

DALE EVANS PKWY
APPLE VALLEY, CA 92307

For Sale



Henry Liu, CCIM
MANAGING DIRECTOR |
PRINCIPAL
626.705.3509
henry.liu@sperrycga.com
CalDRE #01104611



**Dale Evans
Parkway**

Brightline Victor Valley Station

300-acre property southeast of the
Dale Evans Parkway and I-15



**Subject
Property**
204,732 SF

Victor Valley Station

The Victor Valley Station will be located on a 300-acre property southeast of the Dale Evans Parkway and I-15 interchange in Apple Valley. The station may serve as the future hub for connecting to the High Desert Corridor and California High-Speed Rail systems.

brightline



Brightline Victor Valley Station

300-acre property southeast of the Dale Evans Parkway and I-15



Dale Evans Parkway

Subject Property
204,732 SF

SECTION 1

PROPERTY INFORMATION

Victor Valley Station

The Victor Valley Station will be located on a 300-acre property southeast of the Dale Evans Parkway and interchange in Apple Valley. The station may serve as a future hub for connecting to the High Desert Corridor California High-Speed Rail systems.

Property Summary



PROPERTY DESCRIPTION

Dale Evans Pkwy – Apple Valley, CA 92307
 Lot Size: ±204,732 SF (4.7 AC)
 Zoning: Office Professional (O-P)

This ±4.7-acre parcel sits prominently along Dale Evans Parkway in Apple Valley, offering strong visibility and access in one of the High Desert’s fastest-growing corridors. Zoned Office Professional (O-P), the site allows for a variety of potential uses, including medical offices, administrative facilities, and low-intensity industrial applications such as warehousing, distribution, and flex-space (subject to town approval).

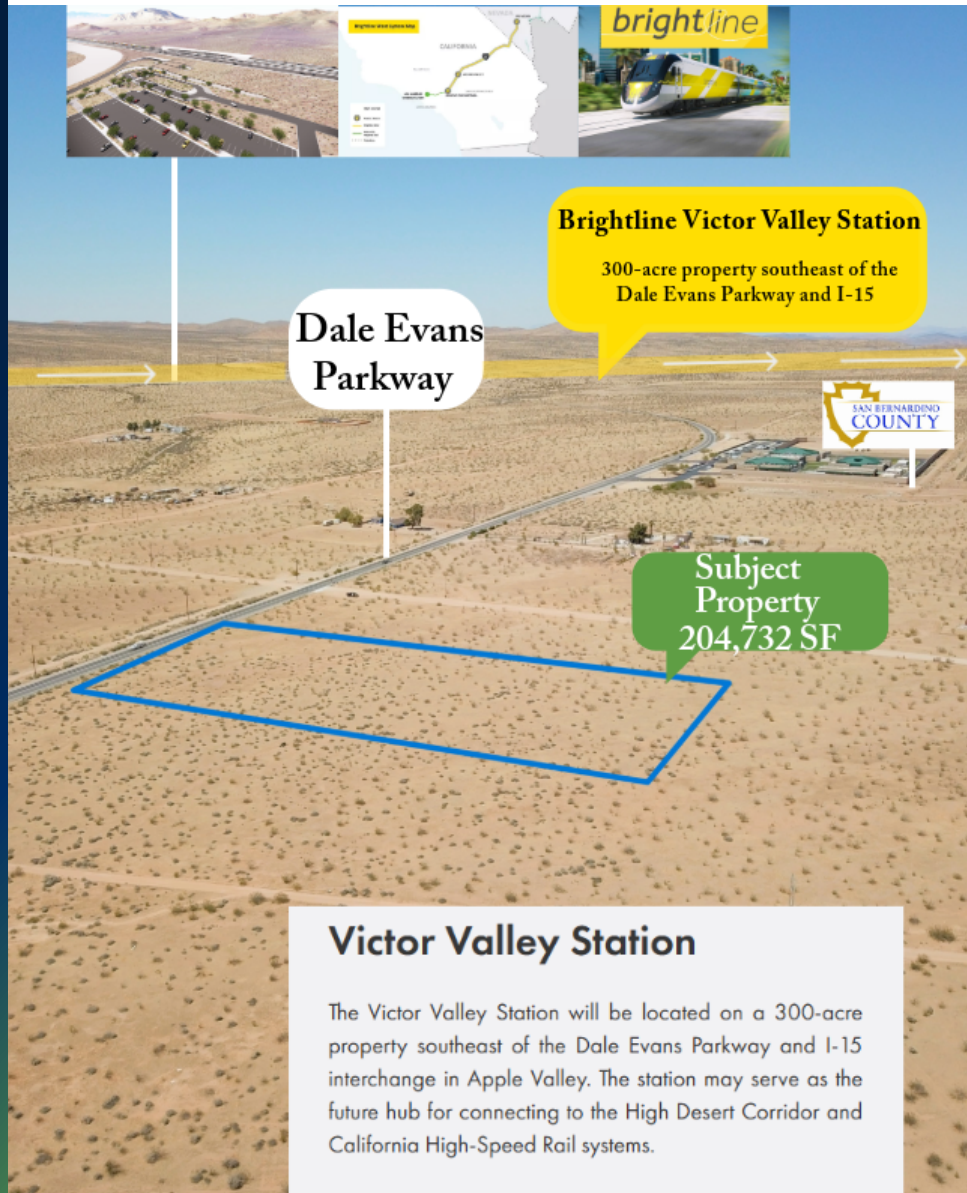
Located just minutes from Interstate 15 and Highway 18, this property offers excellent regional connectivity and is well-positioned for developers or owner-users seeking a strategic foothold in Apple Valley’s expanding commercial and industrial sector. Utilities are nearby, and the flat, rectangular lot offers an efficient development footprint.

