

# APPLE VALLEY PRIME RETAIL/MULTI-FAMILY DEVELOPMENT LAND

Adjacent to Dominant Power Center & Jess Ranch Marketplace

TOWN CENTER DRIVE, APPLE VALLEY, CA 92308

*For Sale*

**\$6.5M**  
**\$7.2**  
per Sq. Ft.



BEAR VALLEY ROAD (+53,768)

APPLE VALLEY ROAD (±23,369CPD)

JESS RANCH PKWY

20.9 ACRES

TOWN CENTER DRIVE

[Click Here to View Property Tour](#)



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Subject Property

24 Hour Fitness, ULTA, BED BATH & BEYOND, BEST BUY, RED ROBIN, Penny's, UBREAKIFIX, BUFFALO WILD WINGS, GNC, Jack in the box

PETSMART, Burlington, WinCo FOODS, WELLS FARGO, RITE AID, rue21, BIG 5, OSHKOSH Bigosh, SONIC, Bank of America, CHIPOTLE, Jersey Mike's SUBS, carter's

THE HOME DEPOT, Chevron, McDonald's, PAPA JOHN'S, STARBUCKS COFFEE, SUPERCUTS, boost mobile, J.J. JILL

Car's Jr., UPS, B2B, VALTER, Lowe's, Walgreens

99c ONLY, Applebee's GRILL + BAR, PINK PEARLS, TARGET, GameStop, STAPLES





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# PROPERTY SUMMARY



## ADDRESS

Town Center Drive  
Apple Valley, CA 92308



## APN

0399-271-42-0000



## PRICE

\$6,506,017



## PRICE PER SF

\$7.2 per Sq. Ft.



## LAND SIZE

±908,661 Sq. Ft.  
(±20.9 Acres)



## ZONING

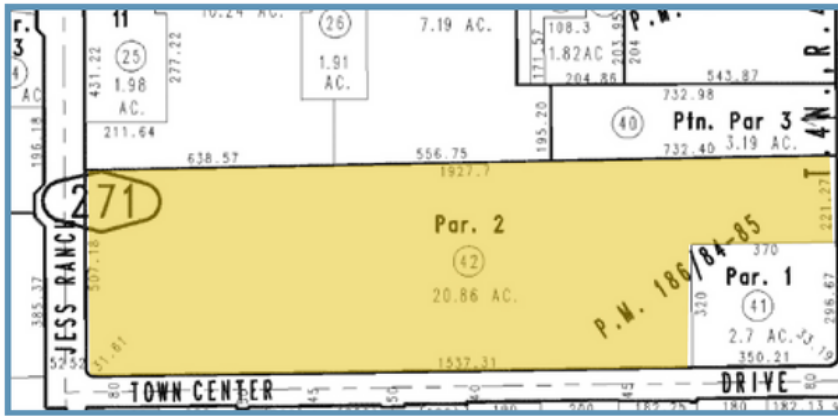
C-R (Regional Commercial)

[Click Here to View  
Property Tour](#)

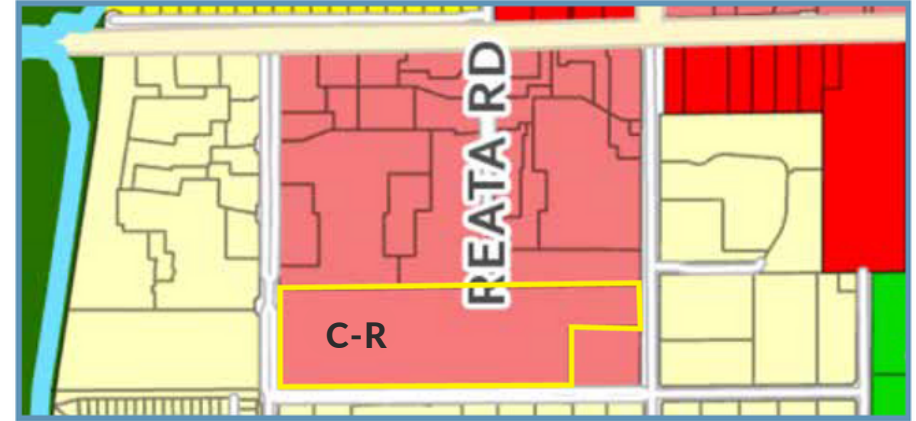


The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

## PARCEL MAP: 399-271-42-0000



## ZONING MAP: C-R (Regional Commercial)



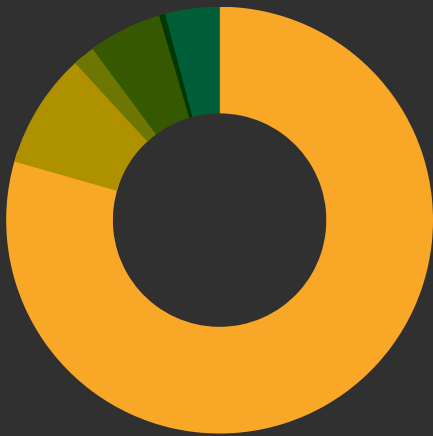
## PROPERTY HIGHLIGHTS

- \$7.2 per sq. ft. (commercial land)
- +1,500 sq. ft. frontage on Town Center Drive
- Located five (5) miles East of the 15 Freeway
- Near the intersection of Bear Valley Blvd and Apple Valley Road.
- Adjacent to Jess Ranch Marketplace (Phase I & II) Shopping Centers
- Adjacent to Jess Ranch Development (2,120 residences)
- Sun City Apple Valley (1,700 home community) located across the street.
- Ideal for retail/multi-family/office/senior center developments.
- Buyer may obtain their own financing.

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TOWN CENTER DRIVE  
APPLE VALLEY, CA 92308

## Race & Ethnicity

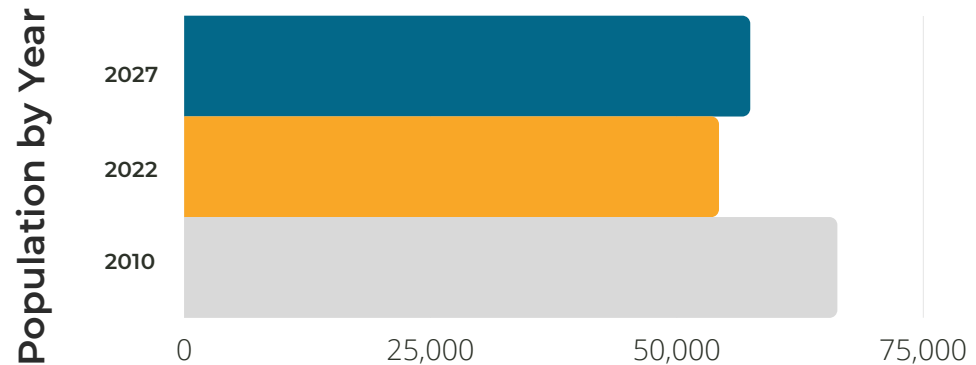


- White - 79.43%
- Black / African American - 8.74%
- American Indian - 1.68%
- Asian - 5.58%
- Native Hawaiian/  
Other Pacific Islander - 0.47%
- Other Race - 4.11%

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# DEMOGRAPHICS

## 3-Mile Summary



POPULATION	1 MILE	3 MILES	5 MILES
2022 Population	4,479	54,259	143,144
2027 Population	4,479	57,430	149,501
2010 Population	3,539	44,291	128,014



HOUSEHOLD	1 MILE	3 MILES	5 MILES
2022 Households	1,976	19,039	47,264
2027 Households	2,092	20,213	49,427
2010 Households	1,611	15,210	41,930