



# SPERRY

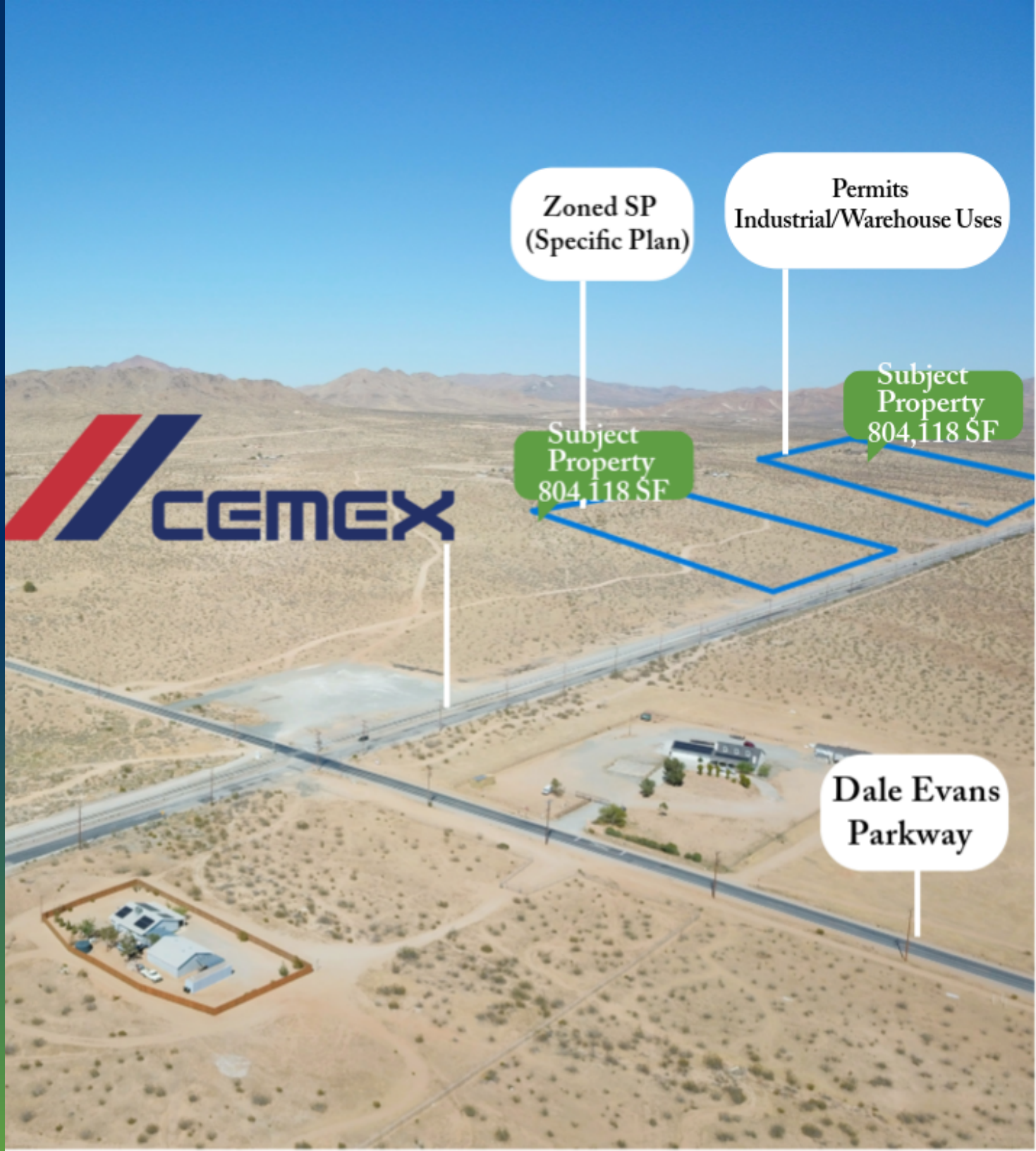
COMMERCIAL GATEWAY GROUP

QUARRY ROAD  
APPLE VALLEY, CA 92307

For Sale



**Henry Liu, CCIM**  
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CalDRE #01104611



CEMEX

Subject Property  
804,118 SF

Zoned SP  
(Specific Plan)

BIG LOTS!



