

**APPLE VALLEY CA**

**1.04 Acres Prime Location**



**Bashir Tariq 951-269-3000**

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DRE# 01851484

**21 COMMERCIAL**

# OFFERING SUMMARY

## Location

**1.04 acres**      **45,302 SF**

Appl Valley Rd and US 18 Happy Trails Hwy  
See detailed info on attached pages

## Offering Summary

**Lease**      **TBD**

Lot Size      45,302 SF 1.04 acres

Vacant Land      Currently vacant

Zoning      CG - General Commercial

**Parcel no**      **0473-152-18-0000**

## Traffic

Traffic	Traffic Volume	Year
US 18 Happy Trails Hwy and D St W	45,054	2025
US 18 Happy Trails Hwy and Muni Rd SW	45,070	2025
Apple Valley Rd and Potomac Rd S	18,211	2025
US 18 Happy Trails Hwy and Kasota Rd E	34,345	2025



**1.04 acres - 45,302 SF**



# AERIAL OVERVIEW



**1.04** acres

**45,302 SF**

# AERIAL OVERVIEW



**1.04** acres  
**45,302 SF**

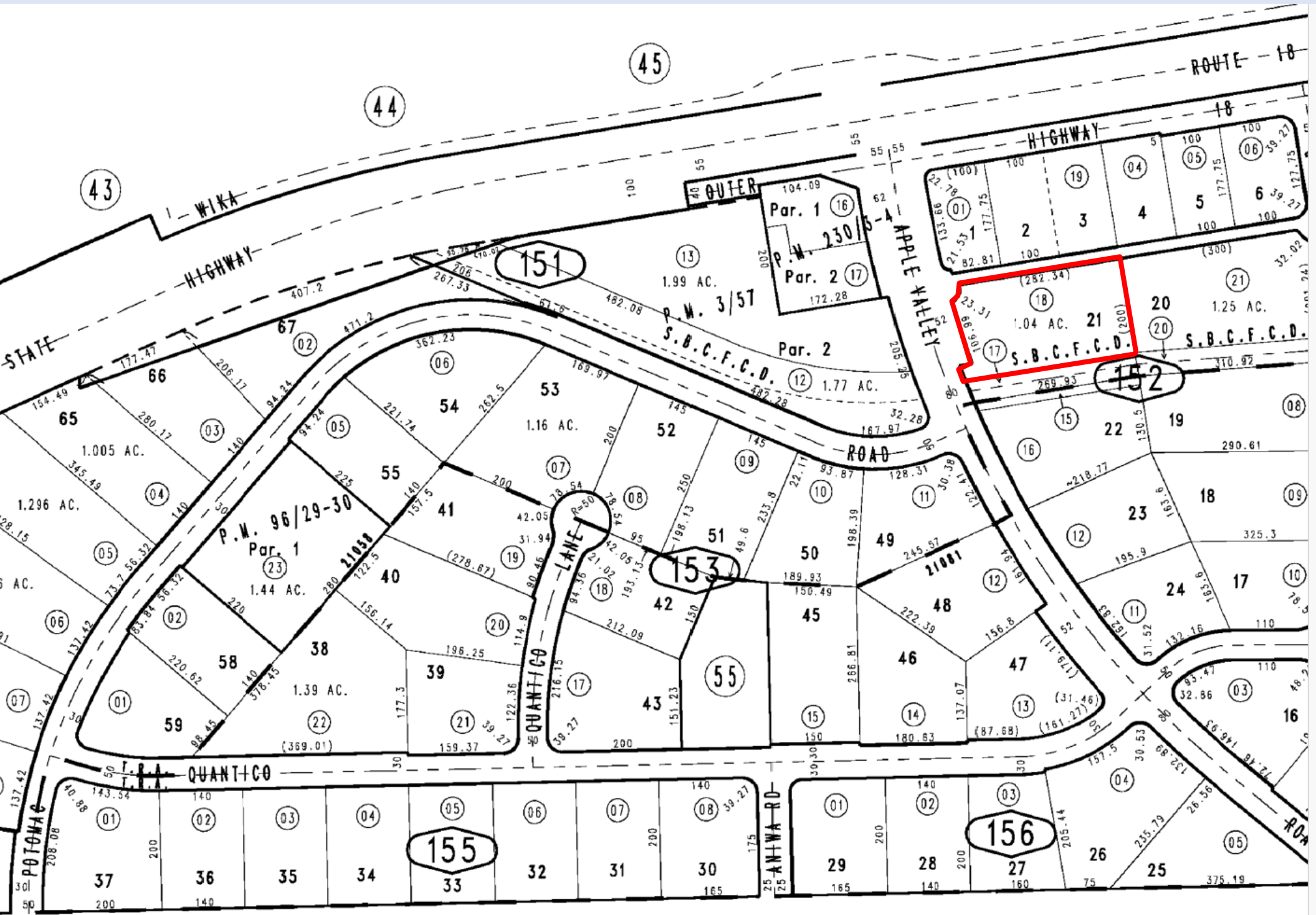
# AERIAL OVERVIEW



**1.04** acres

**45,302 SF**

# LOT OVERVIEW





# AREA OVERVIEW

## APPLE VALLEY – VICTORVILLE, CA

**Apple Valley** is an incorporated town in the Victor Valley of San Bernardino County, California, United States. Its population was 75,791 as of the 2020 United States census. The town is east of and adjoining to the neighboring cities of Victorville and Hesperia, 35 miles (56 km) south of Barstow, and 49 miles (79 km) north of San Bernardino through the Cajon Pass. It was incorporated on November 14, 1988, and is one of the 22 incorporated municipalities in California that use "town" in their names instead of "city".

According to the United States Census Bureau, the town has a total area of 73.5 square miles (190 km<sup>2</sup>), of which 73.2 square miles (190 km<sup>2</sup>) are land and 0.3 square miles (0.78 km<sup>2</sup>), or 0.45%, is covered by water. Apple Valley was home to Roy Rogers and Dale Evans, whose museum was first established in Apple Valley (in 1967) before the museum was relocated to Victorville in 1976. In 2003, the museum moved again, to Branson, Missouri. The move was made in hopes of reaching more fans; however, the museum closed for financial reasons on December 12, 2009.

