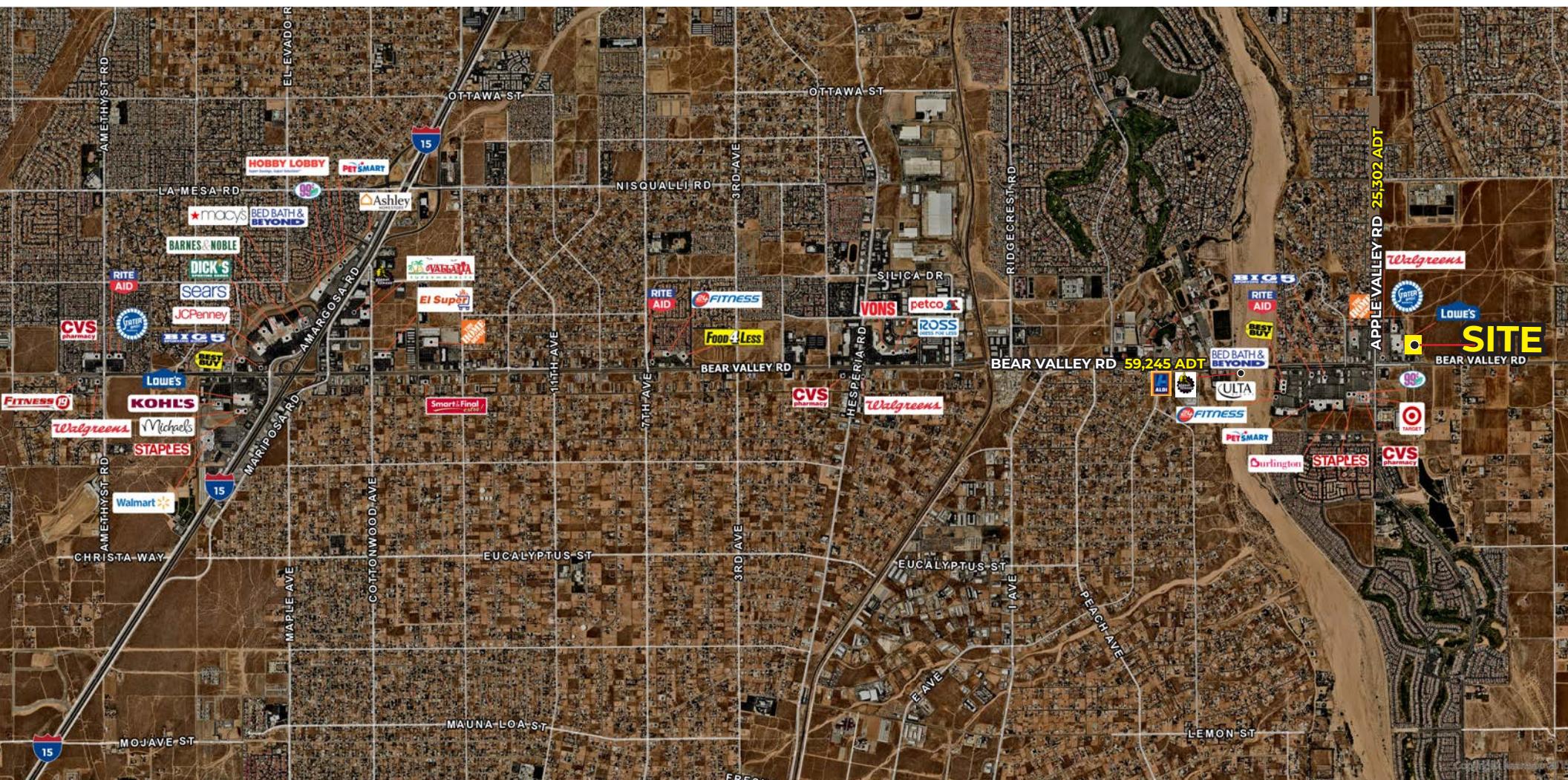


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TRADE AERIAL



Expanded Demographic Profile

ESTIMATED 2020 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

Apple Valley Rd & Bear Valley Rd, Apple Valley, California, 92308

POPULATION

Total Population
Projected Population (2022)

	1 mile	3 miles	5 miles
Total Population	2,971	51,231	136,998
Projected Population (2022)	3,138	53,176	141,925

HOUSING

Total Households
Projected Total Households (2022)

	1,563	17,972	44,885
	1,672	18,692	46,426

INCOME

Median Household Income
Average Household Income
Per Capita Income
Median Disposable Income
Average Disposable Income

	\$58,659	\$63,733	\$54,654
	\$86,569	\$86,901	\$76,179
	\$41,517	\$30,469	\$25,012
	\$50,435	\$53,120	\$45,816
	\$65,988	\$67,130	\$59,406

DAYTIME DEMOS

Total Daytime Population
Daytime Population Workers
Daytime Population Residents

	4,597	49,745	128,155
	2,464	15,349	34,909
	2,133	34,396	93,246

RACE & ETHNICITY

White
Black or African American
American Indian& Alaska Native Population
Asian Population
Pacific Islander Population
Other Race Population
Population of Two or More Races
Hispanic Population
Non-Hispanic Population

White	2,200 74.02%	33,586 65.56%	79,847 58.28%
Black or African American	220 7.40%	4,185 8.17%	12,691 9.26%
American Indian& Alaska Native Population	28 0.94%	510 1.00%	1,615 1.18%
Asian Population	210 7.07%	2,280 4.45%	4,635 3.38%
Pacific Islander Population	9 0.30%	195 0.38%	531 0.39%
Other Race Population	210 7.07%	7,528 14.69%	29,176 21.30%
Population of Two or More Races	95 3.20%	2,948 5.75%	8,505 6.21%
Hispanic Population	651 21.91%	18,585 36.28%	61,482 44.88%
Non-Hispanic Population	2,320 78.09%	32,647 63.73%	75,516 55.12%

EDUCATION

Bachelor's Degree
Graduate/Professional Degree

Bachelor's Degree	454 18.13%	4,510 12.82%	9,387 10.63%
Graduate/Professional Degree	226 9.03%	2,784 7.91%	4,845 5.49%

AGE

Median Age

Median Age	65.0	39.8	34.7
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