

# RETAIL AT FOOD 4 LESS-APPLE VALLEY

20801 BEAR VALLEY ROAD, APPLE VALLEY, CA



## About The Property

- Property is located at the SWC of Bear Valley Rd and Kiowa Rd in Apple Valley, CA.
- $\pm 1,018$  sq. ft. and  $\pm 4,861$  sq. ft. (Divisible) former Blockbuster Video available in the Food4Less anchored neighborhood center.
- Strategically located just 1.5 miles from Apple Valley High School, with  $\pm 2,201$  students.
- Excellent opportunity for “daily needs” users.

RETAIL SPACE WITH FOOD 4 LESS AVAILABLE FOR LEASE

### Ryan Gast

Vice President  
+1 909 418 2129  
[ryan.gast@cbre.com](mailto:ryan.gast@cbre.com)

### Masih Waliyar

Associate  
+1 909 418 2189  
[masih.waliyar@cbre.com](mailto:masih.waliyar@cbre.com)

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## Property Description

- **Available Square Footage**

Vacant – 1,018 SF

Vacant – 4,861 SF

- **Lease Rate**  
Call Broker for Details

- **Zoning**  
Commercial

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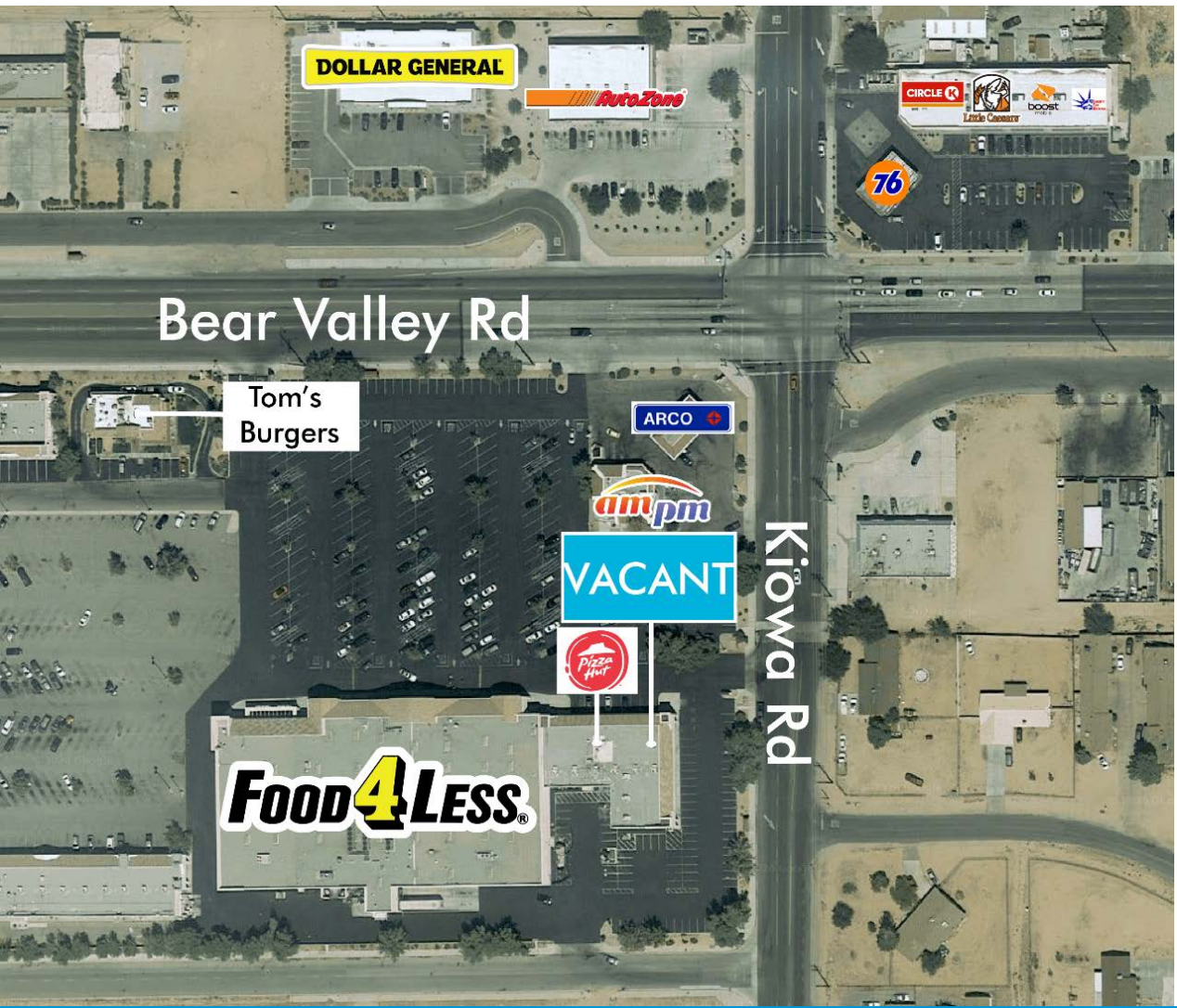
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## Center Details

TENANT	SQ. FT.
Amber Cleaners	1,200 SF
Cricket Wireless	936 SF
Mega Tom's Burgers	2,956 SF
Pizza Hut	1,162 SF
Vacant	1,018 SF
Vacant	4,861 SF

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## 2019 Demographics

POPULATION		
5 Mins	10 Mins	15 Mins
20,848	72,574	160,094
MEDIAN AGE		
5 Mins	10 Mins	15 Mins
34.1	38.2	35.1
COLLEGE EDUCATION		
5 Mins	10 Mins	15 Mins
50.0%	54.7%	52.4%
MEDIAN HH INCOME		
5 Mins	10 Mins	15 Mins
\$49,917	\$55,820	\$52,407
DAYTIME POPULATION		
5 Mins	10 Mins	15 Mins
18,683	67,666	145,151

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