

COMMERCIAL-GENERAL ZONED LOT

Apple Valley, CA 92308

In The “Heart” of Apple Valley
Commercial/Business District
.76 AC With Extensive
Possibilities!



SMOKE TREE COMMERCIAL

Commercial - Residential - Land

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Snapshot of the Opportunity

- **List Price \$144,880**
- **.76 AC (±33,105 SF)**
- **Zoned C-G (Commercial General)**
- **Apple Valley is an incorporated Community**
- **Strategically located East of I-15 and just south of SR-18**
- **Heart of the Business District**
- **New Market Tax Credit Zoned**
- **Terms: Cash, CTNL, Seller May Carry**



Location – Location – Location

- 2 hrs approx to Los Angeles
- 2.5 hrs approx to Las Vegas
- 2.5 hrs approx to Laughlin
- Minutes to I-15 north of property
- Minutes to Barstow and B.I.G.



Property Highlights

- **0.76 acres** of usable, commercially zoned land
Commercial General (CG) zoning with broad permitted uses per **AVDC 9.35.030**
- Suitable for **retail, restaurant, office, medical, automotive, and service-based development**
- High-visibility location within a growing Apple Valley trade area
- **Level, buildable terrain** ideal for efficient site design
- Strong demographics and consistent traffic flow
- Excellent opportunity for developers, investors, and owner-users



Summary of Permitted Uses

- Admin/Prof. Office
- Congregate Care Facility
- Food Service Facilities/QSR
- Grocery/Convenience
- Assemblage Facility
- Automotive Related
- Commercial Retail
- Catering Business
- Feed & Tack
- Hospitality
- Nursery
- Studio
- Mortuary/Cremation Srvs.
- Private School
- Health Care Facility
- Kennel/Cattery
- Manufacturing Facility
- Wholesale Sales/Supply Businesses
- And More...

Community Highlights & Character

- “**A Better Way of Life**” is the town motto, reflecting its focus on family-friendly living, open space, and community engagement. [Wikipedia](#)
- Apple Valley’s identity is shaped by:
- **Outdoor recreation:** hiking, equestrian culture, and desert exploration
- **Local events:** seasonal festivals, markets, and civic gatherings
- **High Desert heritage:** a mix of frontier history, military influence, and modern growth
- The community maintains strong ties to its past while embracing development, making it a hub for **retail, logistics, healthcare, and education** in the Victor Valley region.



Regional Growth Drivers

Barstow International Gateway (BIG):

- \$1.5B BNSF Railway project on 4,500+ acres
- Rail yard, intermodal hub, and logistics facilities
- Thousands of jobs expected, boosting housing and land demand
- Anticipated to double the population in the area
- Clean-energy cargo handling, positioning Barstow as a sustainable logistics hub
- ±35 Minutes (30-34 miles) close.

Economic Impact: Increased demand for residential, recreational, and investment properties in surrounding communities like Apple Valley, CA



Hollywood & Mid-Century Identity

- Apple Valley became known as the “**Apple of the Desert,**” attracting celebrities, ranchers, and developers.
- The area’s open landscapes and Western aesthetic made it a natural fit for filming and ranch retreats, contributing to its mid-century charm.
- Apple Valley is widely associated with **Roy Rogers and Dale Evans**, who lived and worked in the High Desert and helped popularize the region’s Western identity.





Street Scene
w/Curb Cut



NW Corner



APPROX 110 Ft. Wide x 300 Ft Deep




SEC Corner



Looking East

**Seize this opportunity to own land in
Apple Valley — positioned at the
intersection of lifestyle, and future
growth.**



 Malaki Rd

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