

MATTHEWS™



\$1,036,800 in Rent Remaining | High Yield | Strategic Real Estate Value | High-Yield Retail Investment Backed by Walgreens

20250 US Highway 18

Apple Valley, CA 92307

**Dark Retail
Investment Opportunity**

Offering Memorandum

Exclusively Listed By



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MATTHEWS™



20250 US Highway
Apple Valley, CA 92307

±14,989 SF

GLA

±1.42 AC

Lot Size

±29,700 VPD

US Highway 18

Absolute NNN

Lease Type

\$193.48

Price Per SF



Investment Highlights

Property Highlights

- **High-Yield Absolute NNN Investment** – Offered at a 11.17% cap rate with \$324,000 NOI, providing strong in-place cash flow backed by a corporate Walgreens lease structure.
- **Zero Landlord Responsibilities** – Structured as an Absolute NNN lease, minimizing ownership obligations and creating a passive investment opportunity with no landlord expense responsibilities.
- **Corporate Walgreens Guaranty** – Lease guaranteed by Walgreens, one of the nation's most recognized pharmacy operators and a longstanding national retail tenant.
- **Strategic Exit / Repositioning Opportunity** – With approximately 3.2 years of lease term remaining, investors have the opportunity to capitalize on continued income while planning for future leasing, redevelopment, or owner-user repositioning.
- **Fee Simple Ownership** – Investors benefit from complete control through fee simple ownership, allowing maximum flexibility for future disposition or redevelopment strategies.
- **Large Freestanding Retail Building** – The property consists of approximately 14,989 SF situated on a sizable 1.42-acre parcel, providing strong functionality and future adaptability.



Investment Highlights



Location Highlights

- **Prime Signalized Corner Location** – Located along State Highway 18, a major commercial corridor through Apple Valley with strong daily traffic counts and regional connectivity throughout the High Desert.
- **Dense Retail Corridor** – Surrounded by national retailers, service providers, and residential growth, supporting long-term underlying real estate value and future tenant demand.
- **Flexible Commercial Zoning** – Zoned C-G (General Commercial), allowing for a broad range of future retail, medical, or service-oriented uses.
- **Strong Residual Real Estate Value** – The combination of hard corner positioning, substantial land area, established retail trade area, and prominent frontage supports long-term intrinsic land value beyond the existing tenancy.



