

FOR SALE

+/- 5,624 - 11,248 SF AVAILABLE

22157-22163 Powhatan Road, Apple Valley, CA 92308



Each Office Independently Owned and Operated

G & S GROUP | KW COMMERCIAL

180 N. Riverview Drive, Unit # 320
Anaheim, CA 92808



Each Office Independently Owned and Operated

PATRICK SHARPLES

Director
O: (714) 293-2792
C: (714) 293-2792
psharples@kwcommercial.com
CA Lic # 01245463, Corp Lic CA # 01898399

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TABLE OF CONTENTS

PATRICK SHARPLES

DIRECTOR

O: (714) 293-2792

C: (714) 293-2792

psharples@kwcommercial.com

CA Lic # 01245463, Corp Lic CA # 01898399

SECTION I - Property Summary

SECTION II - Photos

Property Photos 6

SECTION III - Maps / Demographics

Location Maps 9

Demographics 10

SECTION I

Property Summary



Property Summary

+/-5,624 SF to 11,248 SF
up to 40,406 SF lot
2 parcels side by side
4 total structures
Ideal for owner/user
CS Zoning
Tenants on short term
leases

Property Overview

Opportunity to acquire up to 2 parcels, side-by side. Property consists of +/- 4 structures totaling approximately 11,248 SF on a total lot size of 40,406 SF. Available property addresses are 22157 and 22163. Tenants are on short term leases (1 yr or less) but have occupied the property for a number of years. Current rents are below market. Properties are ideal for and owner/user.

Location Overview

The Town of Apple Valley is located in the heart of the Victor Valley in the County of San Bernardino, at an elevation of 3,000 feet. Known as the "High Desert", Apple Valley is strategically located 95 miles northeast of the Los Angeles metropolitan area, 140 miles north of San Diego, and 185 miles south of Las Vegas. The Town has 78 square miles in its incorporated boundaries, and a sphere of influence encompassing 200 square miles.

Currently, 73,077 (2017) residents make Apple Valley their home. The average household income is \$62,760 and taxable sales for a year period have reached \$388.6 million. The population of the entire Victor Valley region is now more than 443,000.