OFFERING SUMMARY

Sale Price: \$715,302
 Lot Size: 204,732 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	0	1
Total Population	0	0	3
Average HH Income	\$0	\$0	\$109,092

Property Description



PROPERTY DESCRIPTION

Dale Evans Pkwy – Apple Valley, CA 92307 Lot Size: ±204,732 SF (4.7 AC)

Zoning: Office Professional (O-P)

Strategically located near the future Brightline Victor Valley Station, this ±4.7-acre parcel sits just southeast of the Dale Evans Parkway and I-15 interchange—part of a 300-acre site designated as a future hub for the High Desert Corridor and California High-Speed Rail systems. This major infrastructure project is set to bring significant regional connectivity, traffic, and long-term economic growth to the area.

LOCATION DESCRIPTION

Dale Evans Pkwy – Apple Valley, CA 92307

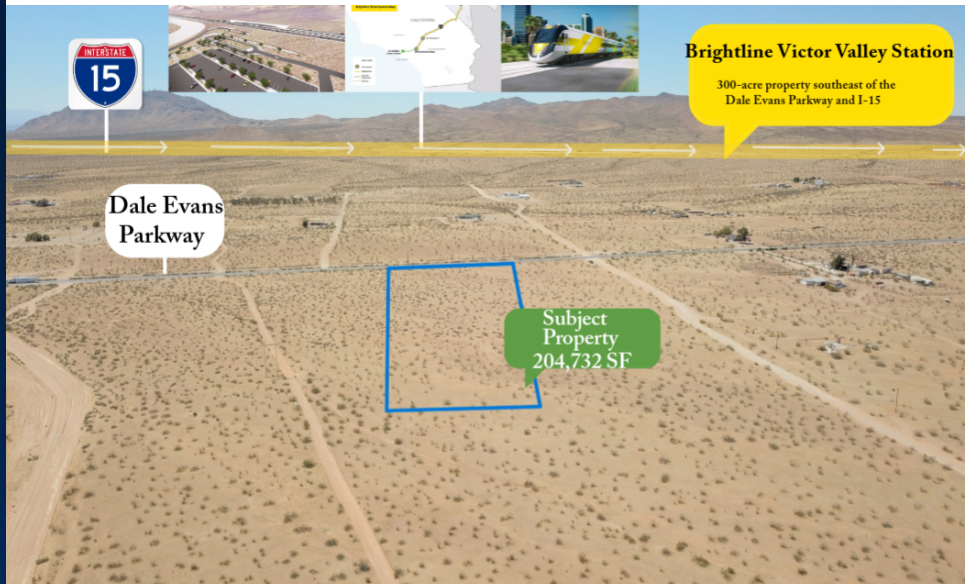
Lot Size: ±204,732 SF (4.7 AC)

