

Potential Business Park Opportunity ±4.99 Acres Zoned Regional Commercial Available For Sale

Bear Valley Rd., Apple Valley, CA 92308






LIC # 01057618

The **BRADCO** Companies
a commercial real estate company

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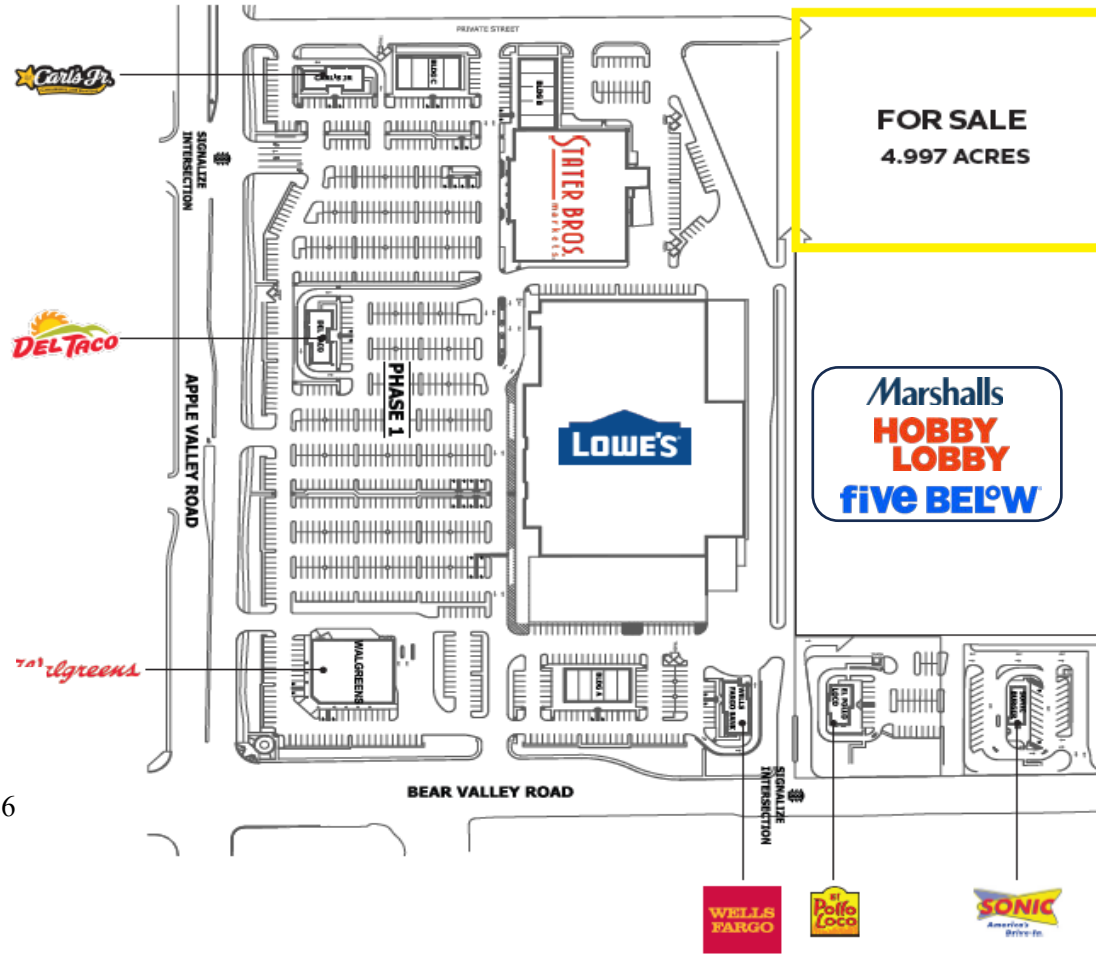
Property Highlights

