

FOR SALE

20200 CA-18, APPLE VALLEY, CA, 92307

- ✓ 12-MONTH RENT GUARANTEE ON TWO VACANT UNITS.
- ✓ UP TO 60% SELLER FINANCING AVAILABLE UPON APPROVAL.



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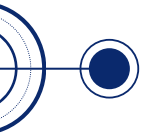


PROPERTY SUMMARY

Located at **20200 CA-18** in Apple Valley, CA, this offering represents a retail parcel within a larger neighborhood center, comprising **7,833 SF across six units** along one of the High Desert's primary commercial corridors. The property benefits from strong visibility, shared traffic generators, and consistent consumer flow within Apple Valley's core retail hub. It is also within walking distance of major anchor tenants, including **Super Target, Walmart, Albertsons, Ross Dress for Less, Old Navy, and Dollar Tree**, further supporting steady foot traffic and area draw.

Contact advisors for the rent roll and more details.





INVESTMENT SUMMARY

ASKING PRICE \$2,325,000

CAP RATE 6.5%

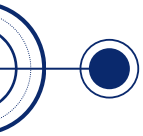
NUMBER OF UNITS 6

BUILDING SIZE ±7,833 SF

LOT SIZE ±0.95 AC

APN 3112-171-03



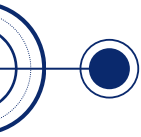


OFFERING SUMMARY

The offering includes a value-add component with two vacant units, consisting of a 1,886 SF former Domino's Pizza and a 1,300 SF former T-Mobile space. Ownership is guaranteeing rental income on both vacant units for twelve (12) months, providing stabilized cash flow during the lease-up period. The former restaurant space is well suited for repositioning into a high-performing food and beverage concept under a new brand.

Ownership is offering up to 60% seller financing, requiring 40% down with proof of funds, creating favorable leverage and reducing the buyer's cost of capital. Buyer to be aware that Seller may pursue a 1031 exchange, and Buyer agrees to cooperate with Seller, at no additional cost or liability to Buyer, to allow Seller to identify a suitable replacement property.





INVESTMENT HIGHLIGHTS

- 7,833 SF multi-tenant inline retail building, comprising six units.
- **12-month rent guarantee on two vacant units.**
- **Up to 60% seller financing available upon approval.**
- Prime location along Apple Valley's primary commercial corridor.
- Strong surrounding retail synergy and consumer traffic.
- Significant value-add through lease-up and re-tenanting.
- Ideal opportunity for private investors seeking stable income with upside.



