

New Retail Development for Lease

ANCHOR SPACE AVAILABLE | NEC APPLE VALLEY RD & YUCCA LOMA RD, APPLE VALLEY, CA



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FEATURES

- 11.7 acre new development project in Apple Valley for lease!
- Potential grocer site, junior anchor & pads with strong traffic counts
- Signalized intersection amongst densely populated residential zone
- Within close proximity to multiple retail nodes and arterials
- Recent completion of both Yucca Loma Bridge and the Yucca Loma Road expansion are two important projects creating connectivity to Interstate 15 and easing congestion and improving traffic flow along Yucca Loma Road.

DEMOGRAPHICS

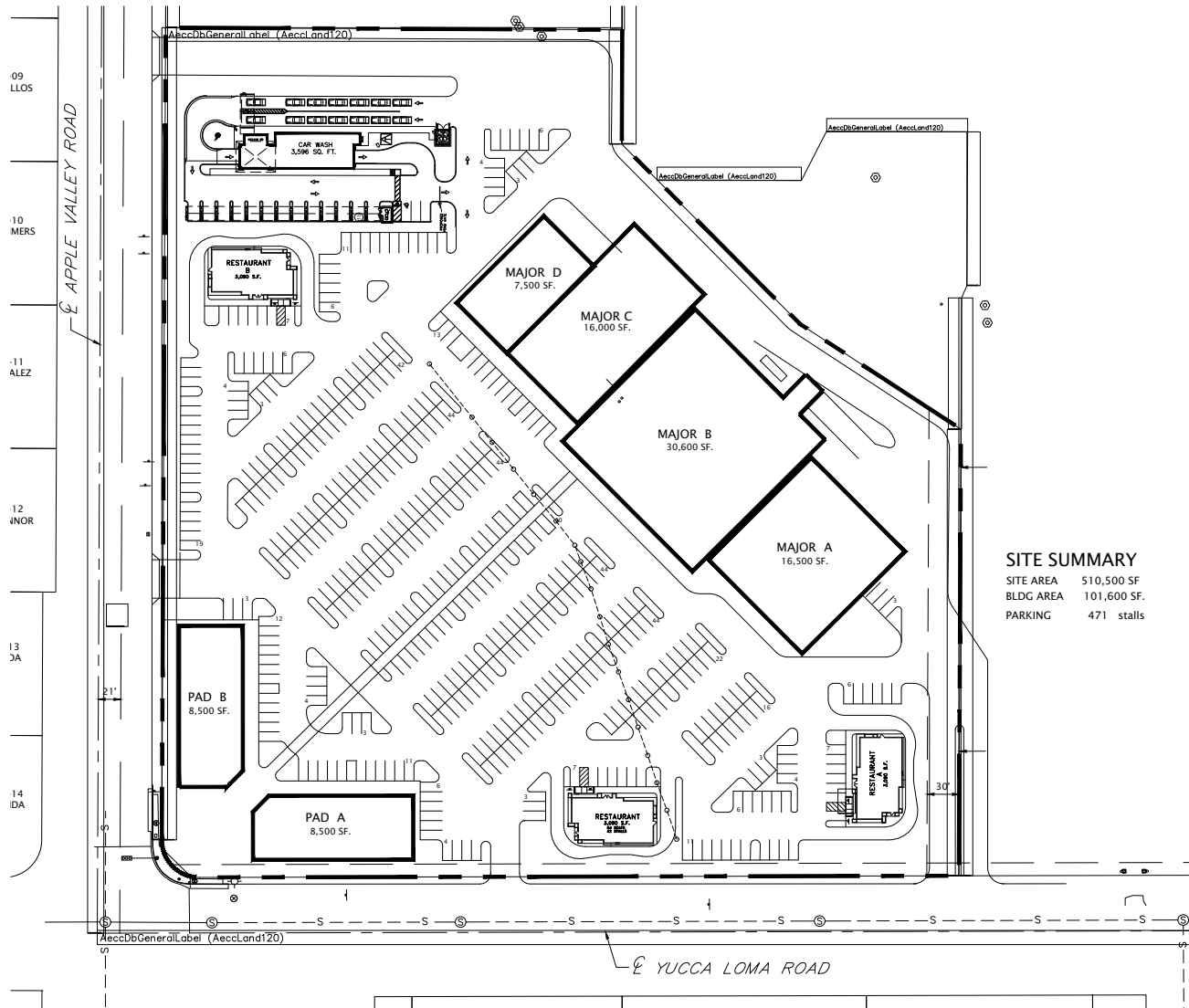
	1 Mile	3 Mile	5 Mile
2024 Population:	5,818	53,037	135,223
Avg HH Income:	\$141,132	\$106,119	\$89,393
Daytime Pop:	3,619	44,936	131,904



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.



S I T E P L A N



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TRADE AREA AERIAL










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ESTIMATED 2023 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

NEC Apple Valley Rd & Yucca Loma Rd

Rings: 1, 3, 5 mile radii

 POPULATION	1 mile	3 miles	5 miles
Total Population	5,818	53,037	135,223
Projected Population (2028)	5,805	52,968	135,398
 HOUSING	1 mile	3 miles	5 miles
Total Households	1,890	17,817	44,606
Projected Total Households (2028)	1,893	17,852	44,852
 INCOME	1 mile	3 miles	5 miles
Median Household Income	\$104,179	\$80,492	\$63,917
Average Household Income	\$141,132	\$106,119	\$89,393
Per Capita Income	\$46,968	\$35,865	\$29,525
Median Disposable Income	\$85,707	\$64,371	\$53,570
Average Disposable Income	\$101,501	\$79,874	\$68,407
 DAYTIME DEMOS	1 mile	3 miles	5 miles
Total Daytime Population	3,619	44,936	131,904
Daytime Population Workers	466	12,881	48,055
Daytime Population Residents	3,153	32,055	83,849
 RACE & ETHNICITY	1 mile	3 miles	5 miles
White	3,509 60.32%	27,842 52.50%	60,568 44.79%
Black or African American	352 6.05%	4,846 9.14%	14,235 10.53%
American Indian& Alaska Native Population	69 1.19%	866 1.63%	2,532 1.87%
Asian Population	269 4.62%	2,330 4.39%	4,907 3.63%
Pacific Islander Population	19 0.33%	192 0.36%	556 0.41%
Other Race Population	652 11.21%	8,512 16.05%	30,996 22.92%
Population of Two or More Races	947 16.28%	8,448 15.93%	21,428 15.85%
Hispanic Population	1,860 31.97%	20,222 38.13%	62,646 46.33%
Non-Hispanic Population	3,958 68.03%	32,815 61.87%	72,577 53.67%
 EDUCATION	1 mile	3 miles	5 miles
Bachelor's Degree	651 14.90%	4,916 13.48%	9,813 11.08%
Graduate/Professional Degree	535 12.24%	3,639 9.98%	6,047 6.83%
 AGE	1 mile	3 miles	5 miles

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