

END CAP RETAIL SPACE FOR LEASE RANCHERIAS PLAZA

20162 Us Highway 18 Suite A, Apple Valley, CA 92307



ECONOMIC DATA

LEASE RATE: \$1.35 SF/month (NNN)

PROPERTY INFORMATION

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

BUILDING DATA

TOTAL BUILDING SF: 15,100 SF
YEAR BUILT: 1991
ZONING: TOWN OF APPLE VALLEY

PROPERTY OVERVIEW

This prime endcap retail unit offers a spacious open floor plan with sleek epoxied concrete flooring, abundant lighting, and a well-appointed in-suite restroom. A small office/storage room provides added functionality, making this space ideal for a barbershop, salon, boutique, retail store, or professional office.

Located in a thriving shopping center with high visibility and foot traffic, this unit is surrounded by popular businesses, including Viva Maria's, Jack in the Box, Domino's Pizza, The Gym, Organic Tea House, and Smoke 4 Less.

PROPERTY HIGHLIGHTS

- Prime location on US Highway 18
- High visibility and easy access
- Flexible lease terms available
- Ample parking for tenants and visitors
- Modern and well-maintained building
- Versatile floor plan options
- Professional property management on-site
- Ideal for retail, office, or service businesses

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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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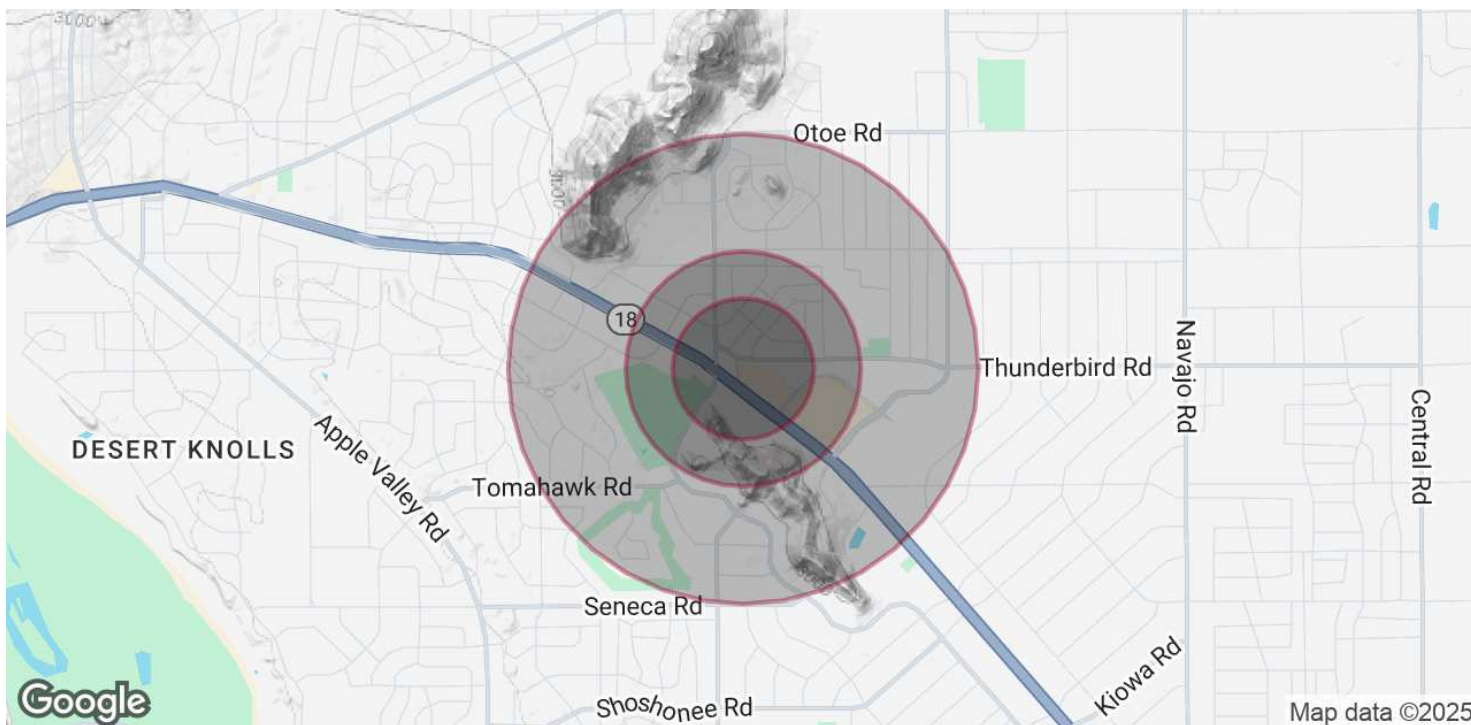
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	183	618	4,967
Average Age	40	40	38
Average Age (Male)	39	39	37
Average Age (Female)	40	41	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	56	188	1,548
# of Persons per HH	3.3	3.3	3.2
Average HH Income	\$85,603	\$86,228	\$83,377
Average House Value	\$456,658	\$445,018	\$431,434

Demographics data derived from AlphaMap

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