

FOR LEASE

100,000 SF UPSCALE NEIGHBORHOOD
SHOPPING CENTER
COMING SOON

Apple Valley Rd



Please mark a selection, sign and fax back.

OK to print.

Correct and resend proof.

Correct and print.

(sign here)

(date)

Yucca Loma Rd



**NEC APPLE VALLEY ROAD
& YUCCA LOMA ROAD**
APPLE VALLEY, CA

DEVELOPED BY
MALCOLM RILEY & ASSOCIATES





Apple Valley was named the Best City to Live In! This is the 3rd time in a row Apple Valley has been voted best. Along with the Best City to Live In, Apple Valley's Recreation department was voted Best for Live Music and Kids Entertainment!

QUALITY DEMOGRAPHICS

Offering the **highest income demographics** and making it a prime location for neighborhood retail shopping center. The need for specialty retail tenants in this under-served, niche market is high.

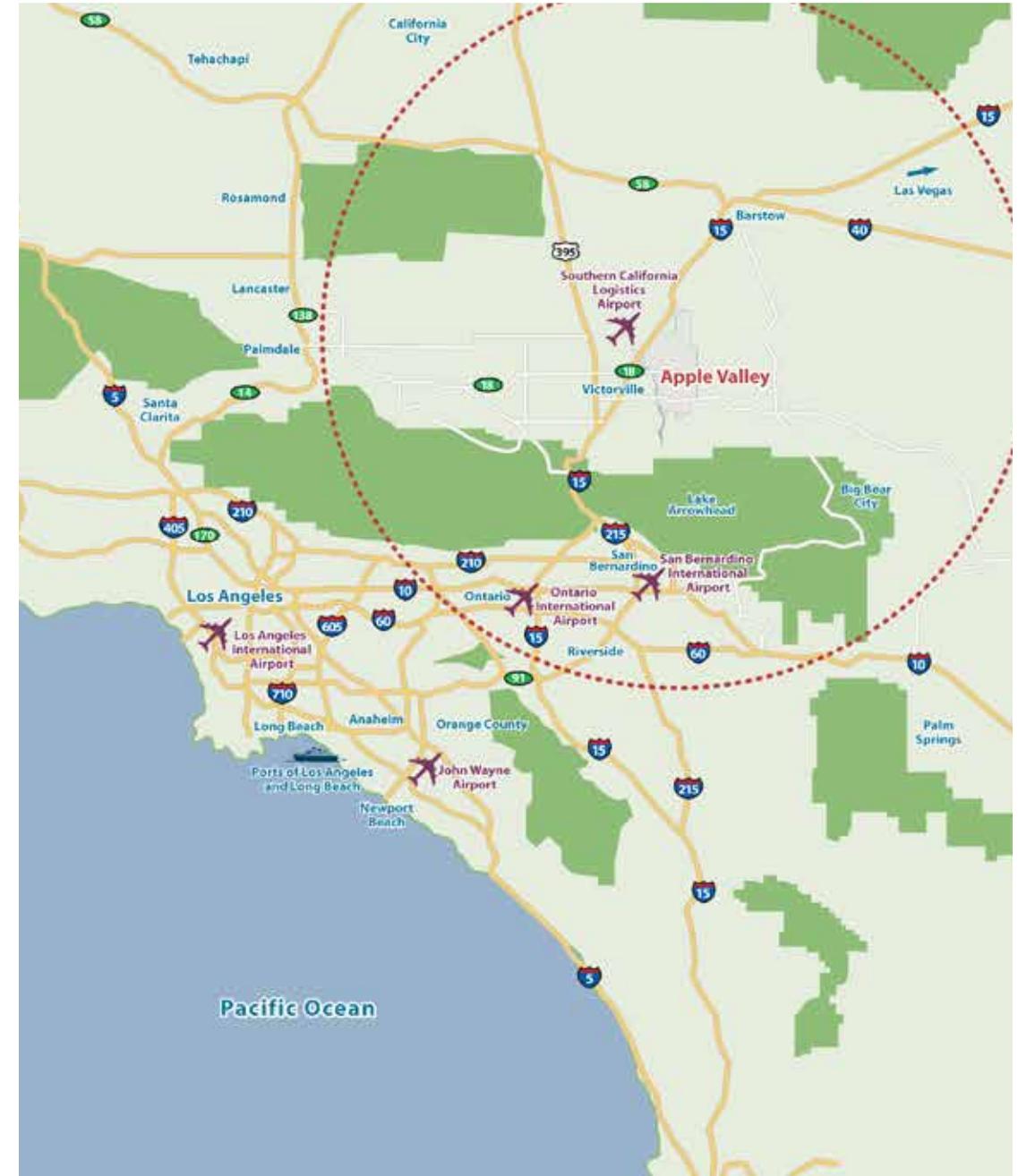
The three mile radius at the intersection of Apple Valley and Yucca Loma Roads offers a competitively higher average household income than most other major intersections in the entire region.

