

FOR SALE

20200 CA-18, APPLE VALLEY, CA, 92307

- ✓ 12-MONTH RENT GUARANTEE ON ONE VACANT UNIT.
- ✓ UP TO 60% SELLER FINANCING AVAILABLE UPON APPROVAL.



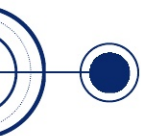
POUYA ROSTAMPOUR

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PROPERTY SUMMARY

Located at **20200 CA-18** in **Apple Valley, CA**, this offering represents a retail parcel within a larger neighborhood center, comprising **7,833 SF across six units** along one of the High Desert's primary commercial corridors. The property benefits from strong visibility, shared traffic generators, and consistent consumer flow within Apple Valley's core retail hub. It is also within walking distance of major anchor tenants, including **Super Target, Walmart, Albertsons, Ross Dress for Less, Old Navy, and Dollar Tree**, further supporting steady foot traffic and area draw.

Contact broker for the rent roll and more details.



INVESTMENT SUMMARY

ASKING PRICE \$2,325,000

CAP RATE 6.5%

NUMBER OF UNITS 6

BUILDING SIZE ±7,833 SF

LOT SIZE ±0.95 AC

APN 3112-171-03

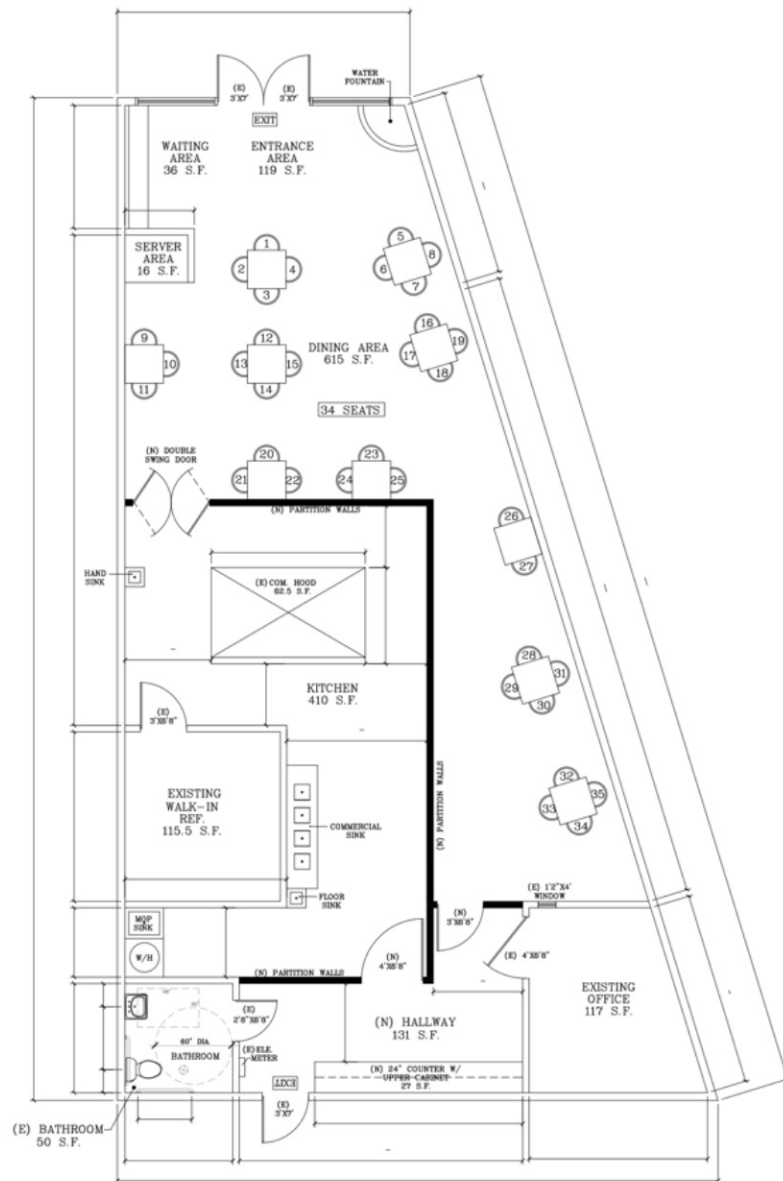


The offering presents a compelling value-add opportunity through one vacant **1,886 SF** former Domino's Pizza, which has relocated to the front of the property. To provide immediate income stability, ownership is offering a **twelve (12)-month rental credit** equivalent to projected rental income on the vacant suite, allowing the buyer time to secure a new tenant while maintaining stabilized cash flow during the lease-up period.