Zoning: Office Professional (O-P)

The parcel itself offers excellent visibility and access along Dale Evans Parkway in one of the High Desert's fastest-growing commercial corridors. Zoned Office Professional (O-P), the site allows for a variety of uses including medical and administrative offices, as well as low-intensity industrial applications such as warehousing, distribution, and flex-space (subject to Town approval).

Just minutes from Interstate 15 and Highway 18, the location provides outstanding regional access. The lot is flat, rectangular, and utility-adjacent—ideal for developers or owner-users looking to capitalize on Apple Valley's expanding commercial and industrial landscape.

Complete Highlights

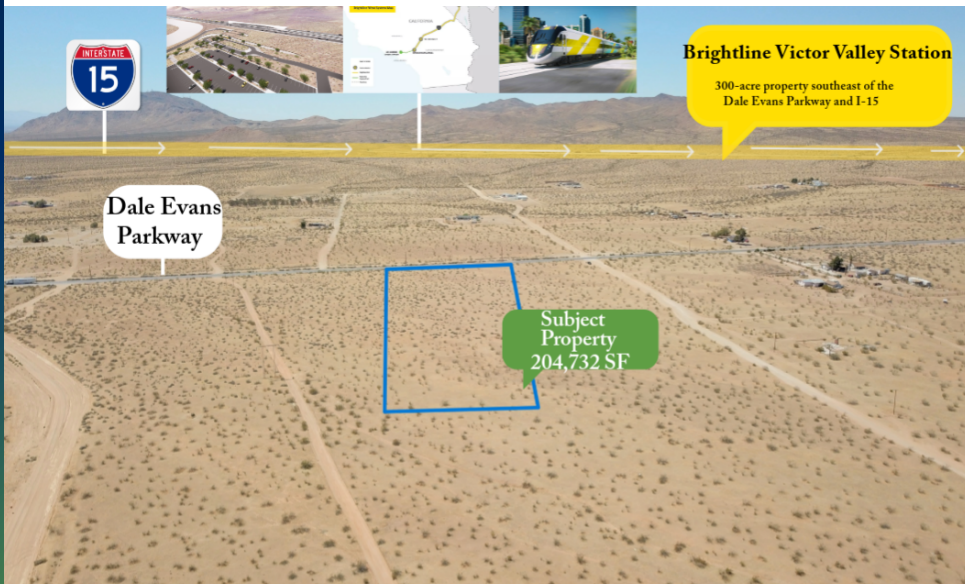
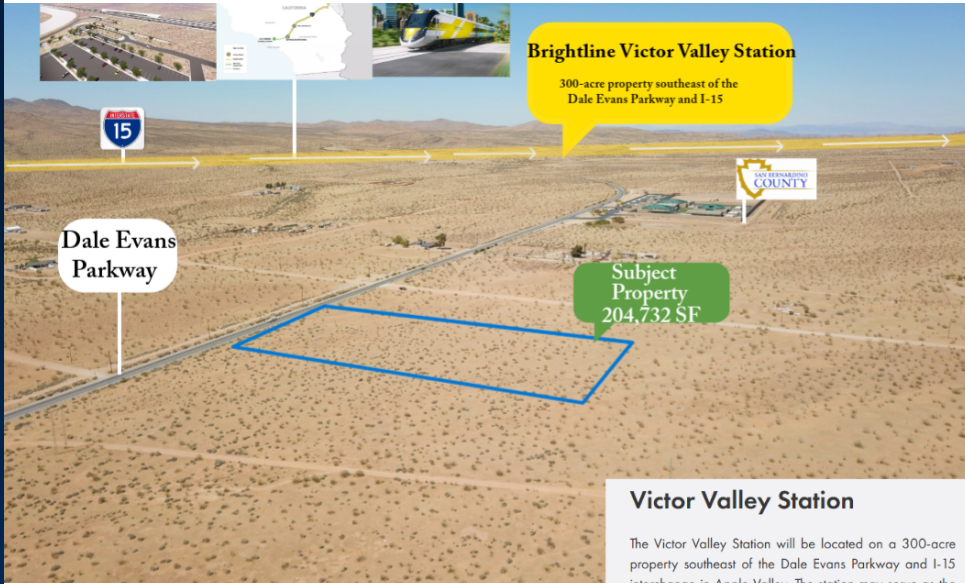


