

SUB-LEASE OPPORTUNITY

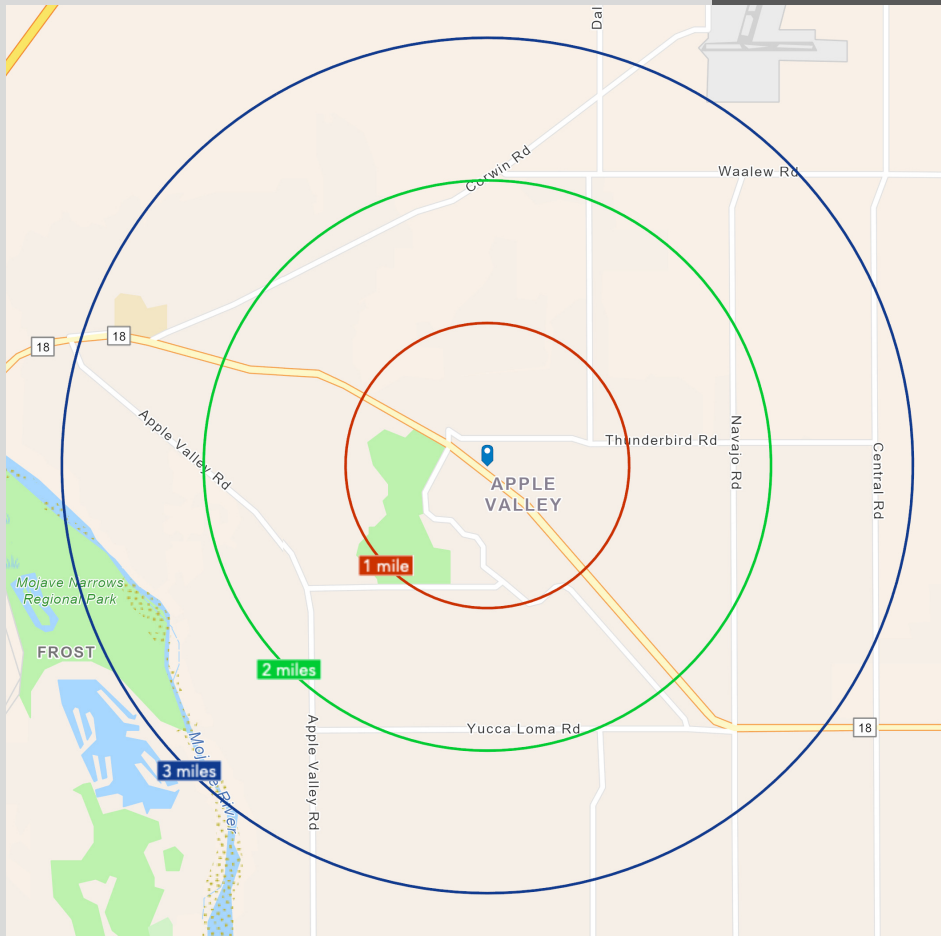


APPLE VALLEY, CA  
*Walgreens* #7948

± 15,035 SF | Aug '29 | \$110K/yr, MG

20250 US HIGHWAY 18 | APPLE VALLEY, CA





## Property Overview

- **Size.** ±1.49 AC; ±15,035 SF with drive through
- **Hard Corner Outparcel.** Nearby businesses include Super Walmart, Super Target
- **Opportunity.** Below market rent, long-term sublease
- **Signalized Intersection.** ±30,000 VPD
- **Zoning.** C-G, General Commercial
- **Parking.** ±63 spaces
- **Signage.** Electronic reader + building
- **Access.** Extended FI/FO on US 18 & on Base Hill
- **Convenient Location.** Center of the trade area's primary retail district
- **Restricted Uses.** Retail pharmacy



'20 Estimates	1 Mile	2 Miles	3 Miles
<b>Population</b>	<b>5,253</b>	<b>20,024</b>	<b>40,764</b>
<b>Households</b>	<b>1,721</b>	<b>6,802</b>	<b>13,496</b>
<b>Avg. HH Inc.</b>	<b>\$64,878</b>	<b>\$88,815</b>	<b>\$92,807</b>