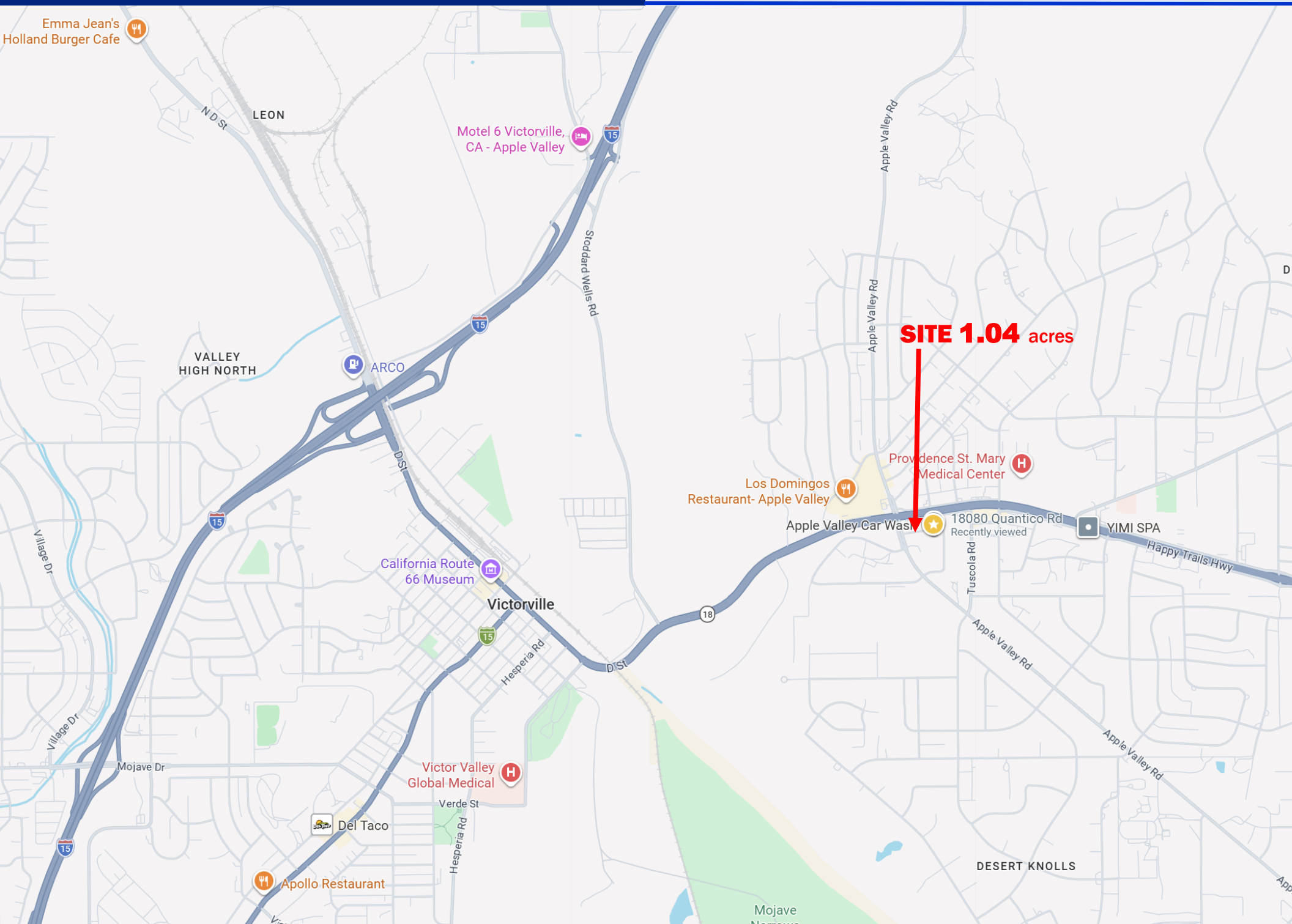
- **Brightline West High-Speed Rail (GAME CHANGER)**
- **Brightline West:** This is **by far the most important project** impacting Apple Valley.
- **Key Facts:** High-speed train connecting **Las Vegas ↔ Rancho Cucamonga**
- **Apple Valley will have its own station (Victor Valley Station)** Speeds up to **200 mph** Travel time: ~2 hours vs long I-15 drive
- **Apple Valley Details:**  
Station on a **~300-acre site near I-15 & Dale Evans Pkwy** Includes parking, transit connections, and future expansion potential. Construction already underway regionally (started 2024–2026 phases) Target opening: ~2028–2029
- **Economic Impact** 10,000+ construction jobs, hundreds of permanent jobs  
Expected to: Boost retail & hospitality demand Increase land values near station Create transit-oriented development (TOD)
- **Bottom line:** This alone is expected to **transform Apple Valley into a regional hub**
- High Desert Corridor: Planned connection between **Apple Valley ↔ Palmdale**
  - Would link: Brightline West California High-Speed Rail system Approx. **54-mile corridor**
  - Still in **planning phase**, but huge long-term upside.
  - **Why it matters:** Direct connection to Los Angeles rail network Could make Apple Valley a **major transportation node**

## THINGS TO SEE & DO IN THE CITY AND VICINITY



# REGINAL MAP

Emma Jean's  
Holland Burger Cafe



Motel 6 Victorville,  
CA - Apple Valley

VALLEY  
HIGH NORTH

ARCO

**SITE 1.04 acres**

Los Domingos  
Restaurant- Apple Valley

Providence St. Mary  
Medical Center

Apple Valley Car Wash

18080 Quantico Rd  
Recently viewed

YIMI SPA

California Route  
66 Museum

Victorville

Victor Valley  
Global Medical

Del Taco

Apollo Restaurant

DESERT KNOLLS

Mojave

# Confidentiality & Disclaimer

## Presented By:



### Bashir Tariq

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#### C21 Commercial Director:

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Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

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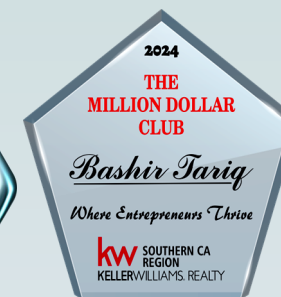


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