

High Visibility Retail Space Available For Lease

20920 Bear Valley Rd., Suite E, Apple Valley, CA 92308



For Lease: \$1.25 + NNN

Property Features

- Suite E: $\pm 1,100$. Ft. (currently occupied by Liberty Tax)
- Zoning: General Commercial
- Unit currently has a built-out restroom and small office, with an open floor plan
- Prominent Signage Available on the building as well as the pylon sign
- Other current tenants include Circle K/76 Gas Station, Little Caesars Pizza,, a Vape Shop, Top Nails, and Hair Emporium
- Located at a four-way signalized corner
- Average daily traffic counts of approximately $\pm 35,000$ cars per day
(Source: ©2023 Kalibrate Technologies (Q3 2023))
- Population of $\pm 44,055$ within a three-mile radius of the subject property
(Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.)
- Avg Household Income: \$106,566 Within 3-mile Radius (Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.)

LIC # 01057618

The
BRADCO
Companies

a commercial real estate company

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