

Bear Valley Rd., Apple Valley, CA 92308

**LIC # 01057618**

The
BRADCO
Companies
a commercial real estate company

Joseph W. Brady CCIM, SIOR
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DRE LIC #00773589

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Victorville, CA 92393**

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Potential Business Park Opportunity ±4.99 Acres For Sale

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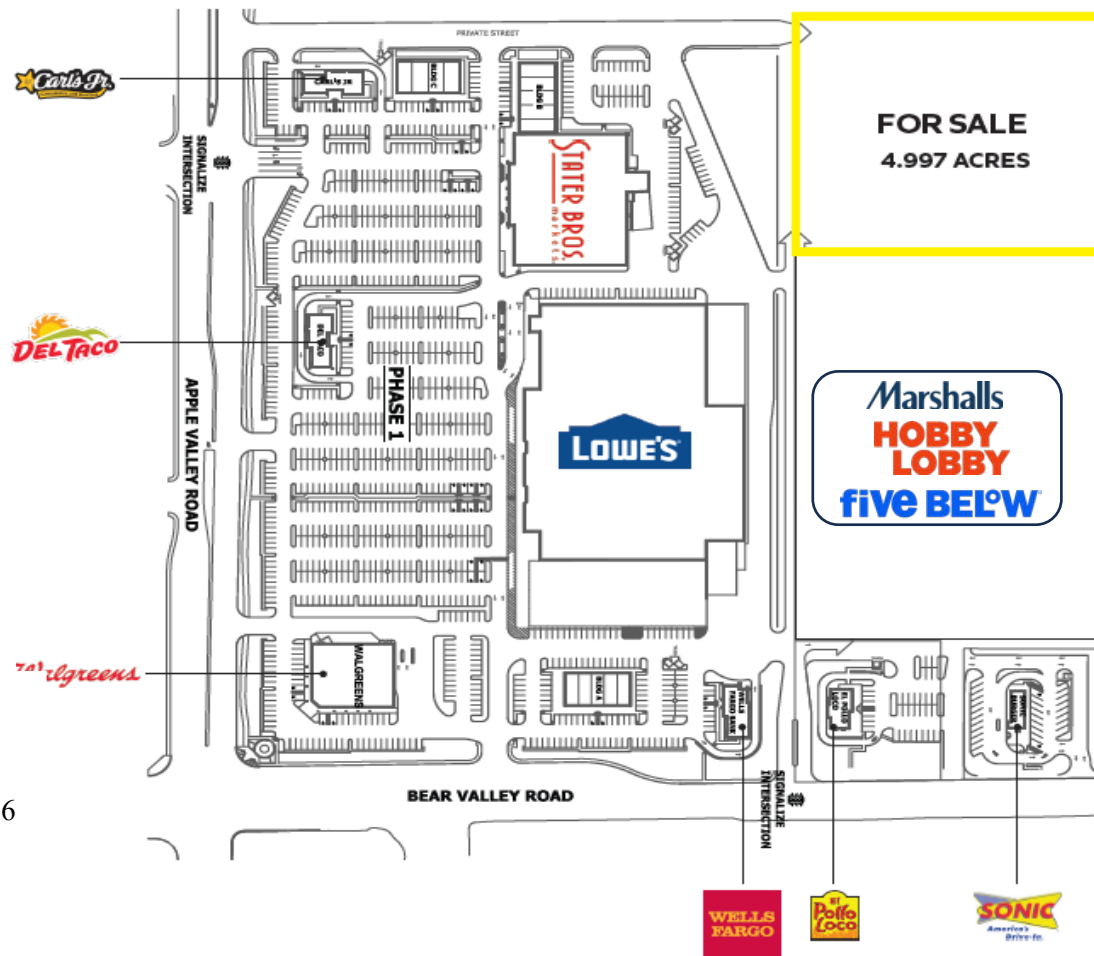
Property Highlights

FEATURES

- 4.997 acres for sale
- Located adjacent to new retail development
- Heavily trafficked retail corridor with built-in daily needs consumer patterns
- Within close proximity to Target, Winco, Home Depot, Lowes, Burlington, and others
- Zoning: (C-R) Regional Commercial

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2025 Population	3,306	51,421	139,018
Avg HH Income	\$103,565	\$116,957	\$100,626
Households	1,699	18,471	46,367