 **SITE PLAN**



CA-18

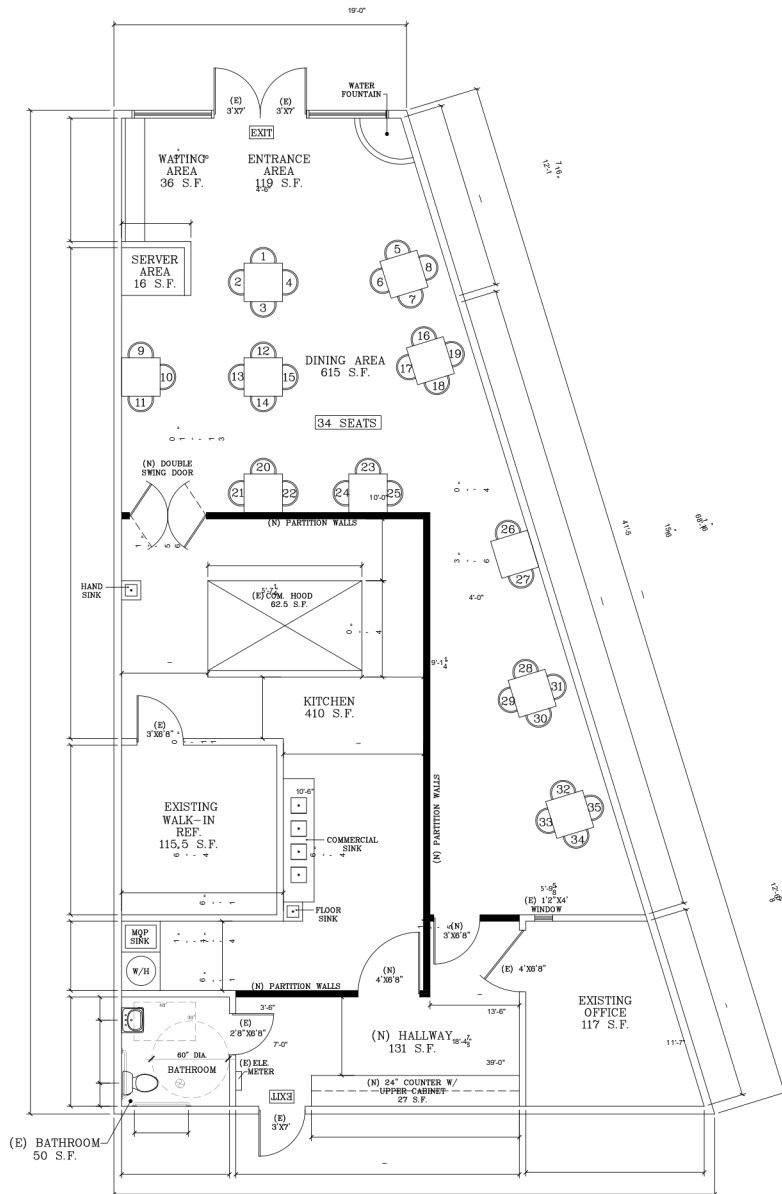
PROPERTY IMAGES



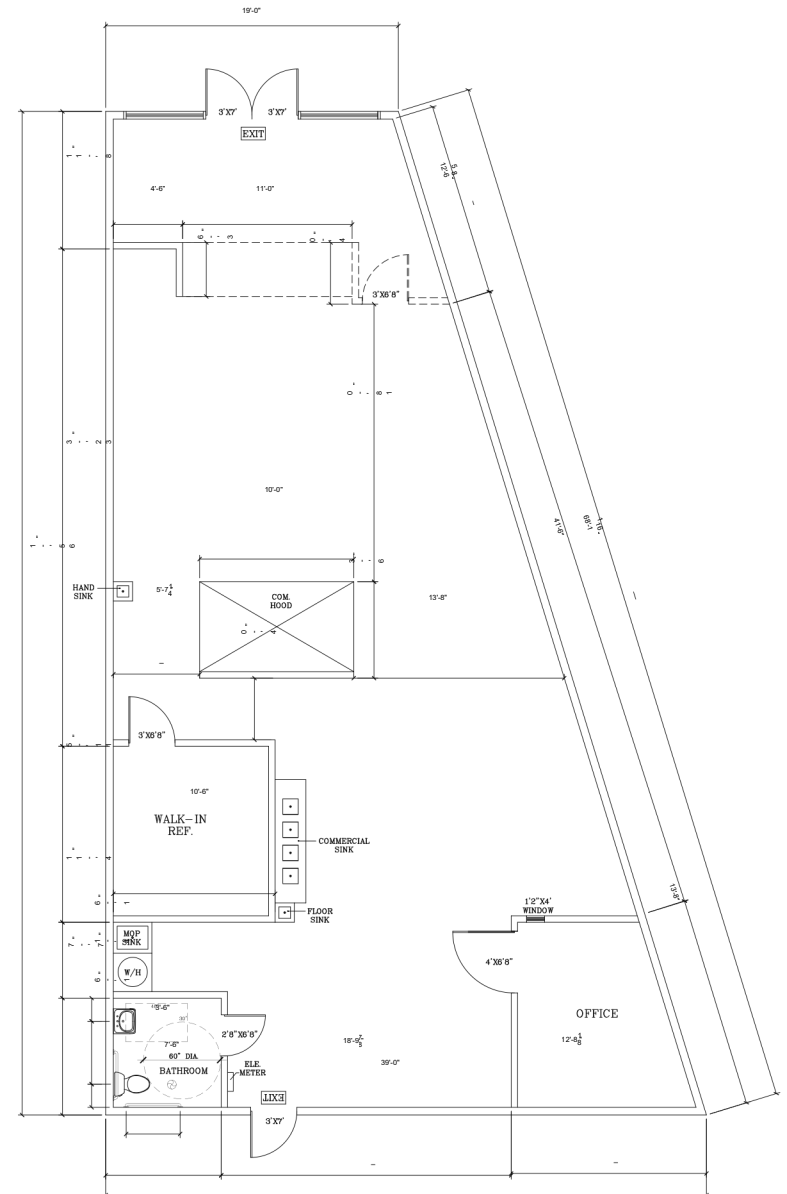
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FLOOR PLAN - VACANT RESTAURANT

