



# Apple Valley Rd & Bear Valley Rd

LAND FOR SALE | APPLE VALLEY, CA



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FEATURES

- 4.997 acres for sale
- Located adjacent to new retail development
- Heavily trafficked retail corridor with built-in daily needs consumer patterns
- Within close proximity to Target, Winco, Home Depot, Lowes, Burlington, and others
- Zoning: (C-R) Regional Commercial

DEMOGRAPHICS

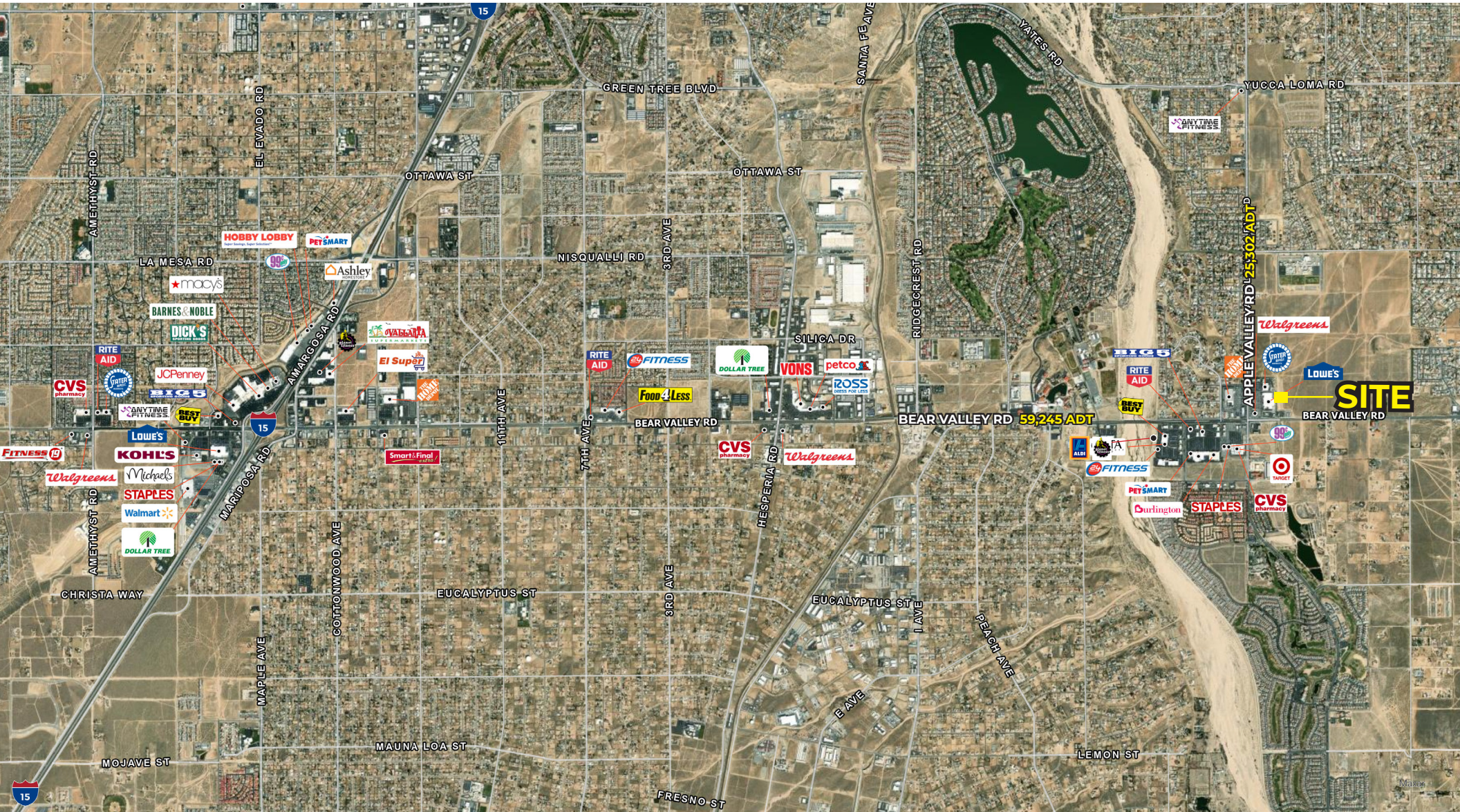
	1 Mile	3 Mile	5 Mile
2023 Population:	3,304	53,665	133,970
Avg HH Income:	\$96,231	\$103,898	\$88,082
Daytime Pop:	5,672	46,761	122,509



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



# TRADE AREA AERIAL



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Rings: 1, 3, 5 mile radii

POPULATION

	1 mile	3 miles	5 miles
Total Population	3,304	53,665	133,970
Projected Population (2027)	3,310	53,569	133,924

HOUSING

	1 mile	3 miles	5 miles
Total Households	1,456	18,807	43,835
Projected Total Households (2027)	1,461	18,853	43,990

INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$67,899	\$78,962	\$63,813
Average Household Income	\$96,231	\$103,898	\$88,082
Per Capita Income	\$42,273	\$36,497	\$28,918
Median Disposable Income	\$56,806	\$63,388	\$53,508
Average Disposable Income	\$73,273	\$78,615	\$67,725

DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	5,672	46,761	122,509
Daytime Population Workers	3,545	14,051	38,734
Daytime Population Residents	2,127	32,710	83,775

RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	2,009 <b>60.77%</b>	28,804 <b>53.67%</b>	61,380 <b>45.82%</b>
Black or African American	277 <b>8.38%</b>	3,957 <b>7.37%</b>	12,319 <b>9.20%</b>
American Indian & Alaska Native Population	27 <b>0.82%</b>	839 <b>1.56%</b>	2,491 <b>1.86%</b>
Asian Population	222 <b>6.72%</b>	2,371 <b>4.42%</b>	4,511 <b>3.37%</b>
Pacific Islander Population	9 <b>0.27%</b>	186 <b>0.35%</b>	504 <b>0.38%</b>
Other Race Population	334 <b>10.10%</b>	9,075 <b>16.91%</b>	31,653 <b>23.63%</b>
Population of Two or More Races	428 <b>12.95%</b>	8,434 <b>15.72%</b>	21,112 <b>15.76%</b>
Hispanic Population	864 <b>26.15%</b>	21,001 <b>39.13%</b>	63,225 <b>47.19%</b>
Non-Hispanic Population	2,440 <b>73.85%</b>	32,664 <b>60.87%</b>	70,744 <b>52.81%</b>

EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	417 <b>15.66%</b>	5,135 <b>13.72%</b>	9,353 <b>10.63%</b>
Graduate/Professional Degree	318 <b>11.95%</b>	3,555 <b>9.50%</b>	5,841 <b>6.64%</b>

AGE

	1 mile	3 miles	5 miles
Median Age	59.6	41.0	35.7

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