

18768 US Highway 18 # 210, Apple Valley 92307

APPV - Apple Valley

STATUS: Active

LIST CONTRACT DATE: 05/25/26

LISTING ID: HD26113263

LIST PRICE:

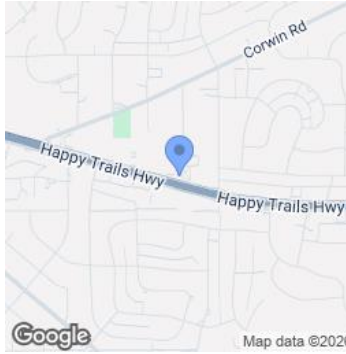
SELLER WILL CONSIDER

PROP TYPE: Commercial Lease

PROP SUB TYPE: Retail

PARCEL #: 047308108000

CONCESSIONS IN OFFER: Yes



SQFT(SRC): 1,620  
 SQFT LOT: 71,003 (A)  
 ACRES: 1.630  
 BUSINESS NAME:  
 BUSINESS TYPE: Fast Food, Food & Beverage, Restaurant, Retail  
 YEAR ESTABLISHED:  
 YEAR BUILT: 1988  
 SLC:  
 LEVELS: 1  
 CURRENT USE:  
 ACTUAL RENT:  
 RENT MIN - MAX \$/SF/YR:\$24.00 - \$24.00  
 NUMBER OF UNITS: 1  
 ENTRY LEVEL: 1  
 BUILDING STATUS:  
 OCCUPANCY:  
 BUILDING \$/PER SQFT:  
 LAND \$/PER SQFT:  
 DAYS ACTIVE IN MLS: 0  
 COUNTY: San Bernardino  
 PARCEL MASTER:  
 INVEST?: A/C?:Yes  
 FENCE?: No HEAT?:Yes

Recd05/25/2026 : NEW

DESCRIPTION

\*\*\*Come VIEW and APPLY TODAY! 1,620 SF END-CAP UNIT WITH DRIVE-THRU located in Apple Valley CA. Part of a bustling retail-shopping center this Drive-Thru Restaurant is strategically positioned with frontage on HIGH-TRAFFIC CA-18, seeing thousands drive by everyday. Right on the corner of Nancotta Rd and Outer Highway 18, the unit's signage is easily visible from both eastbound and westbound lanes. Plus, the 1.63 acre site provides ample, shared parking to accommodate all your customers. Formerly used as a Subway, the unit is ideal for any entrepreneur looking for space to thrive and take advantage of all the nearby residents and offices surrounding Saint Mary Providence Medical Center. Also, Landlord is willing to participate in any needed tenant improvements or upgrades. In addition, the property includes the use of 2 WALK-IN REFRIGERATORS, and already has an in-ground grease trap. With a lease rate starting at \$2 per sf/mo, and able to lock in a 3 to 5 year term, this is a MUST SEE OPPORTUNITY before it's too late.\*\*\*

BUSINESS URL:

BUILDING DETAILS

FEATURES:  
 HEATING: Central  
 LAUNDRY:  
 CLEARANCE:  
 INDUSTRIAL TYPE:  
 PROBATE AUTHORITY:

OFFICE CLASS:  
 ROOFING:  
 SECURITY:  
 CONSTRUCTION: Stucco  
 LOT: Rectangular Lot, Level

UTILITIES

ELECTRICITY:  
 AMPERAGE:  
 VOLTS:  
 UTILITIES:  
 WATER: Public

BUSINESS DETAILS

OWNERSHIP:  
 DAYS / HOURS OPEN:  
 FULLTIME EMPLOYEES:  
 LEASE EXPIRES:  
 EQUIPMENT VALUE:

SPECIAL LICENSES:  
 PART TIME EMPLOYEES:  
 ACTUAL RENT:  
 INVENTORY VALUE:

YEARS CURRENT OWNER:  
 HOURS OWNER WORKS:  
 LEASABLE SQFT: 1,620  
 MONTHLY NNN:  
 PARKING TOTAL:

SQUARE FOOTAGE

CONDO SQFT:  
 HIGH TECH FLEX SQFT:  
 RETAIL SQFT:  
 TOTAL SQFT:

INDUSTRIAL SQFT:  
 INDUSTRIAL MIN/MAX:  
 DIVISIBLE SQFT: 1,620  
 LAND \$/PER ACRE:

OFFICE SQFT:  
 OFFICE MIN/MAX:  
 RESIDENTIAL SQFT:

