

Apple Valley Towne Center

FOR LEASE | ANCHOR SPACE AVAILABLE | APPLE VALLEY RD & BEAR VALLEY RD, APPLE VALLEY, CA



Ron Pepper
858.523.2085
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 | retailinsite.net

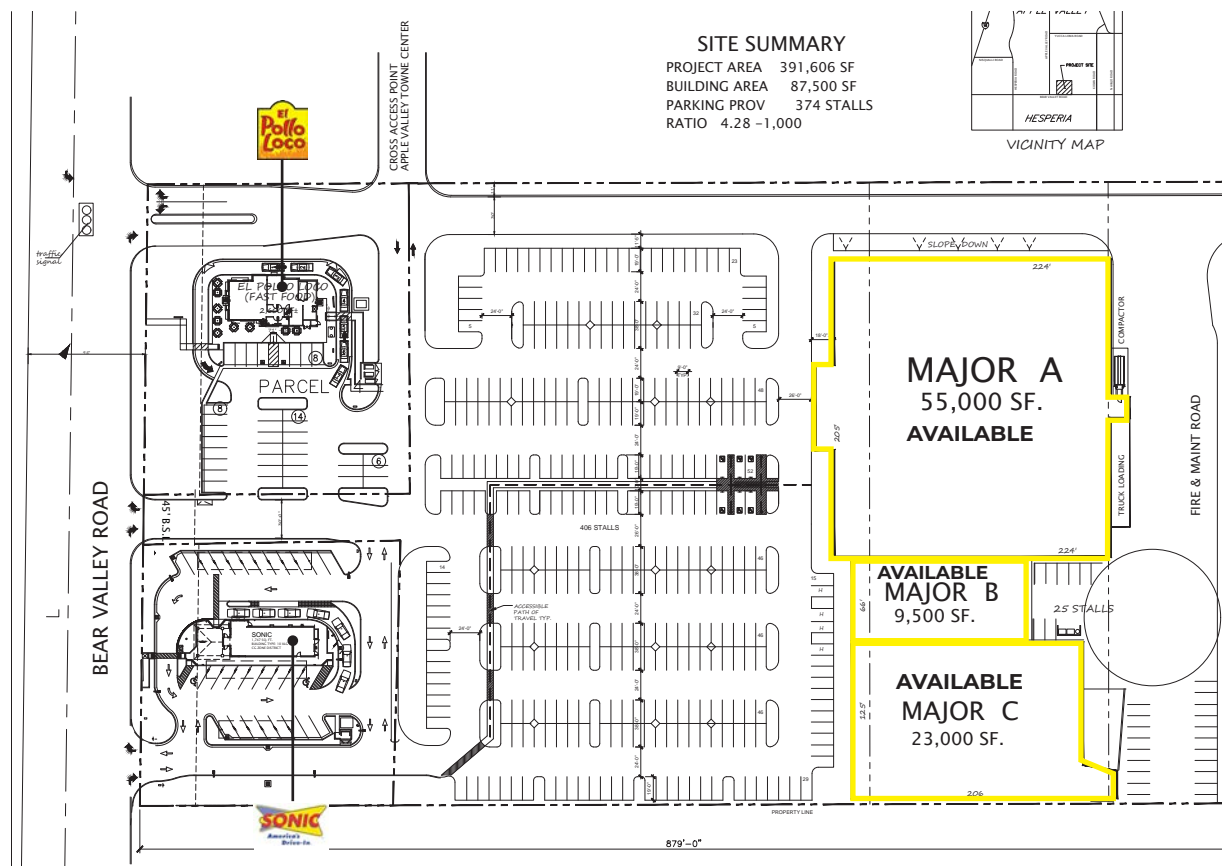
FEATURES

- 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

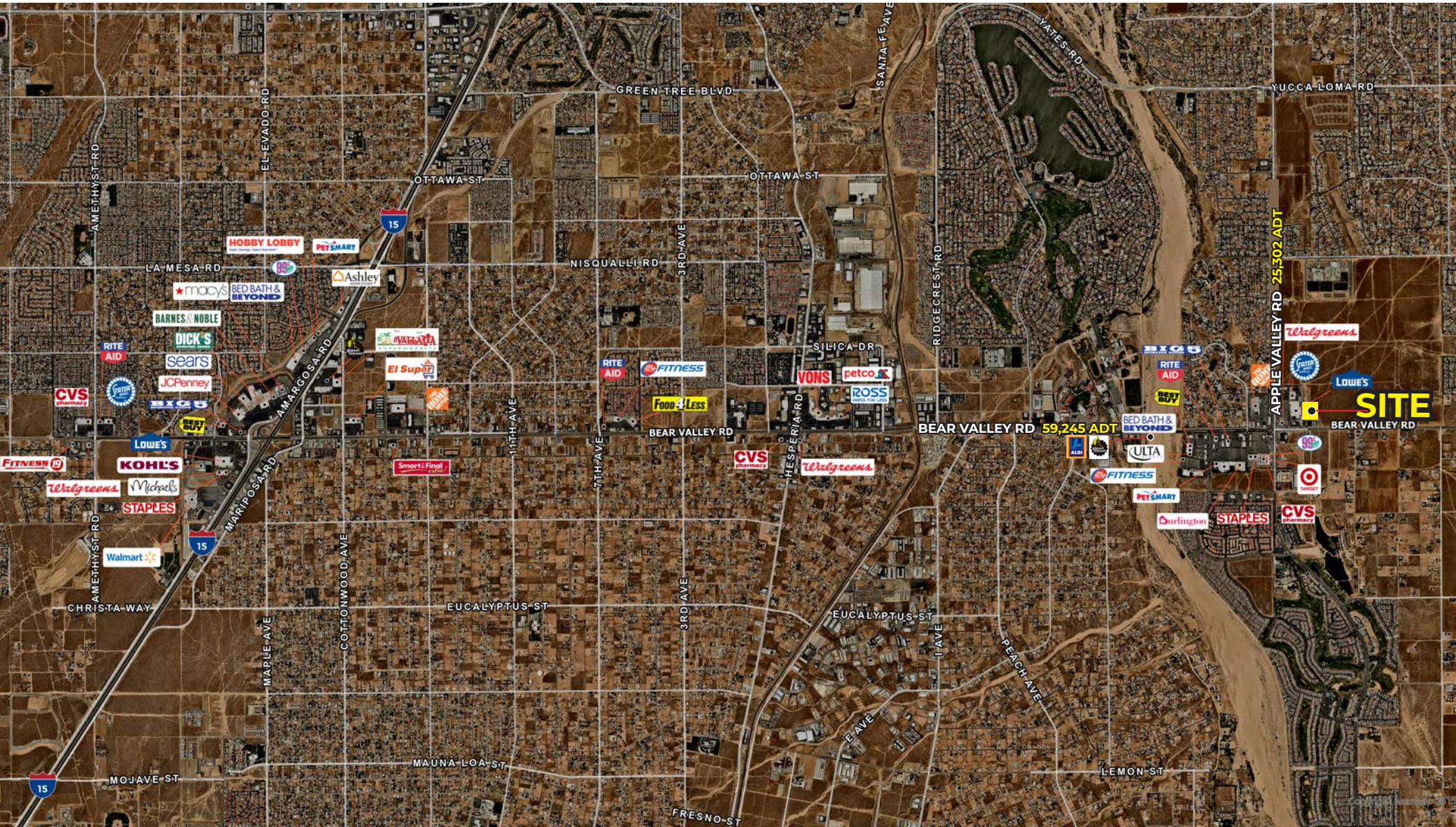
DEMOGRAPHICS

	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



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.



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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**

	1 mile	3 miles	5 miles
Total Households	1,563	17,972	44,885
Projected Total Households (2022)	1,672	18,692	46,426

**INCOME**

	1 mile	3 miles	5 miles
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**

	1 mile	3 miles	5 miles
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**

	1 mile	3 miles	5 miles
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**

	1 mile	3 miles	5 miles
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**

	1 mile	3 miles	5 miles
Median Age	65.0	39.8	34.7

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