

FOR LEASE FLEXIBLE RETAIL/STORAGE/OFFICE SPACE

20600 US HWY 18 Bldg. 126, Apple Valley, CA 92307



ECONOMIC DATA

LEASE RATE: \$1,700.00 per month (MG)

PROPERTY INFORMATION

COUNTY: San Bernardino
MARKET: Inland Empire North
SUBMARKET: High Desert

BUILDING DATA

TOTAL BUILDING SF: 1,100 SF
ZONING: General Commercial

LISTING DATA

AVAILABLE SF: 1,100 SF

PROPERTY OVERVIEW

Take advantage of this unique leasing opportunity in the heart of Apple Valley. This $\pm 1,100$ SF building offers a flexible layout with an open rectangular interior, featuring a private office at one end and a restroom at the other—ideal for a variety of light commercial or service uses.

What sets this property apart is the inclusion of adjacent paved tennis courts, accessible for alternative uses. With its own private entrance directly off Outer Highway 18, the space offers both visibility and convenience.

The paved courts present a rare opportunity to be repurposed for secured outdoor storage or as a rental yard—perfect for contractors, equipment rentals, or similar operations. The courts may be leased separately for an additional monthly fee, providing room to scale your operations as needed.

Don't miss this adaptable space with outdoor potential—contact us today to learn more or schedule a tour.

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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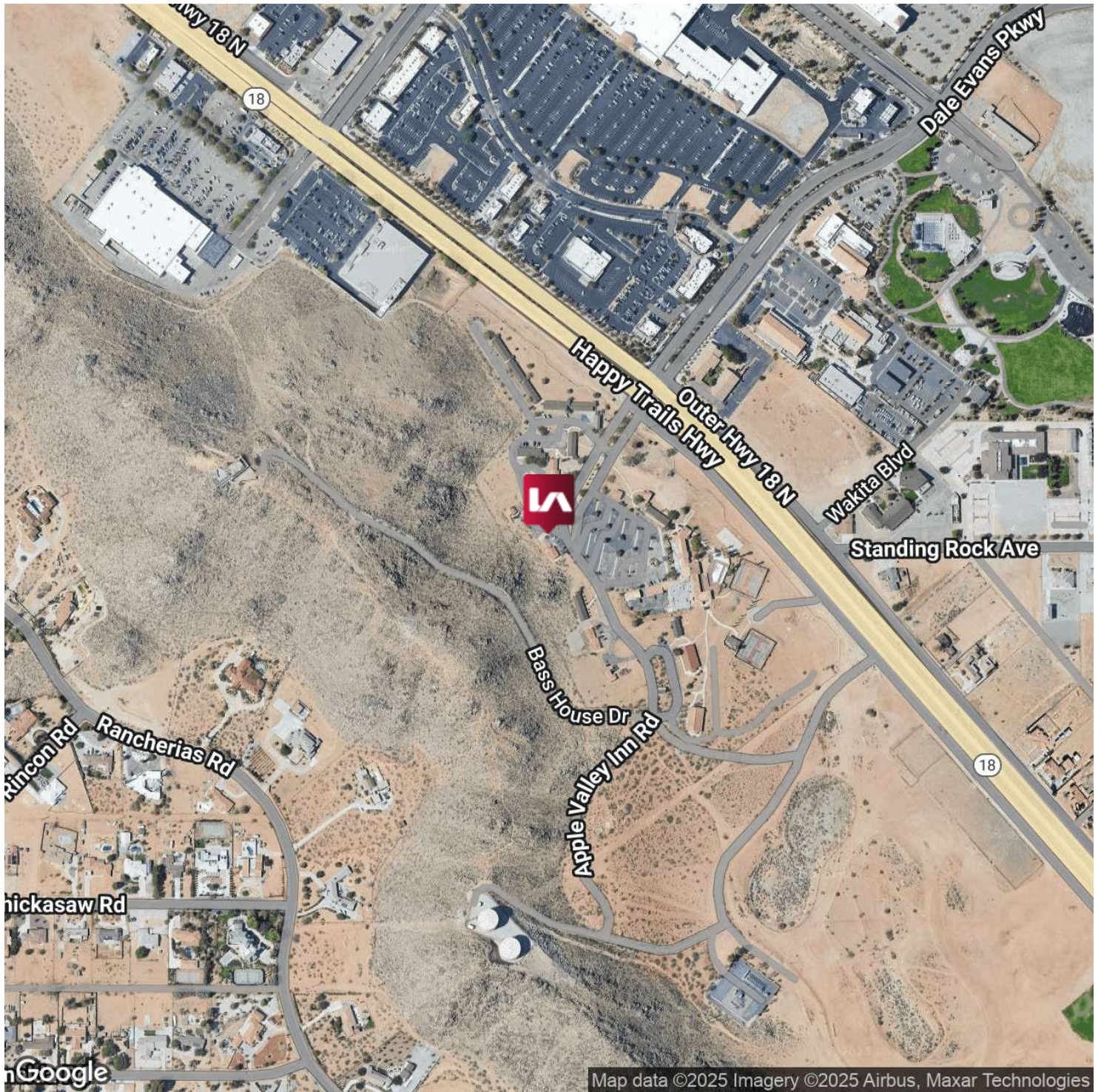