Walmart  
Logistics

WELCOME TO  
APPLE VALLEY AIRPORT  
COUNTY OF  
SAN BERNARDINO  
**SPERRY**  
21500 CORWIN RD  
COMMERCIAL GATEWAY GROUP  
MSL-3059 UNICOM-122.8

SECTION 1

# PROPERTY INFORMATION

# Property Summary



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.

## PROPERTY DESCRIPTION

APNs: 0463-071-15-0000 & 0463-071-21-0000  
 Lot Size: ±1,608,236 SF (±36.92 AC)  
 Pricing:  
 • Total Price: \$5,628,826  
 • Price/SF: \$3.50  
 Zoning: Specific Plan – Permits Industrial/Warehouse Uses

Strategically located in Apple Valley, this ±36.92-acre industrial-zoned land offers excellent development potential for warehouse or logistics use. The site sits within a Specific Plan area that allows for a variety of industrial applications. Just minutes from the City of Victorville and the future Brightline High-Speed Rail station, this location offers strong access to major transportation corridors and is well-positioned for logistics, distribution, or manufacturing facilities.

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

Sale Price: \$5,628,826  
 Lot Size: 1,608,236 SF

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE    |
|-------------------|-----------|-----------|-----------|
| Total Households  | 4         | 13        | 29        |
| Total Population  | 10        | 38        | 83        |
| Average HH Income | \$156,841 | \$156,841 | \$153,132 |

# Property Description



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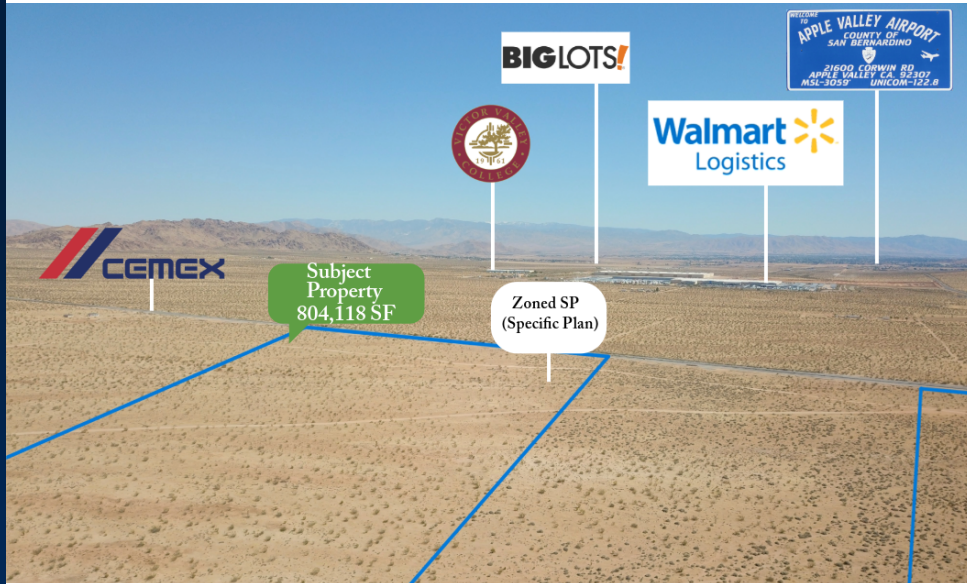
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# Complete Highlights



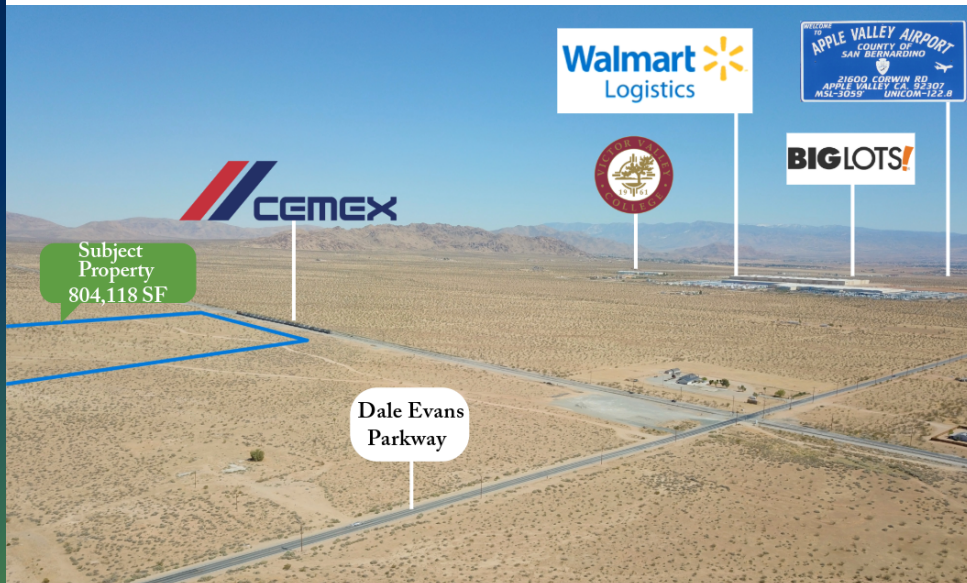
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# Additional Photos