FORMER DOMINO'S PIZZA

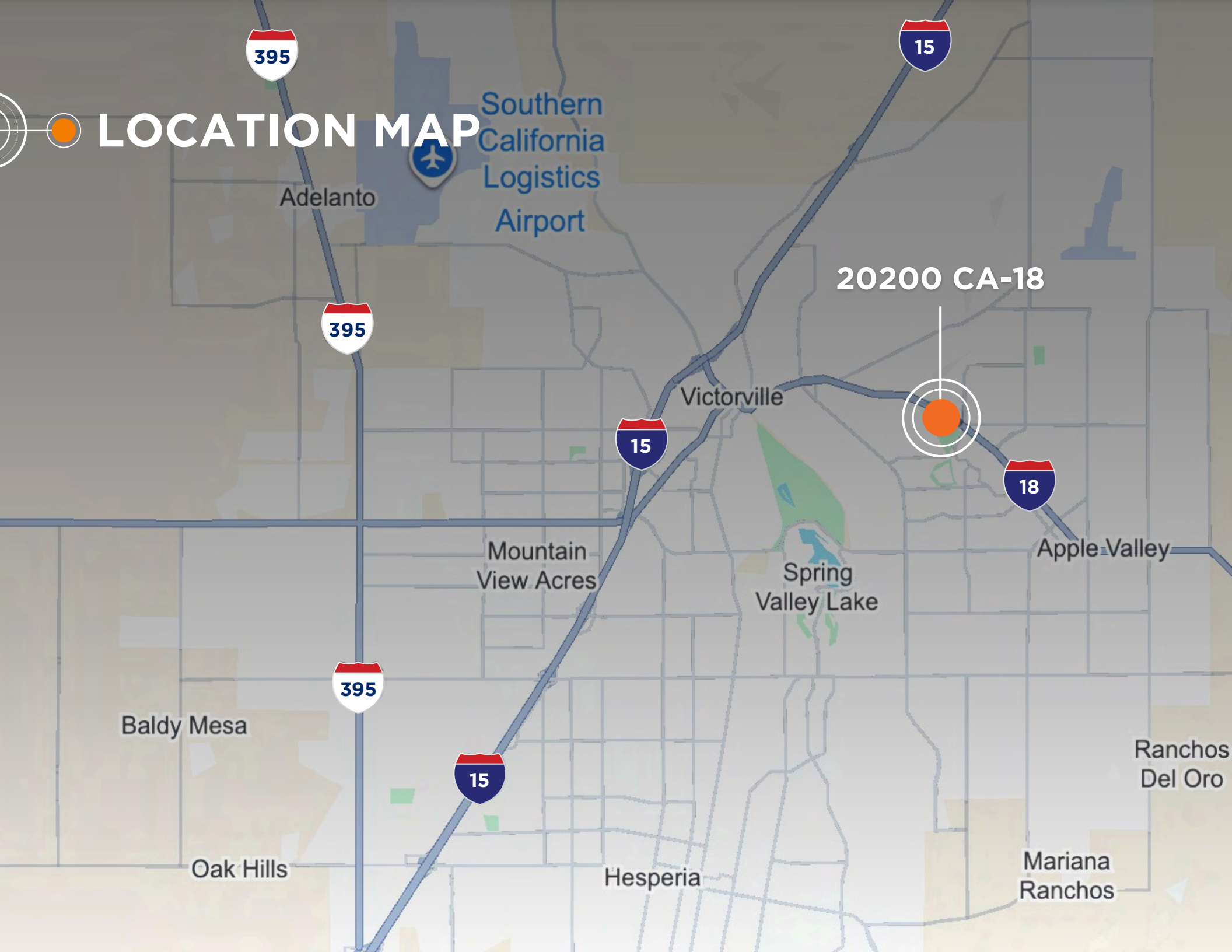


PROPOSED FLOOR PLAN



EXISTING FLOOR PLAN

LOCATION MAP



20200 CA-18

395

15

395

15

18

395

15

Southern California Logistics Airport

Adelanto

Victorville

Mountain View Acres

Spring Valley Lake

Apple Valley

Baldy Mesa

Oak Hills

Hesperia

Ranchos Del Oro

Mariana Ranchos



LOCATION SUMMARY



APPLE VALLEY, CA

Apple Valley is a high-desert community located in San Bernardino County along the I-15 corridor, offering strategic access to the Inland Empire, Southern California logistics routes, and the High Desert region. Known for its business-friendly environment, affordable land, and growing population, Apple Valley continues to attract industrial, commercial, and residential development. With proximity to Victorville, Hesperia, and the future Brightline West high-speed rail station, the area is well-positioned for long-term growth and regional connectivity.