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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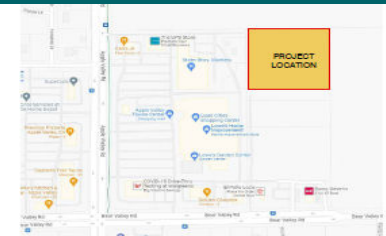
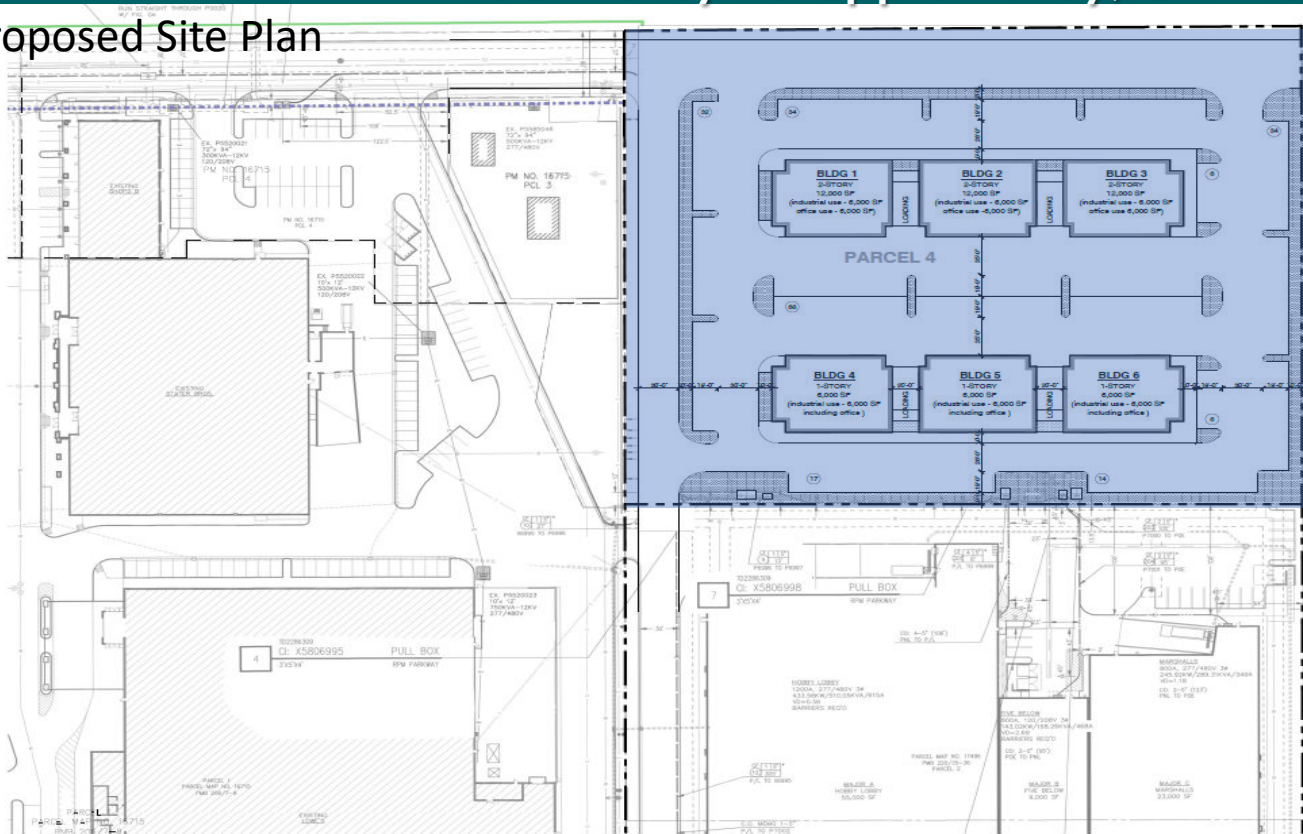
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Proposed Site Plan



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 / 1,000SF
PROPOSED LANDSCAPE AREA:		10% 21,768 SF