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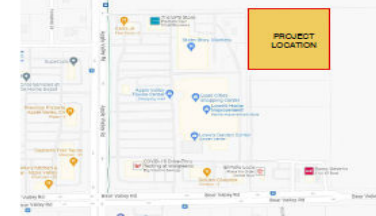
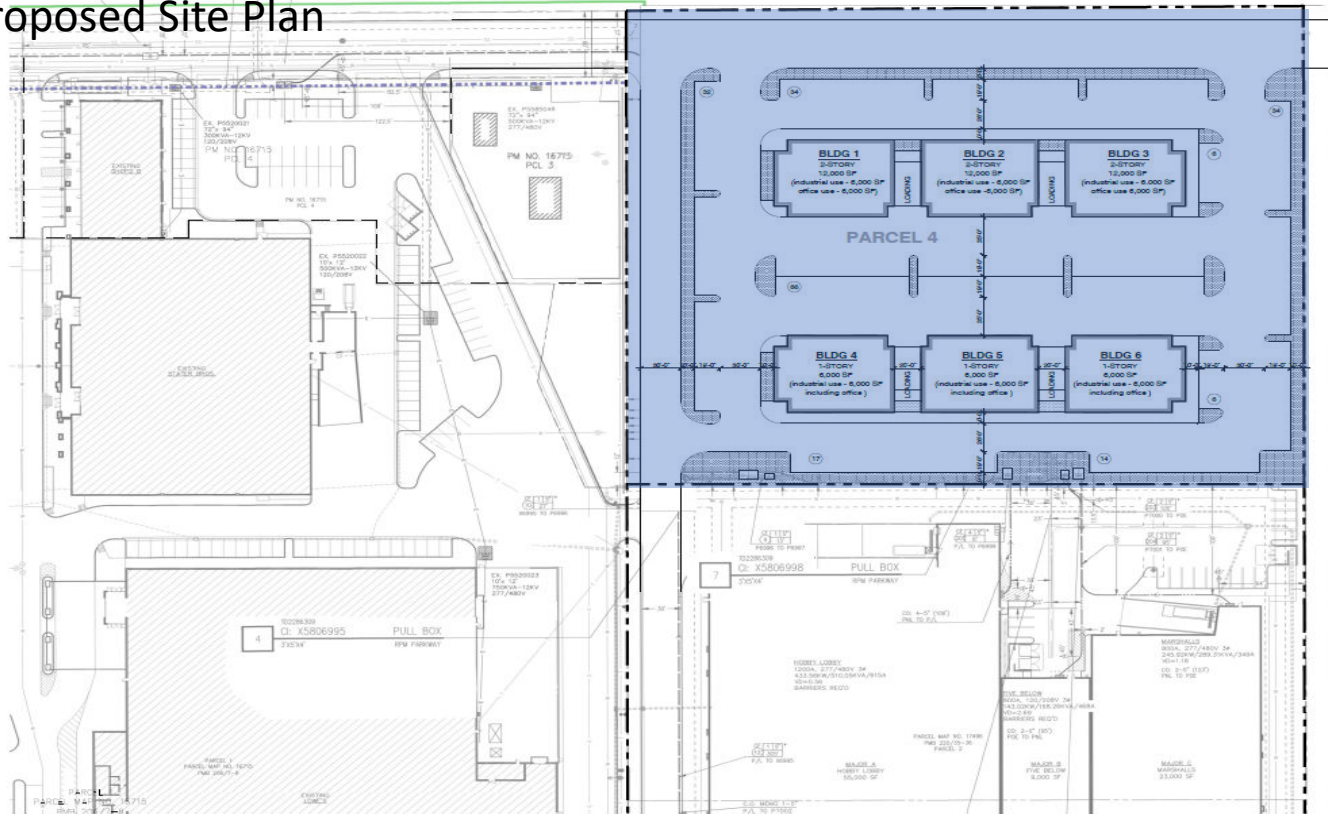


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Proposed Site Plan



LOCATION MAP
N.T.S.

Site Summary

APN: 308-717-120
ZONING: REGIONAL COMMERCIAL (C-R)
USE: RETAIL/ COMMERCIAL
OCCUPANCY: B
BUILDING REQUIRED SETBACKS:
FRONT: From Local Street 35 FT/ From Major & Secondary Street 45 FT
REAR: 30 FEET
SIDE: 30 FEET
HEIGHT: 100 FEET
PARKING/ LANDSCAPE SETBACK: 10 FEET
LANDSCAPE % REQUIRED: 10% of total area should be landscaped
STALL SIZE: 9' x 19'
LOADING SIZE: No loading required for < 10,000 SF
10,000 to 99,999 SF require (1) loading
(1) additional for each additional 100,000 SF
FIRE LANE DIMENSION: 26 FEET
TOTAL SITE AREA 4.997 Ac 217,674 SF
TOTAL BUILDING AREA 54,000 SF
LAND TO BUILDING RATIO 3.03 /1
BUILDING COVERAGE 24.81 %
PROPOSED PARKING STALLS: 211 Stalls
PROPOSED PARKING RATIO: 3.91 / 1,000 SF
PROPOSED LANDSCAPE AREA: 10% 21,768 SF

PARKING REQUIRED

USE	REQ.	AREA (SF)	STALLS
OFFICE (25% or more of bldg SF)	1/200 SF	18,000	90
INDUSTRIAL (with office 25% or less of bldg SF)	1/300 SF	36,000	120
Total:			210

SITE PLAN SP-01



BUSINESS PARK APPLE VALLEY, CALIFORNIA

RICH
DEVELOPMENT ENTERPRISES, LLC

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(714) 535-3311
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Contact: Tab Johnson