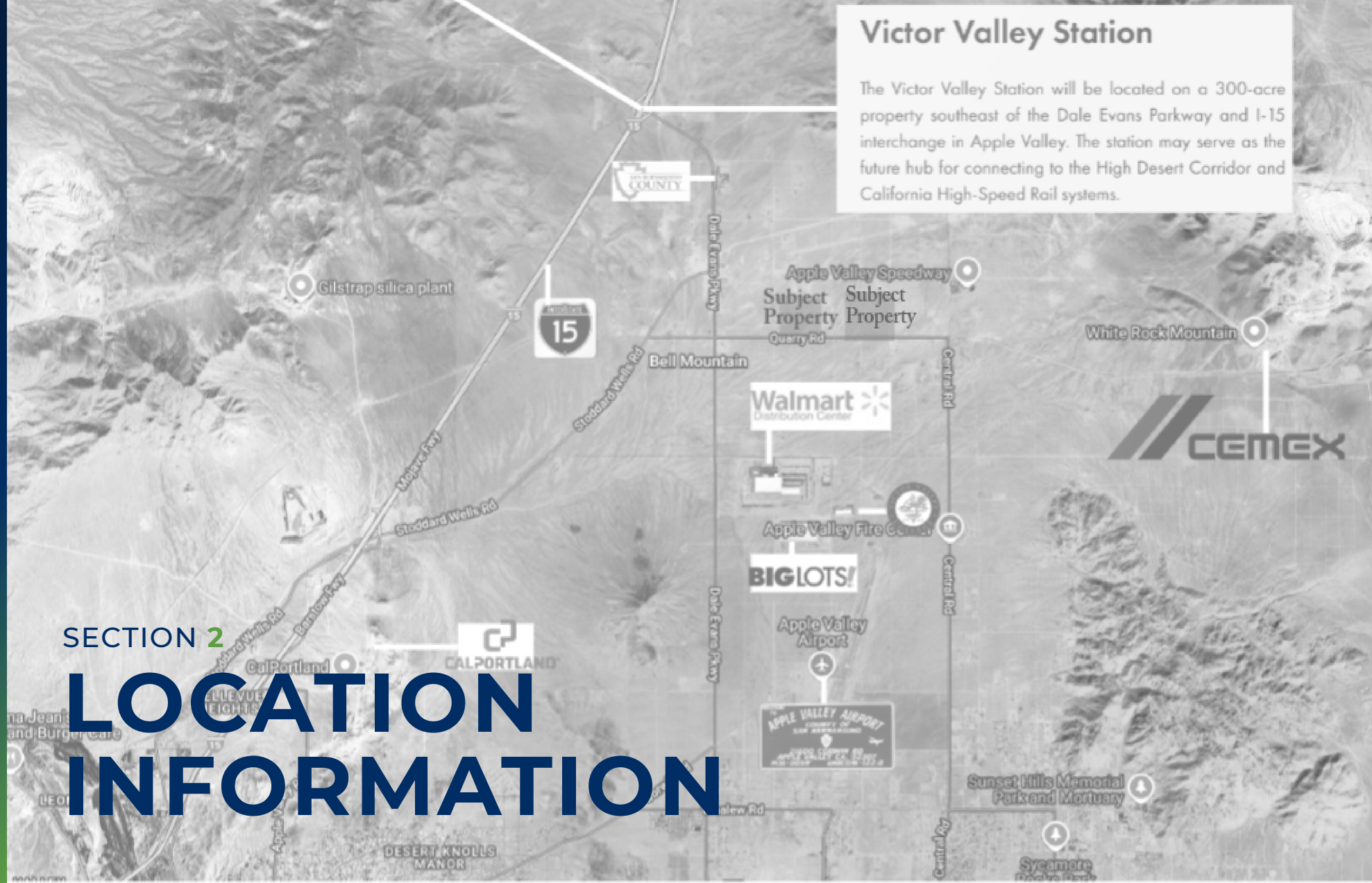


### Victor Valley Station

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.