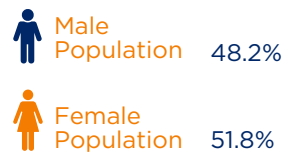


DEMOGRAPHICS

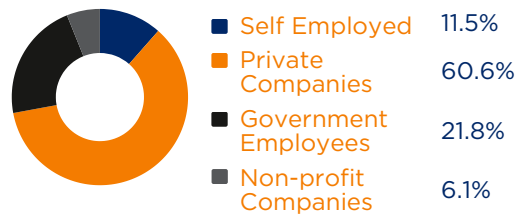
APPLE VALLEY, CA

There are 77,643 residents in Apple Valley, with a median age of 39.5. Of this population, 48.89% are male and 51.11% are female. U.S.-born citizens make up 86.45% of the resident base, while non-U.S.-born citizens account for 5.49%, and non-citizens represent 8.07%. A total of 63,231 residents currently live in the same house they did one year ago, reflecting a relatively stable and rooted community.

POPULATION



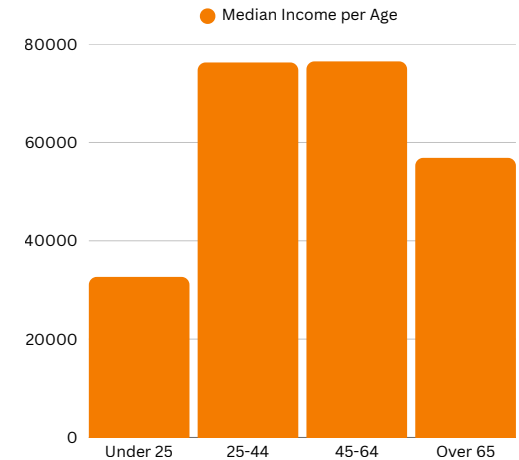
EMPLOYMENT



HOUSEHOLDS



INCOMES



By Point2homes. Demographic data shown in this section was gathered from the latest U.S. Census Bureau release.



DISCLAIMER

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DISCLAIMER STATEMENT

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

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