USE	REQ. SF	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

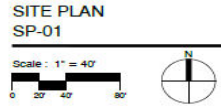
PARKING REQUIRED

BUSINESS PARK APPLE VALLEY, CALIFORNIA

DATE: 10.18.2025
 MOD. JOB #: 23.599.01

DATE	REVISIONS

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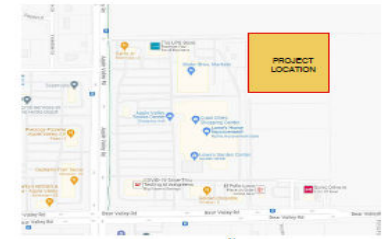
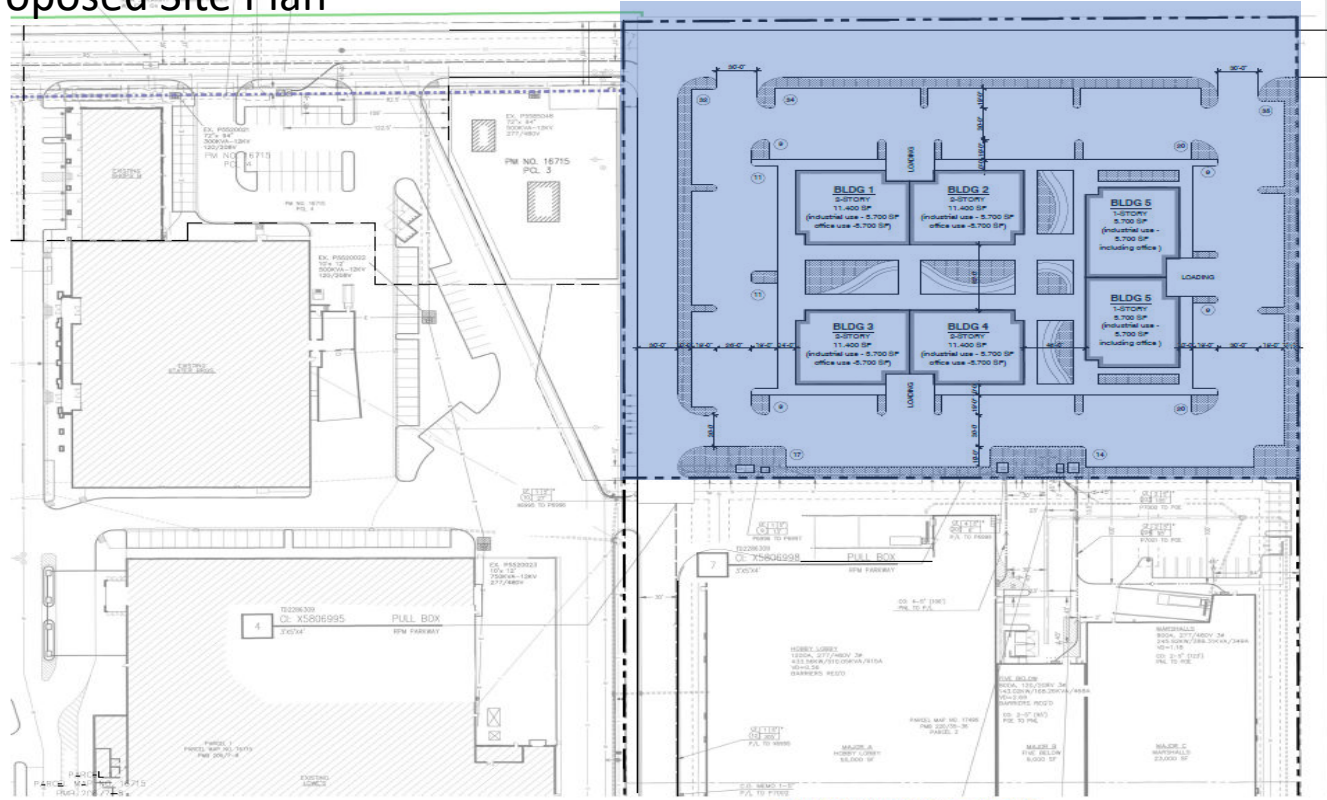
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 FIRE LANE DIMENSION: 20 FEET

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

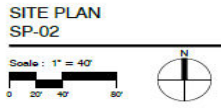
	USE	REQ.	AREA (SF)	STALLS
OFFICE (25% or more of bldg SF)	1,200 SF	22,800	114	
INDUSTRIAL (with office 25% or less of bldg SF)	1,000 SF	34,200	114	
		Total:		228

BUSINESS PARK APPLE VALLEY, CALIFORNIA

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