

ANCHOR SPACE AVAILABLE

For Lease · Apple Valley Towne Center

APPLE VALLEY & BEAR VALLEY RD, APPLE VALLEY, CA



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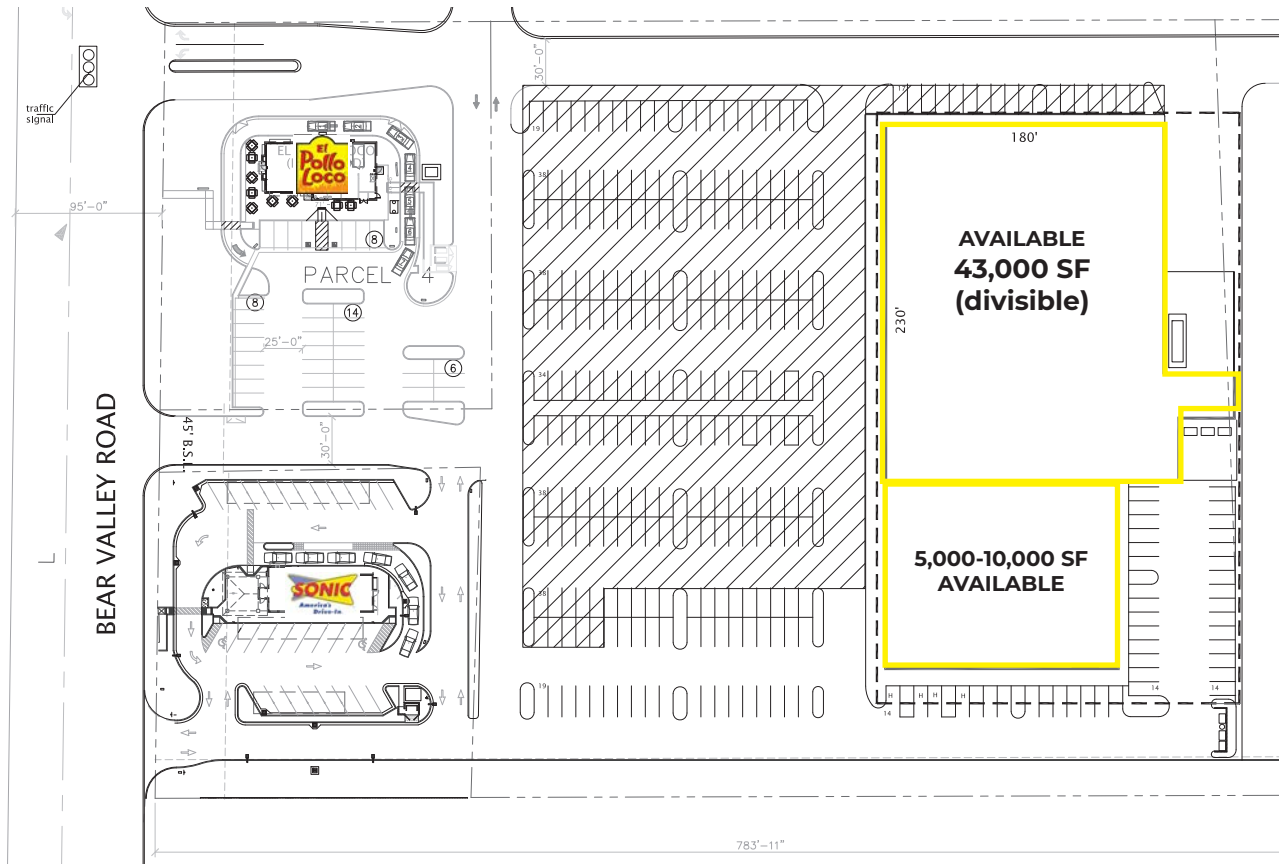
FEATURES