PARKING

PARKING TOTAL:  
 UNCOVERED:

CARPORT:  
 PARKING RATIO:

POWER PRODUCTION

POWER PRODUCTION: No

GREEN VERIFICATION:

LAND

COMMON INTEREST:  
 LAND USE: Office, Retail  
 LOT SIZE DIM:  
 TOPOGRAPHY:  
 PARCEL #: 047308108000  
 ADDITIONAL PARCEL(s): No

BUILDER NAME:  
 ZONING:  
 SURVEY TYPE:

PARK NAME:  
 PHASE:  
 WATERFRONT:

TERMS

LEASE RENEWAL OPTION?:  
 LISTING TERMS:  
 CLOSE DATE:  
 INCLUSIONS:  
 EXCLUSIONS:

ASSIGNABLE:  
 FINANCING:

MIN. DOWN AMOUNT:  
 OWNERSHIP TYPE:

OWNER / TENANT

OWNERS NAME:  
 OWNER PHONE:

# of UNITS LEASED:  
 ANCHORS/Co-TENANTS:

MOVE-IN:

OWNER PAYS:  
TENANT PAYS:

**FINANCIAL**

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

**ANNUAL EXPENSE INFORMATION**

EXPENSE YEAR:  
REAL ESTATE TAX:  
PERSONAL PROPERTY:  
ACCOUNTING/LLEGAL:  
ADVERTISING:  
INSURANCE:  
ELECTRICITY:  
WATER/SEWER:  
TRASH:

PROFESSIONAL MANAGER:  
RESIDENT MANAGER:  
MAINTENANCE:  
SUPPLIES:  
OTHER:  
BUILDING EXPENSE:  
RESERVES:  
INVENTORY VALUE:

**ANNUAL OPERATING INFORMATION**

GROSS SCHEDULED INCOME:  
VACANCY ALLOWANCE:  
LAUNDRY:  
OTHER:  
EFFECTIVE GROSS:  
TOTAL EXPENSE:  
NET OPERATING INCOME:

**INVESTMENT INFORMATION**

ACCOUNTING TYPE:  
OPERATING EXPENSES:

GROSS OPERATING INCOME:  
NET OPERATING INCOME:

VACANCY ALLOWANCE RATE:  
CAP RATE:

**TAXES**

TAX RATE:

TAX ANNUAL \$:

TAX YEAR:

**AGENT**

LISTING AGENT: [John Connolly](#)  
CO-LISTING AGENT:

LISTING AGENT STATE LICENSE: [00511057](#)  
CO-LISTING AGENT STATE LICENSE:

LISTING AGENT MLS ID: [HD18272](#)  
CO-LISTING AGENT MLS ID:

**CONTACT**

1.LA CELL: **7608312818**  
2.LA EMAIL: [john@cpi-capital.com](mailto:john@cpi-capital.com)  
3.OFFERS: [john@cpi-capital.com](mailto:john@cpi-capital.com)  
4.LO PHONE: **760-243-2205**

**OFFICE**

LISTING OFFICE: [CPI Capital Properties](#)  
LISTING OFFICE PHONE: **760-243-2205**  
CO-LISTING OFFICE:  
CO-LISTING OFFICE PHONE:

LISTING OFFICE STATE LICENSE: [00828673](#)  
LISTING OFFICE FAX: **760-243-1789**  
CO-LISTING OFFICE STATE LICENSE:  
CO-LISTING OFFICE FAX:

LISTING OFFICE MLS ID: [HD1150](#)  
CO-LISTING OFFICE MLS ID:

**MLS**

BAC:  
LISTING CONTRACT DATE: **05/25/26**  
START SHOWING DATE:  
ON MARKET DATE: **05/25/26**

DUAL/VARI COMP?: **No**  
EXPIRATION DATE: **05/25/27**  
CURRENT FINANCING:

INTERNET SEND: LISTING?/PRICE? **Yes/**  
MOD TIMESTAMP: **05/25/26**  
LIST AGRMT: **Exclusive Right To Lease**  
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

BAC REMARKS:

PRIVATE REMARKS: **Email lease offers to [john@cpi-capital.com](mailto:john@cpi-capital.com) or contact listing office to fill out application.**

**SHOWING INFORMATION**

SHOW INSTRUCTIONS: **Contact Listing Agent or Office to schedule appointments for showings.**  
DIRECTIONS: **I-15 N exit D St. D St E continue onto Hwy 18 to PIQ.**

**PHOTOS**

Click arrow to display photos