DEMOGRAPHICS	1.5-MILE	3-MILE	5-MILE
2015 Estimated Population	13,076	48,379	122,056
2015 Estimated Households	4,558	16,621	40,681
2020 Projected Households	4,729	17,300	42,733
Growth 2015–2020	3.8%	4.1%	5.0%
2015 Est. Average HH Income	\$94,152	\$73,604	\$60,270

Source: PopStats

TRAFFIC COUNT

Traffic counts upon completion of the Yucca Loma bridge are projected to exceed 40,000 cars per day



SURROUNDING CENTERS

Target, ROSS, CVS, Walgreens, WALMART, CHASE, UnionBank, and other retail and financial logos.

Target, Starbucks, and Subway logos.

THE MALL OF VICTOR VALLEY

VICTOR VALLEY TOWN CENTER
VONS, CVS, ROSS, PETCO, Bank of America, Walgreens, CHASE, Jack-in-the-Box, IN-N-OUT, Starbucks.

JESS RANCH MARKETPLACE
Target, WinCo Foods, BEST BUY, BED BATH & BEYOND, PETSMART, Starbucks, Jack-in-the-Box, Burlington Coat Factory, BIG B, FITNESS, Bank of America, and others.

Home Depot, TACO, Starbucks, Wendy's, and McDonald's logos.

LOWE'S, Walgreens, CHASE, EL POLLO LOCO, SONIC, and Carls Jr. logos.

CBRE



THE YUCCA LOMA BRIDGE

The Town of Apple Valley and the neighboring city of Victorville are paving the way for this major infrastructure project. The Yucca Loma Bridge will link the two cities across the Mojave River along the natural extension of Yucca Loma Road. At completion, the Yucca Loma Bridge Corridor will provide the region's third, east-west major arterial and significantly alleviate westbound traffic on other heavily congested arterials connecting to Interstate-15, including Bear Valley Road. Residents of surrounding communities will enjoy easier access into Apple Valley to experience upscale shopping, entertainment and dining opportunities. Preliminary environmental review and preliminary engineering for this project are nearly complete.



Bridge construction underway. City of Apple Valley estimated completion early 2016.

YUCCA LOMA BRIDGE IS NEARING COMPLETION¹

The much-anticipated 1,600 foot Yucca Loma Bridge that stretches across the Mojave River is nearing completion. With an anticipated completion date of October 2015, officials confirm the bridge is almost 75 percent complete.

Construction for the Yucca Loma Bridge began in February 2014 and town officials affirm how it will last between 75 and 100 years. This bridge is the first part of the overall Yucca Loma Road/Yates Road/Green Tree Boulevard Transportation Improvement Project, which will connect Yucca Loma Road in Apple Valley to Hesperia Road in Victorville.

According to information provided by Apple Valley, the construction plan for the project phase extends from Kasanka Trail to the Park Road intersection on Yates Road. In addition to the bridge construction and the widening of Yates, a traffic signal will also be installed at Park Road. San Bernardino County will also maintain sound walls, which are being installed on the south side of Yates Road.

However, “before the bridge can open to through traffic, we must substantially complete the next phase of the corridor, the improvements to Yucca Loma Road from the bridge east to Apple Valley Road,” Town Engineer Brad Miller stated.

Miller later confirmed that the “project will go out to bid later this summer and take about one year to complete. Project staff will determine along the way at what time it is safe to open the bridge, but not likely any sooner than this time next year.”

The bridge and Yates Road’s budget is \$41 million, with \$37.2 million in construction costs being given to Security Paving and \$4 million for project management by Parsons. These costs are getting split by the town, around 75 percent, and the county, around 25 percent. Officials with Victorville are looking for funding for the project to augment regional transportation funds already identified.

When complete, the Yucca Loma Bridge will include: Class II bikeways, a barrier-protected sidewalk on the north side, a barrier-protected Class I bikeway on the south side and belvederes at key entry points for resting. A key part of completing the crossing and connecting Apple Valley Road to Hesperia Road is the proposed Green Tree Boulevard division, which is led by Victorville.

For additional information about the Yucca Loma project, please visit applevalley.org.

¹ Daily Press; Gary Brodeur, Staff Writer

PROPOSED SITE PLAN

PARCEL A: (MARKET, GAS STATION, DRUG STORE, RETAIL, RESTAURANT)

AREA = ±10.38 AC
 TOTAL BUILDING AREA = ±71,000 S.F.
 (EXCLUDING GAS STATION'S)
 PARKING PROVIDED = ±406 SPACES
 PARKING RATIO = 5.7/1000

PARCEL B: (DAYCARE, RESTAURANT)

AREA = ±3.8 AC
 TOTAL BUILDING AREA = ±20,000 S.F.
 PARKING PROVIDED = ±150 SPACES
 PARKING RATIO = 7.5/1000

PARCEL C: (FITNESS, RETAIL/OFFICE, RESTAURANT)

AREA = ±5.3 AC
 TOTAL BUILDING AREA = ±52,000 S.F.
 PARKING PROVIDED = ±260 SPACES
 PARKING RATIO = 5/1000

PARCEL D: RESIDENTIAL

AREA = ±8.0 AC

PARCEL E: ASSISTED SENIOR APARTMENT

AREA = ±5.8 AC





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