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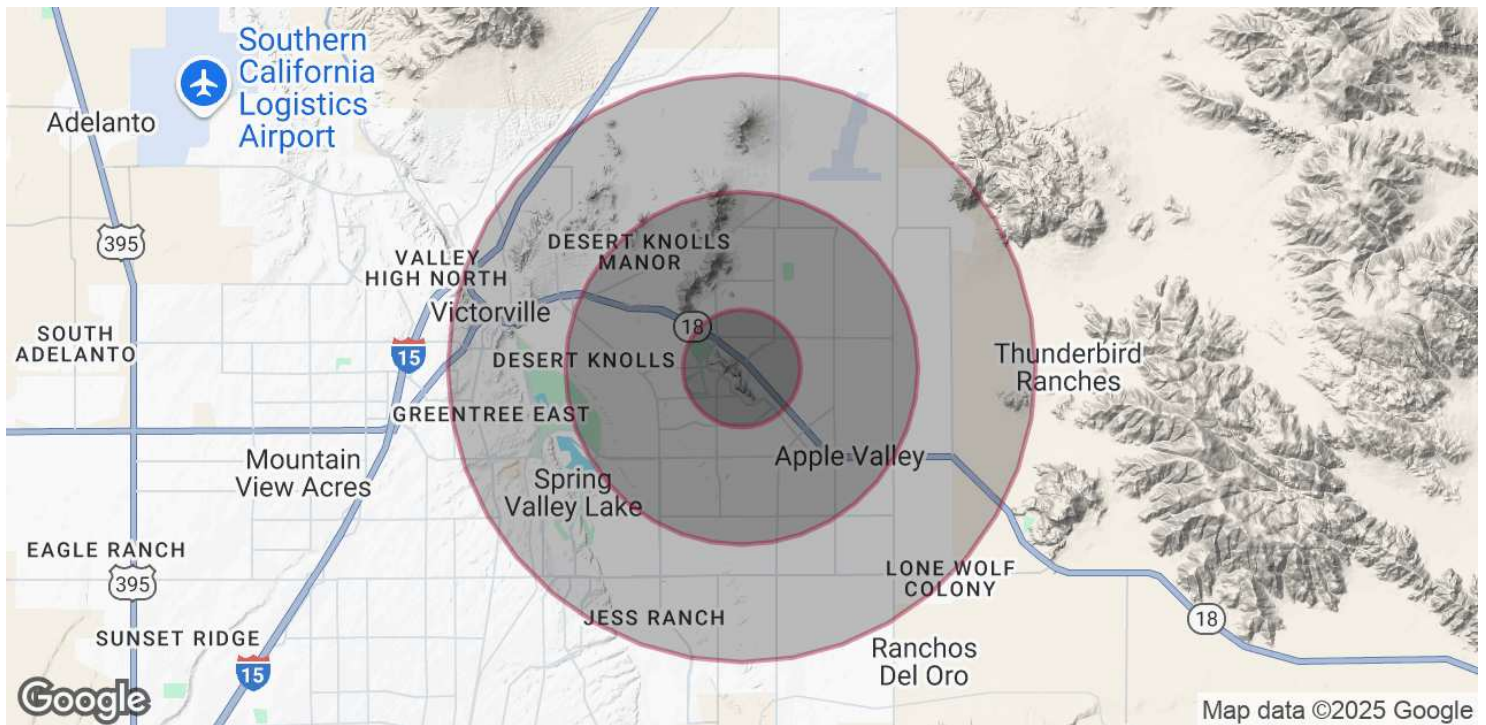


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,261	48,389	106,077
Average Age	37	39	39
Average Age (Male)	36	38	38
Average Age (Female)	38	40	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,672	15,752	35,534
# of Persons per HH	3.1	3.1	3
Average HH Income	\$83,949	\$100,714	\$93,001
Average House Value	\$443,070	\$479,808	\$453,185

Demographics data derived from AlphaMap

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