- 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

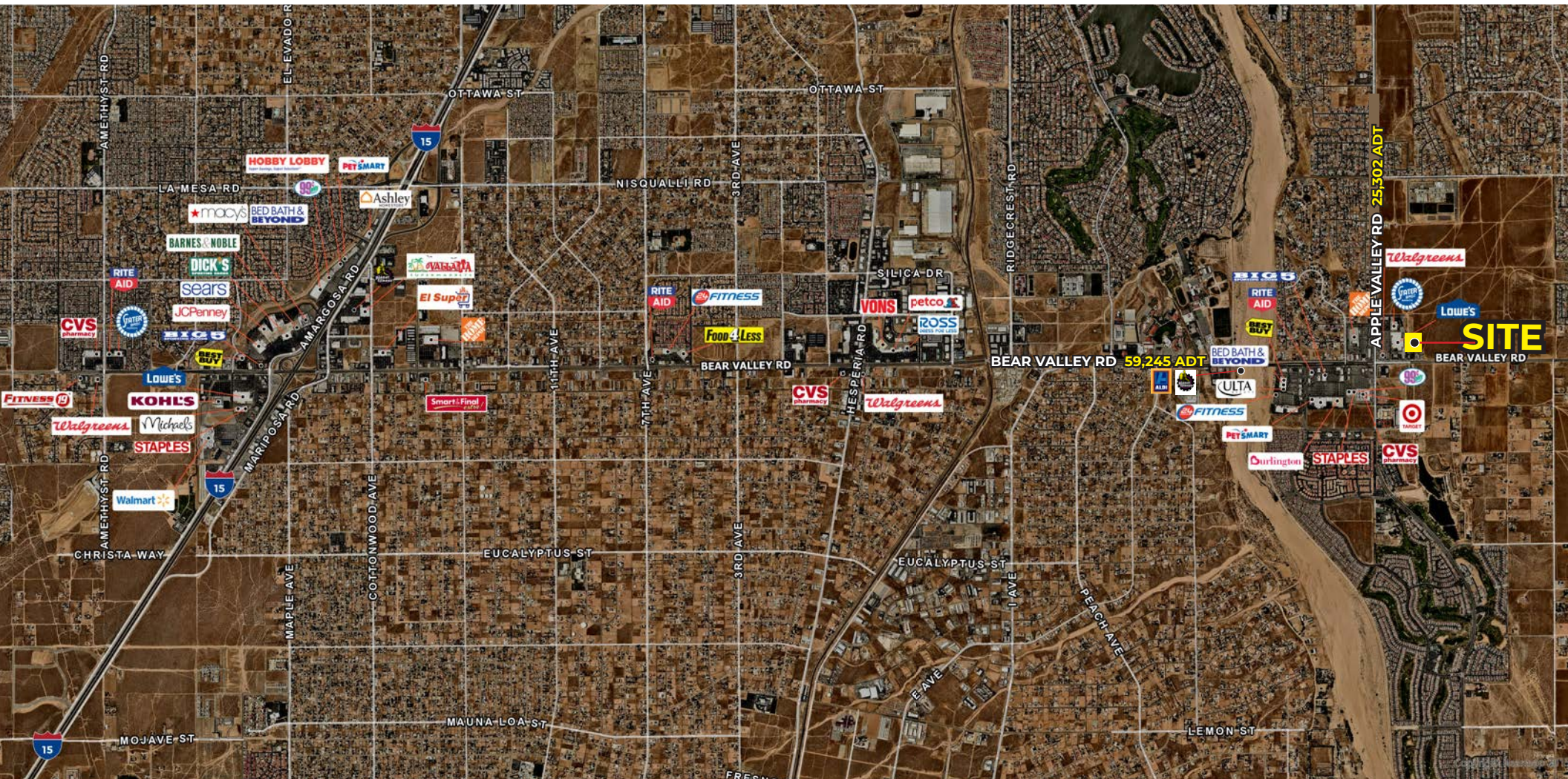


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TRADE AERIAL



Expanded Demographic Profile

ESTIMATED 2020 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

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

POPULATION

	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	1,563	17,972	44,885
Projected Total Households (2022)	1,672	18,692	46,426

INCOME

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

DAYTIME DEMOS

Total Daytime Population	4,597	49,745	128,155
Daytime Population Workers	2,464	15,349	34,909
Daytime Population Residents	2,133	34,396	93,246

RACE & ETHNICITY

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	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	65.0	39.8	34.7
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