PROPERTY HIGHLIGHTS

- Near Future Brightline Victor Valley Station – Located just southeast of the site, this 300-acre high-speed rail hub will connect to the High Desert Corridor and California High-Speed Rail, driving long-term growth and connectivity.
- Lot Size: ±204,732 SF (4.7 Acres) • Zoning: Office Professional (O-P) – Allows for medical, office, and low-intensity industrial uses (subject to Town approval)
- Prime Location along Dale Evans Pkwy with strong visibility • Easy Access to I-15 and Highway 18
- Flat, Rectangular Lot – Efficient layout and utility-adjacent • Ideal for Developers or Owner-Users targeting the expanding Apple Valley market



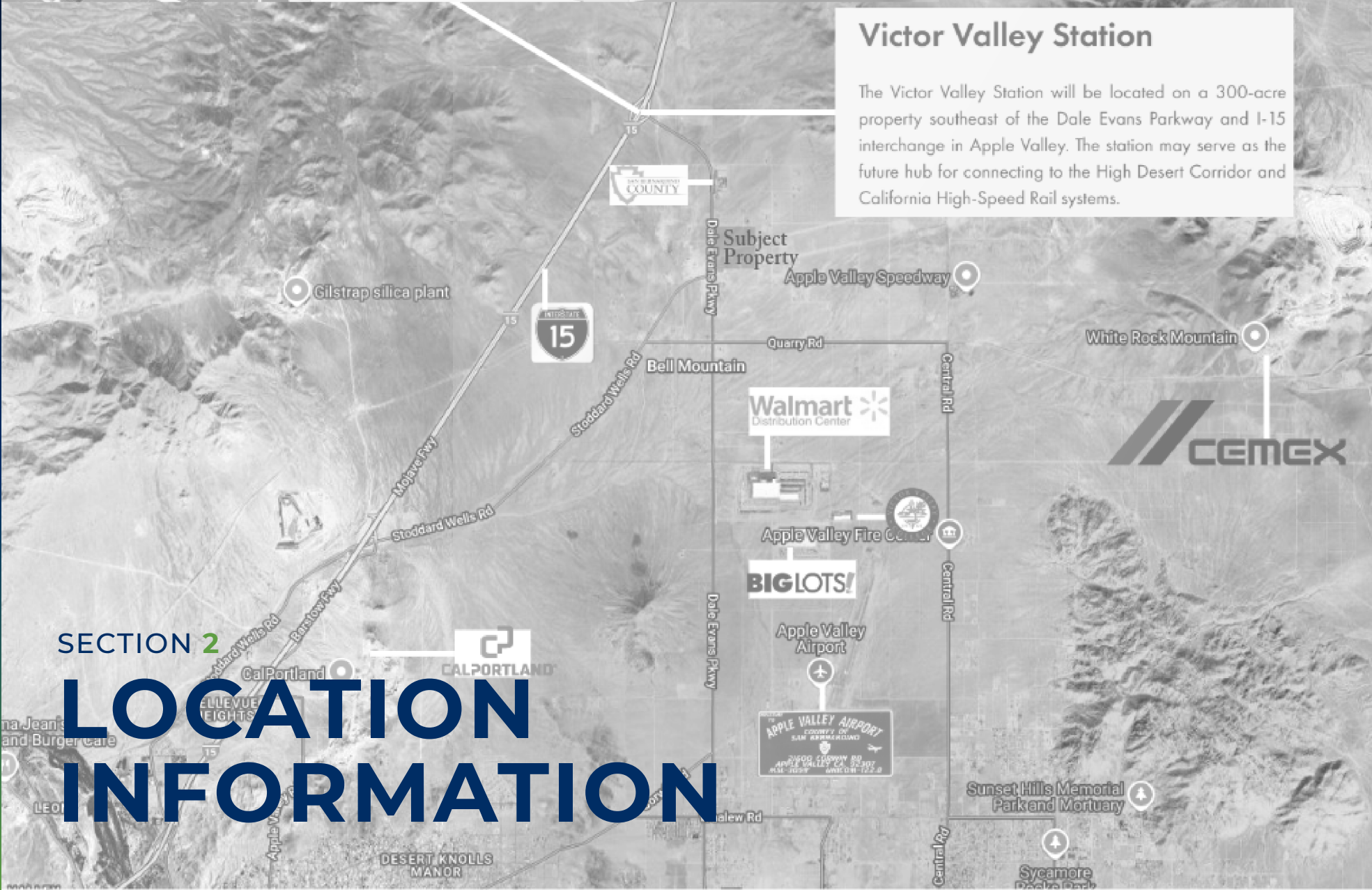
Additional Photos





Victor Valley Station

The Victor Valley Station will be located on a 300-acre property southeast of the Dale Evans Parkway and I-15 interchange in Apple Valley. The station may serve as the future hub for connecting to the High Desert Corridor and California High-Speed Rail systems.



SECTION 2

LOCATION INFORMATION

Aerial Map





BRIGHTLINE WEST

Welcome Aboard!

Brightline West will connect Las Vegas and Southern California with the first true high-speed passenger rail system in the nation. This 218-mile, all-electric high-speed rail service will feature three full-service stations: the Las Vegas station and the Victor Valley and Rancho Cucamonga stations in Southern California.

Brightline West will be America's first true high-speed rail system linking two of America's most iconic destinations: Las Vegas and Southern California. The \$12 billion project will lay the foundation for a new high-speed rail industry and establish the blueprint for how to connect city pairs that are too short to fly and too far to drive.

Brightline West officially broke ground in April 2024!





4-Year Construction (2028 opening)
3 Full-Service Stations

[Visit Website](#)

FAST FACTS



~2 hrs

travel time from Las Vegas to Southern California.



2x

faster than the normal drive time.



200 mph

top speeds.

American Made

10,000+ union jobs during construction and 1,000 permanent operations and maintenance jobs.

Faster

Significantly reduced travel time versus car and air travel.

Greener

Reduction in 400,000+ metric tons of CO₂ each year.

1st true high-speed rail system in the United States.

BROKE GROUND APRIL 2024



VICTOR VALLEY STATION





Subject
Property
204,732 SF

SECTION 3

DEMOGRAPHICS

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	0	0	3
Average Age	0	0	44
Average Age (Male)	0	0	44
Average Age (Female)	0	0	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	0	1
# of Persons per HH	0	0	3
Average HH Income	\$0	\$0	\$109,092
Average House Value			\$688,553

Demographics data derived from AlphaMap