SUBLEASE OPPORTUNITY

**RetailNet**  
REAL ESTATE

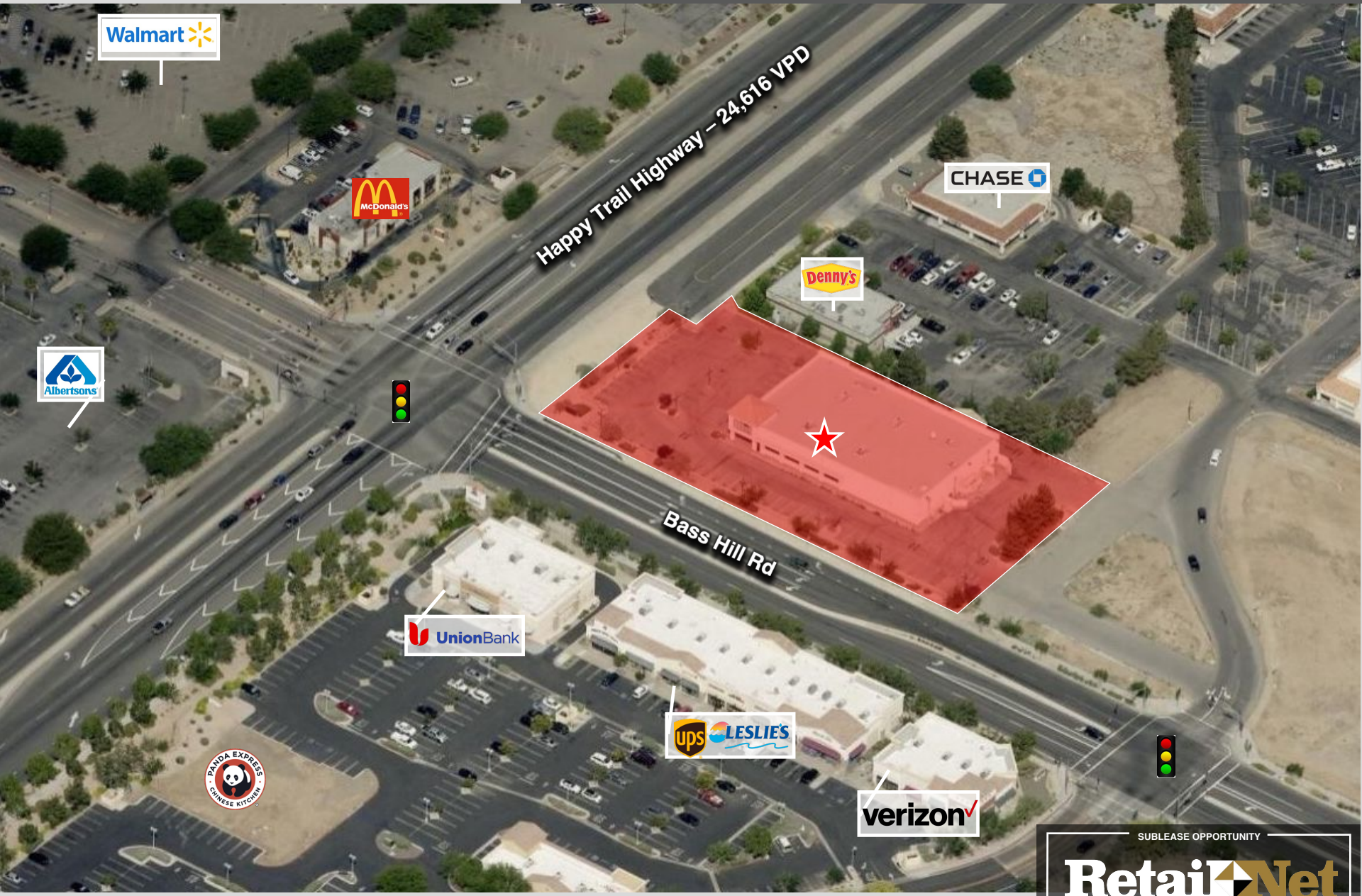












SUBLEASE OPPORTUNITY

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REAL ESTATE















# SUB-LEASE TERMS

SUGGESTED RENT\*

\$110,000

*(inclusive of RET; R&M, insurance, utilities separate)*

MINIMUM TERM

Co-terminus (8/31/29)

DELIVERY


“As-Is”

OFFERS EVALUATED AS RECEIVED

*\*Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

## CONTACT

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