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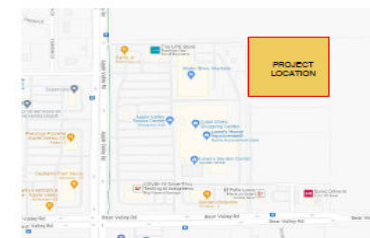
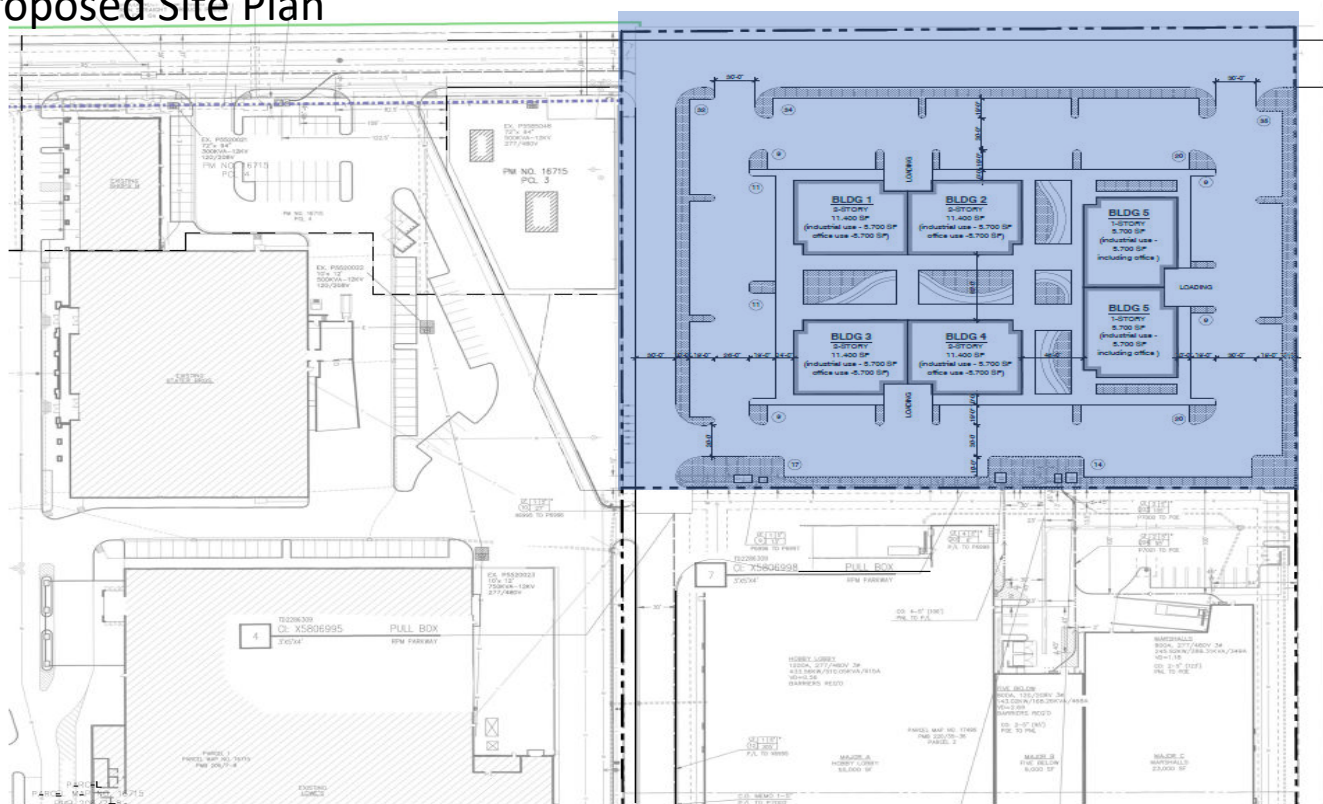


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HEIGHT: 100 FEET
PARKING/ LANDSCAPE SETBACK: 10 FEET
LANDSCAPE % REQUIRED: 10% of total area should be landscaped

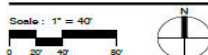
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LOADING SIZE: No loading required for < 10,000 SF
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(1) additional for each additional 100,000 SF
FIRE LANE DIMENSION: 20 FEET

TOTAL SITE AREA: 4.997 Ac 217,574 SF
TOTAL BUILDING AREA: 57,000 SF
LAND TO BUILDING RATIO: 2.82/1
BUILDING COVERAGE: 26.19 %
PROPOSED PARKING STALLS: 230 Stalls
PROPOSED PARKING RATIO: 4.04 /1,000SF
PROPOSED LANDSCAPE AREA: 13% 27,476 SF

PARKING REQUIRED

USE	REQ.	AREA (SF)	STALLS
OFFICE (25% or more of bldg SF)	1/200 SF	22,600	114
INDUSTRIAL (with office 25% or less of bldg SF)	1/300 SF	34,200	114
Total:			228

SITE PLAN SP-02



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