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SECTION 2

# LOCATION INFORMATION

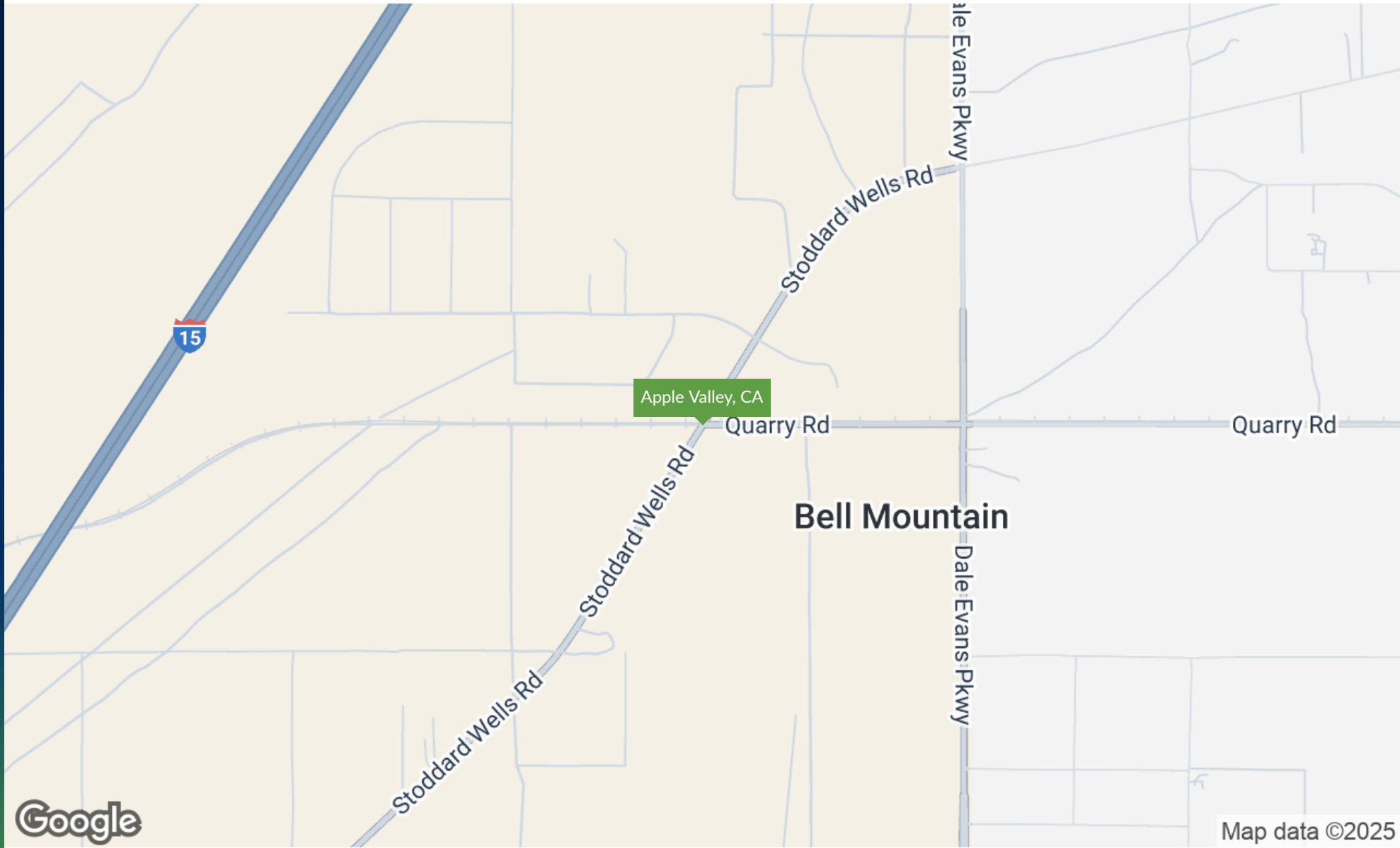
# Aerial Map



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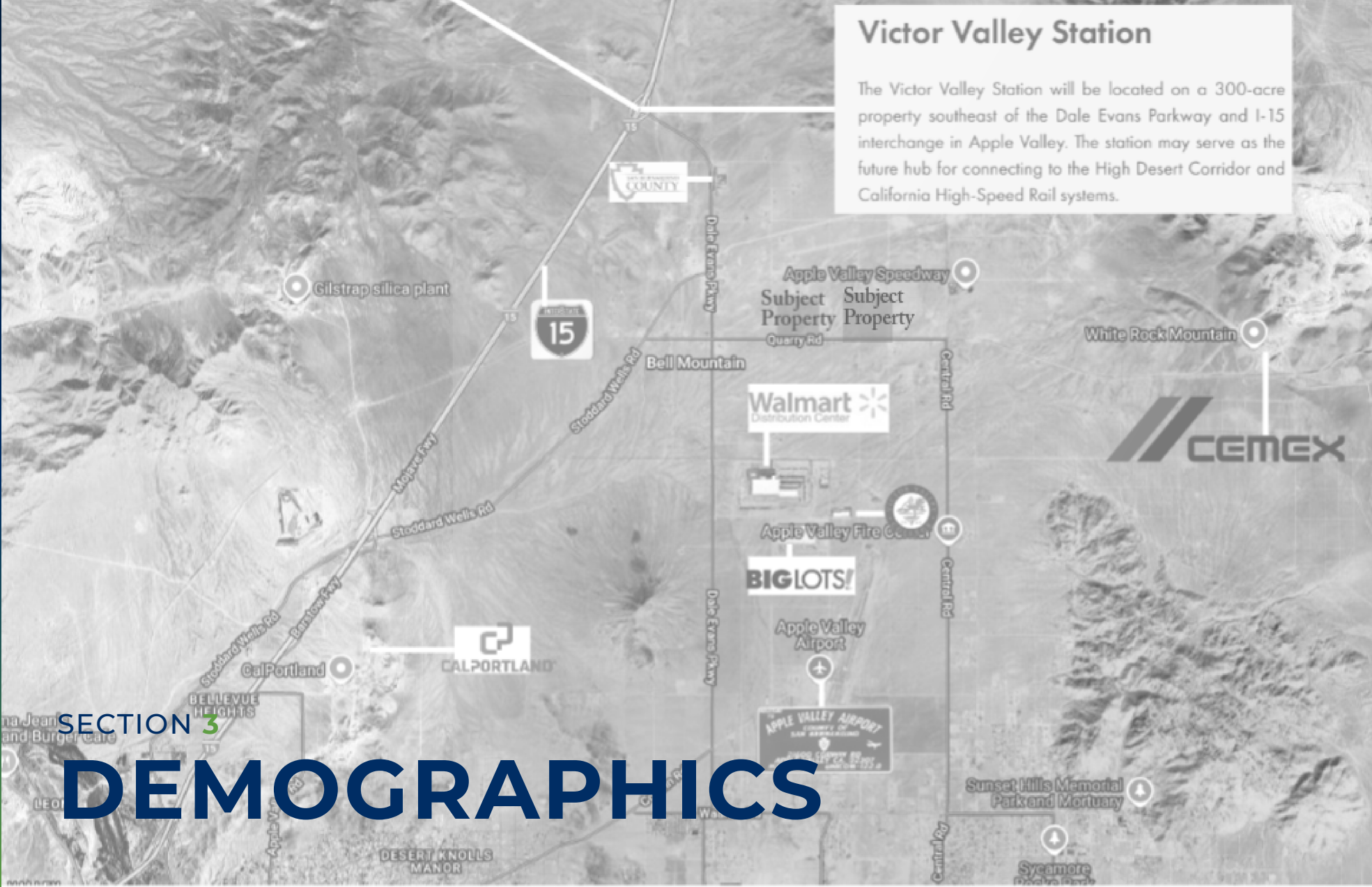
# Regional Map





### Victor Valley Station

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SECTION 3

# DEMOGRAPHICS

# Demographics Map & Report



| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 10        | 38        | 83     |
| Average Age          | 45        | 45        | 45     |
| Average Age (Male)   | 44        | 44        | 44     |
| Average Age (Female) | 46        | 46        | 46     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4         | 13        | 29        |
| # of Persons per HH | 2.5       | 2.9       | 2.9       |
| Average HH Income   | \$156,841 | \$156,841 | \$153,132 |
| Average House Value | \$886,329 | \$886,329 | \$870,965 |

Demographics data derived from AlphaMap

