



## 21650 Bear Valley Road

Apple Valley, California 92308

### Property Highlights

- Asking: \$650,000
- Size: ±3.69 Acres
- APN: 3087-491-01
- Zoning: CG - General Commercial

### Property Features

- Located in the Apple Valley Square Shopping Center
- Just Adjacent to Apple Valley High School
- On Major Arterial Bear Valley Road
- Traffic Counts as High as 40,000 Vehicles per Day
- 3 Access Points from Signalized Corner



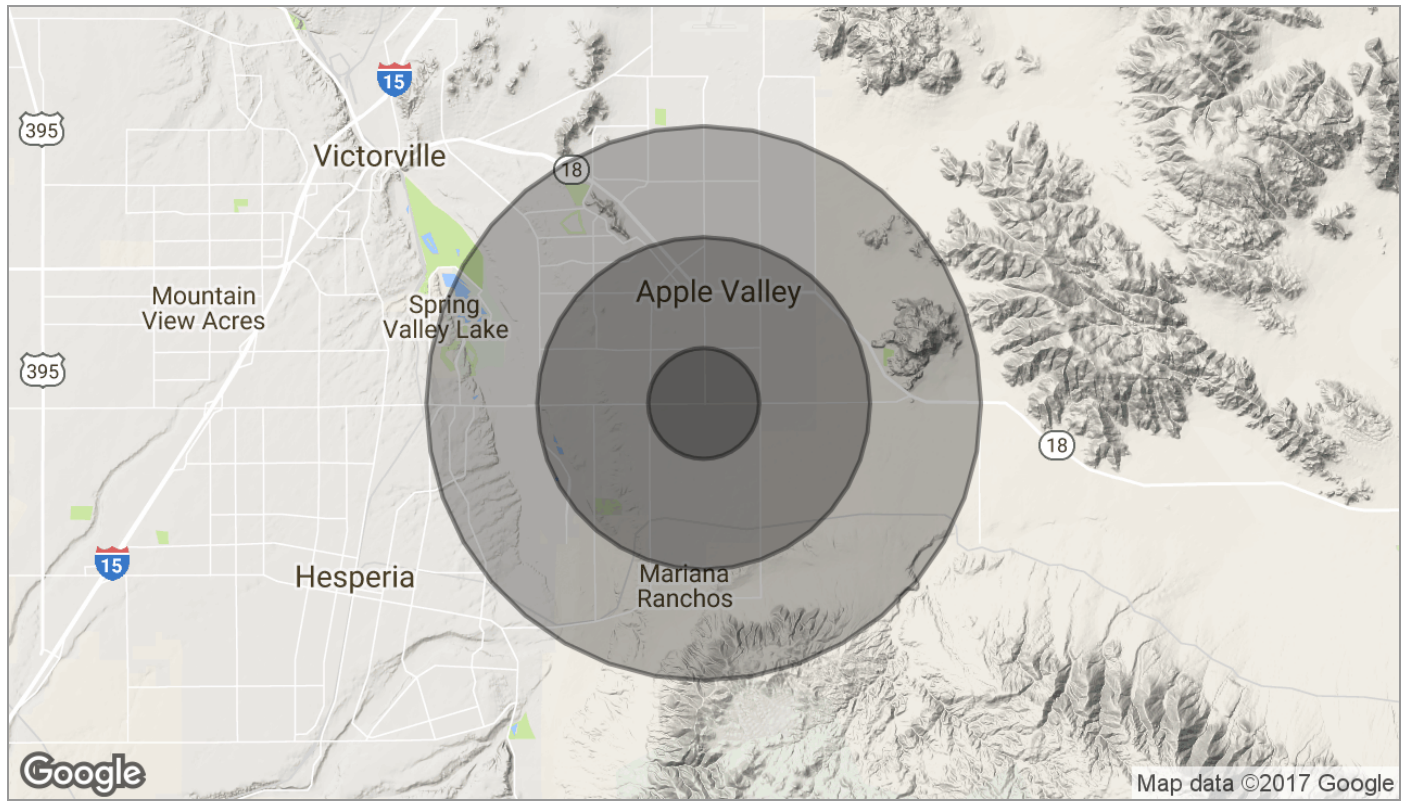
For more information:

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For Sale

# Apple Valley



<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
TOTAL POPULATION	6,653	33,753	67,452
MEDIAN AGE	29.7	34.0	36.4
MEDIAN AGE (MALE)	30.4	33.9	35.9
MEDIAN AGE (FEMALE)	29.6	34.5	37.1
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
TOTAL HOUSEHOLDS	2,009	10,848	22,414
# OF PERSONS PER HH	3.3	3.1	3.0
AVERAGE HH INCOME	\$51,155	\$57,996	\$62,603
AVERAGE HOUSE VALUE	\$173,398	\$211,280	\$234,208
<b>Race</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
% WHITE	71.7%	74.0%	76.4%
% BLACK	12.2%	11.1%	9.6%
% ASIAN	1.1%	1.6%	1.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.6%	0.7%	0.8%
% OTHER	12.3%	9.6%	8.3%
<b>Ethnicity</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
% HISPANIC	34.3%	30.8%	28.8%

\* Demographic data derived from 2010 US Census

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