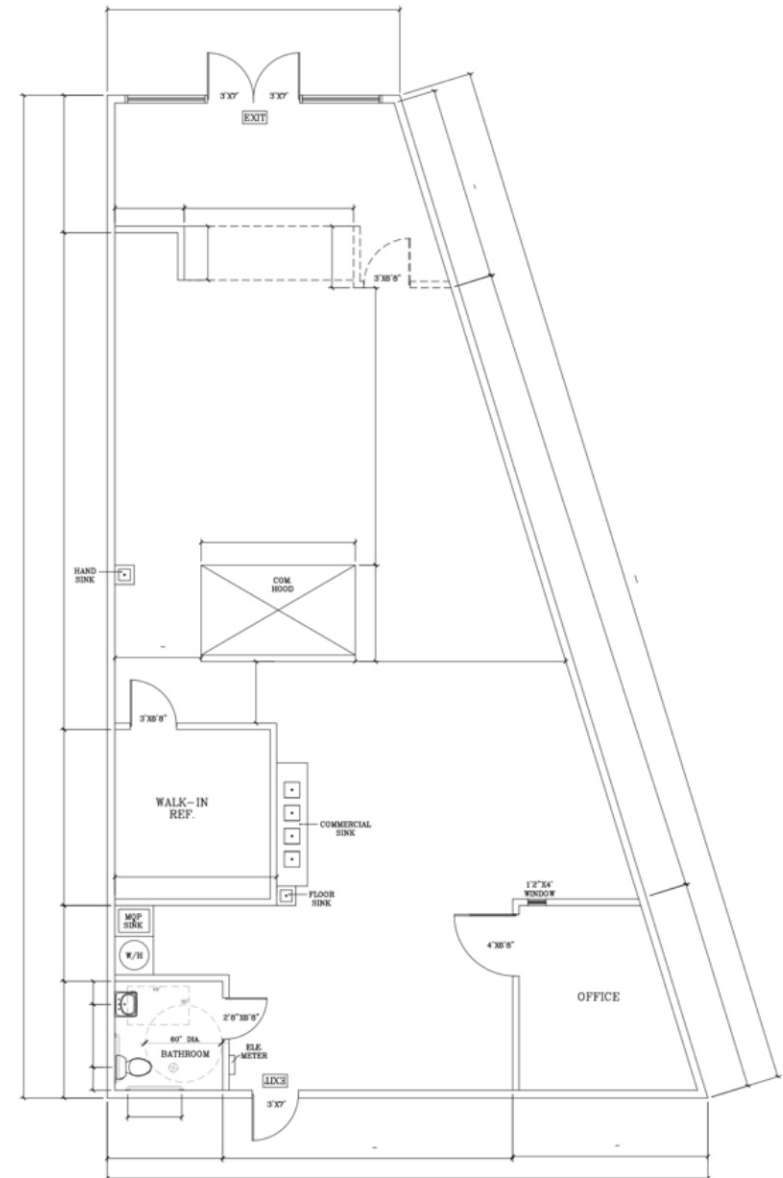
The vacant 1,886 SF **second-generation restaurant space** is ideally suited for a new food and beverage operator and includes approximately **\$150,000 in existing restaurant improvements and fixtures**, significantly reducing both the capital investment and time required for a future tenant build-out.

Subject to ownership approval, **seller financing of up to 60%** of the purchase price is available with a 40% down payment and satisfactory proof of funds, providing favorable leverage while reducing the buyer's overall cost of capital. Additionally, the former CVS space immediately adjacent to the subject property is currently being repositioned into an upscale health club under separate ownership. This repositioning is expected to increase daily consumer traffic, enhance visibility, and further strengthen the property's long-term value and investment appeal.





PROPOSED FLOOR PLAN



EXISTING FLOOR PLAN

INVESTMENT HIGHLIGHTS

- 7,833 SF multi-tenant inline retail building, comprising six units.
- **12-month rent guarantee on one vacant restaurant unit.**
- **Up to 60% seller financing available upon approval.**
- Prime location along Apple Valley's primary commercial corridor.
- Strong surrounding retail synergy and consumer traffic.
- Significant value-add through lease-up and re-tenanting.
- Ideal opportunity for private investors seeking stable income with upside.