SECTION II

Photos

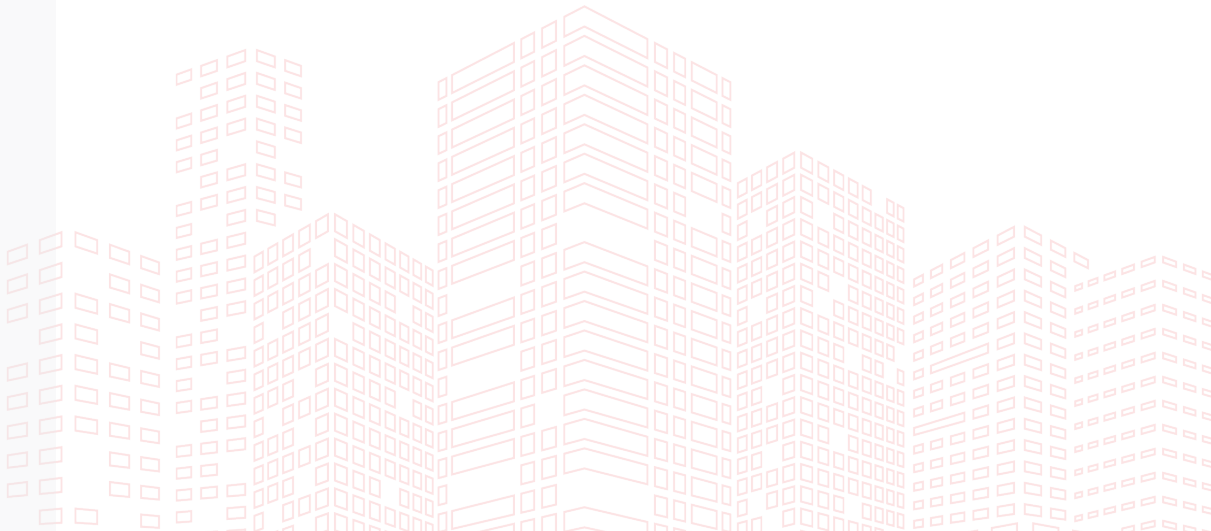


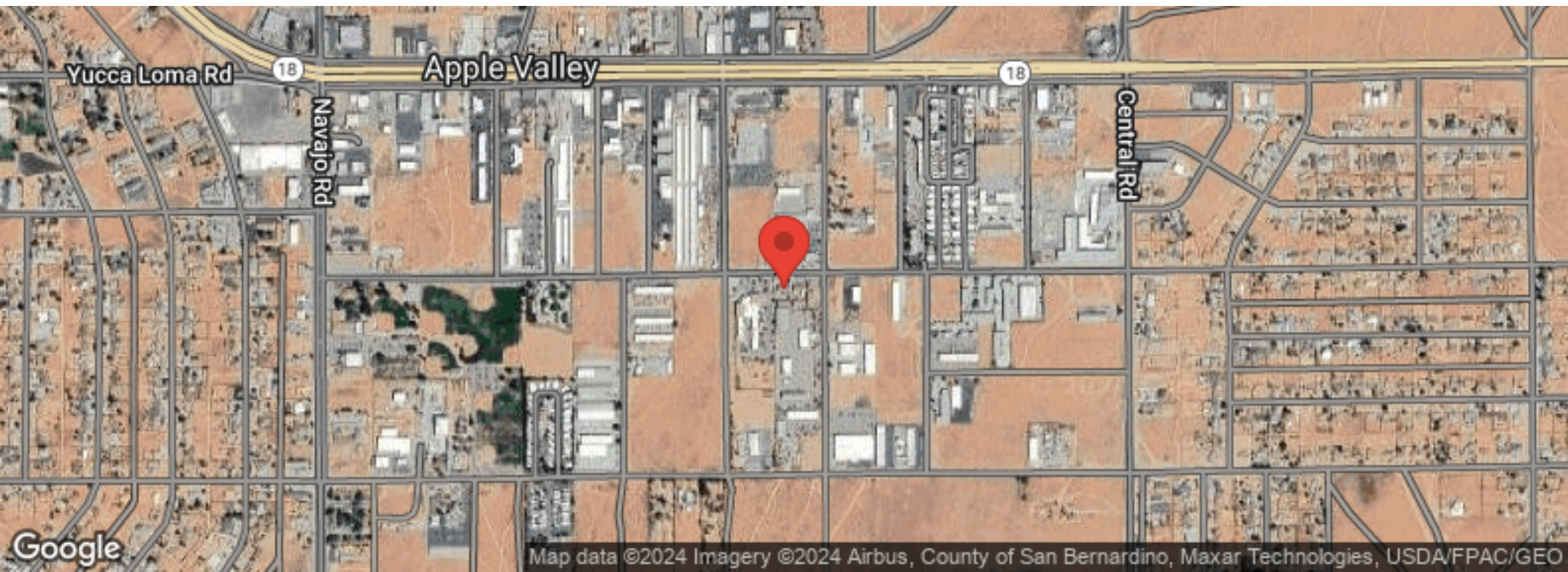


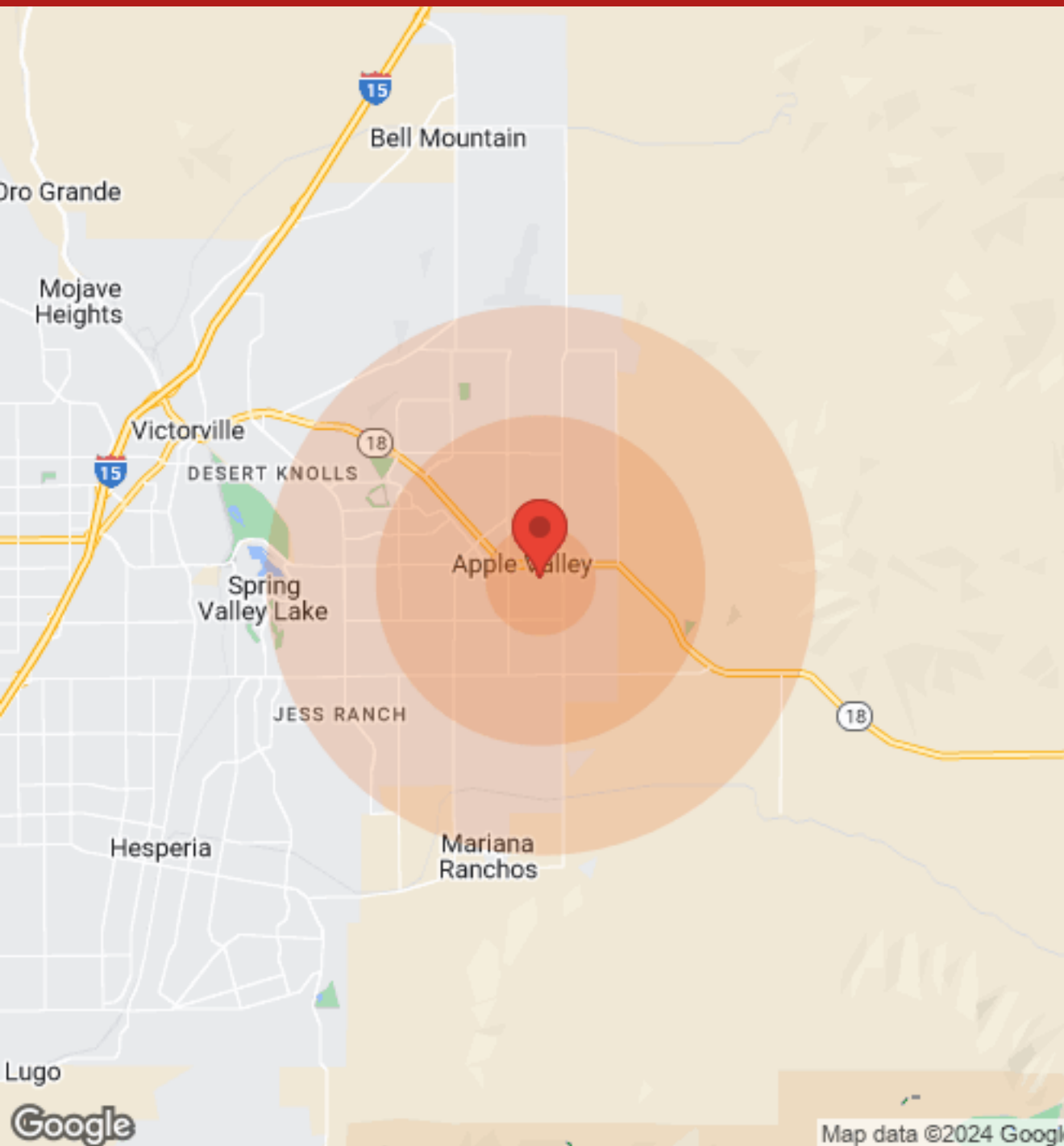


SECTION III

Maps / Demographics







Population	1 Mile	3 Miles	5 Miles
Male	2,122	16,569	31,951
Female	2,140	17,381	34,099
Total Population	4,262	33,950	66,050

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,102	8,319	14,955
Ages 15-24	792	5,920	10,645
Ages 25-54	1,557	12,212	23,126
Ages 55-64	404	3,440	6,982
Ages 65+	407	4,059	10,342

Race	1 Mile	3 Miles	5 Miles
White	2,736	23,144	47,798
Black	168	2,429	4,198
Am In/AK Nat	10	122	192
Hawaiian	6	47	59
Hispanic	1,962	12,688	21,107
Multi-Racial	2,624	15,496	25,446

Income	1 Mile	3 Miles	5 Miles
Median	\$27,894	\$42,356	\$50,338
< \$15,000	245	1,387	3,103
\$15,000-\$24,999	307	1,571	2,973
\$25,000-\$34,999	160	1,109	2,376
\$35,000-\$49,999	202	1,697	3,191
\$50,000-\$74,999	155	1,856	3,667
\$75,000-\$99,999	188	1,306	2,798
\$100,000-\$149,999	93	1,355	3,201
\$150,000-\$199,999	N/A	427	909
> \$200,000	N/A	111	391

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,501	12,335	26,274
Occupied	1,359	11,108	23,701
Owner Occupied	893	7,560	16,596
Renter Occupied	466	3,548	7,105
Vacant	142	1,227	2,573

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.