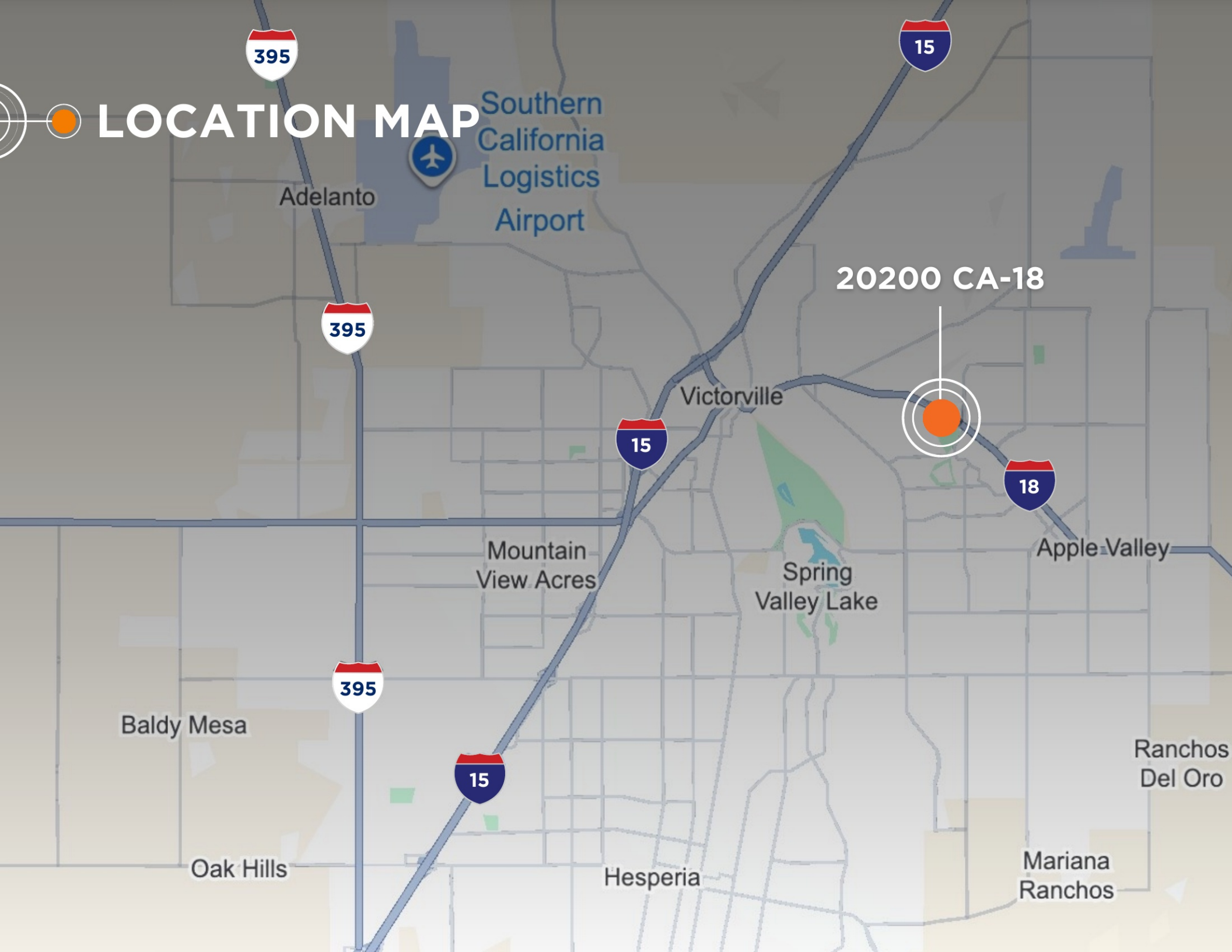
SITE PLAN

CA-18

PROPERTY IMAGES



20200 CA-18, APPLE VALLEY, CA, 92307



LOCATION MAP

Southern
California
Logistics
Airport

Adelanto

20200 CA-18

Victorville

Mountain
View Acres

Spring
Valley Lake

Apple Valley

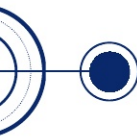
Baldy Mesa

Ranchos
Del Oro

Oak Hills

Hesperia

Mariana
Ranchos

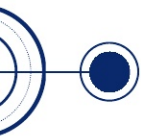


LOCATION SUMMARY



APPLE VALLEY, CA

Apple Valley is a high-desert community located in San Bernardino County along the I-15 corridor, offering strategic access to the Inland Empire, Southern California logistics routes, and the High Desert region. Known for its business-friendly environment, affordable land, and growing population, Apple Valley continues to attract industrial, commercial, and residential development. With proximity to Victorville, Hesperia, and the future Brightline West high-speed rail station, the area is well-positioned for long-term growth and regional connectivity.

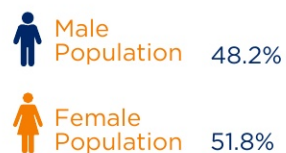


DEMOGRAPHICS

APPLE VALLEY, CA

There are 77,643 residents in Apple Valley, with a median age of 39.5. Of this population, 48.89% are male and 51.11% are female. U.S.-born citizens make up 86.45% of the resident base, while non-U.S.-born citizens account for 5.49%, and non-citizens represent 8.07%. A total of 63,231 residents currently live in the same house they did one year ago, reflecting a relatively stable and rooted community.

POPULATION



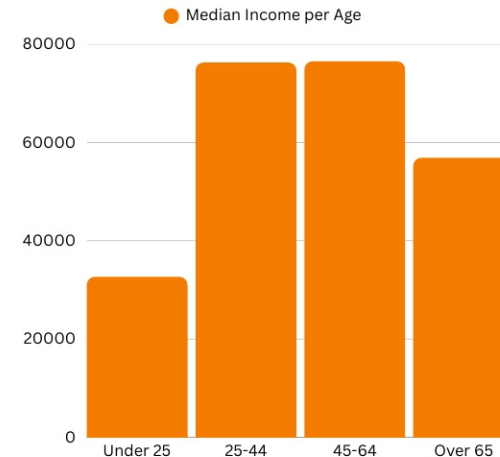
EMPLOYMENT



HOUSEHOLDS



INCOMES



By Point2homes. Demographic data shown in this section was gathered from the latest U.S. Census Bureau release.

DISCLAIMER STATEMENT

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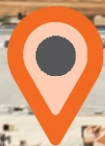
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