+ Providence St. Mary Medical Center
±213 Beds | ±1,750 Employees

🏠 Desert Knolls
±1,047 Lots

🏌️ Apple Valley Golf Course

🏠 Spring Valley Lake
±800 Lots

🏠 Spring Valley Lake
±4,214 Lots

Apple Valley Commons

TARGET **ROSS** 
DRESS FOR LESS

RETRO BOWL AV **OLD NAVY**

COLD STONE  **WaBa grill** 

  **verizon**

Subject Property



 **Victor Valley College**
±24,366 Students

±29,700 VPD

Financial Summary

\$2,900,000

List Price

11.17%

Cap Rate

\$1,036,800

Rent Remaining

±1.42 AC

Lot Size

Property Details

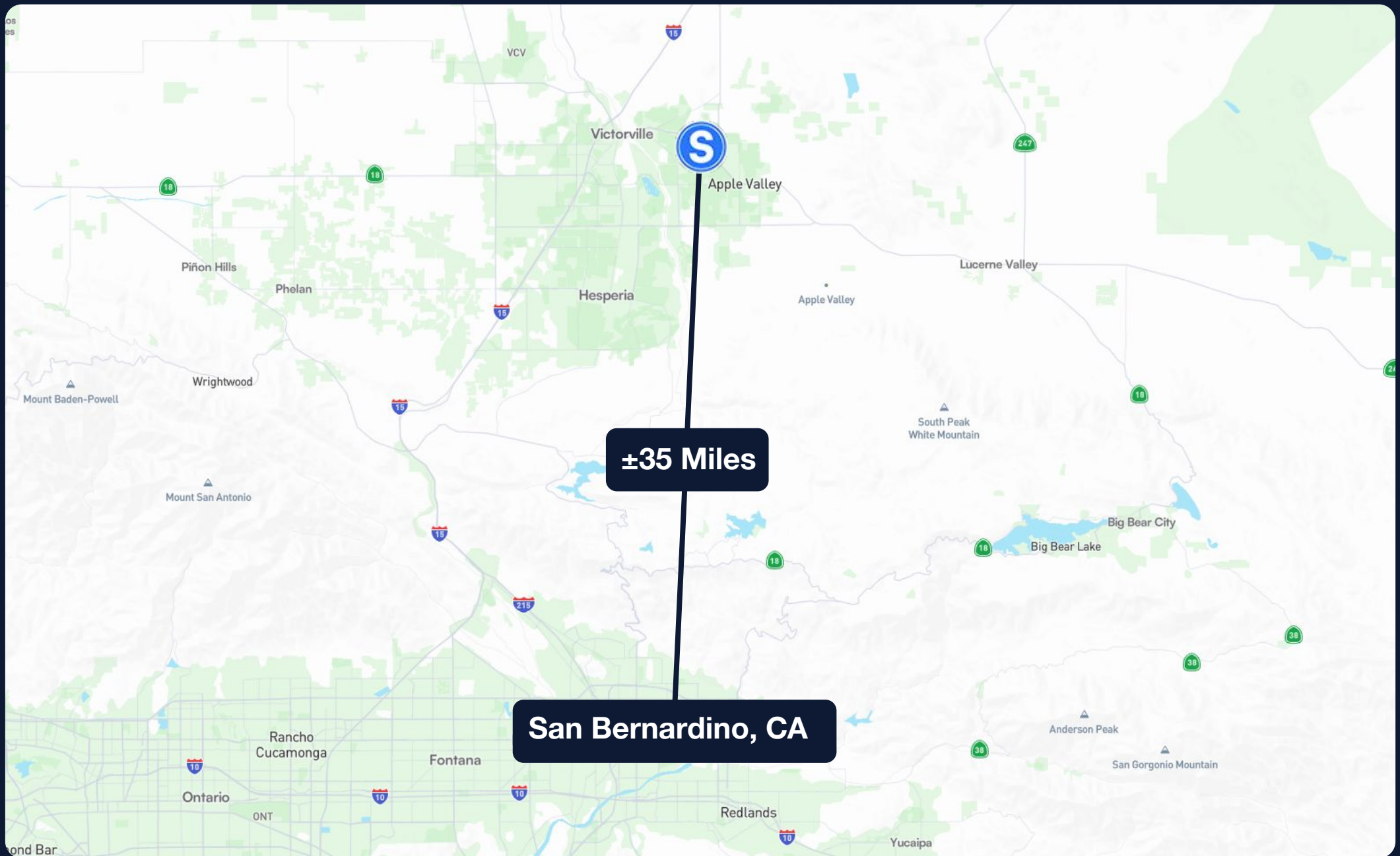
Address	20250 State Highway 18, Apple Valley, CA 92037
Rentable Area	±14,989 SF
Land Area	±1.42 AC
Year Built	26-Jun-05
APN	3112-171-20-0000
Ownership	Fee Simple
Zoning	C-G

Financial Overview

Price	\$2,900,000
Net Operating Income	\$324,000
Cap Rate	11.17%
Guaranty	Corporate
Tenant	Dark Walgreens
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Commencement	9/1/2004
Lease Expiration	8/31/2029
Term Remaining	±3.2 Years
Price	\$2,900,000
Net Operating Income	\$324,000

MARKET OVERVIEW

20250 Us Highway 18
Apple Valley, CA 92307



Apple Valley, CA

75,325
Total Population



Local Market Overview

Apple Valley is a growing High Desert community located in San Bernardino County, strategically positioned along the Interstate 15 corridor between Southern California and Las Vegas. Serving as a key hub within the Victor Valley region, Apple Valley benefits from regional connectivity, steady population growth, and increasing demand for retail, medical, and service-oriented uses. The area offers a more affordable alternative to coastal Southern California markets, attracting both residents and businesses seeking value and expansion opportunities.

The local economy is supported by a mix of healthcare, logistics, and regional-serving retail, anchored by major employers such as St. Mary Medical Center and the broader High Desert medical corridor. Apple Valley has continued to see investment in commercial development, particularly along key thoroughfares like Bear Valley Road and Highway 18, where national retailers and quick-service restaurants have expanded to meet growing consumer demand.

With a trade area that extends beyond its immediate population into neighboring communities such as Victorville and Hesperia, Apple Valley captures a broad consumer base across the High Desert. Strong traffic patterns, limited competition in certain retail segments, and continued residential growth contribute to the area's long-term viability. As Southern California continues to expand inland, Apple Valley presents compelling opportunities for investors seeking yield, growth potential, and access to an underserved and evolving market.

Property Demographics

Population	5-Mile	10-Mile	15-Mile
Five-Year Projection	91,306	277,004	388,708
Current Year Estimate	92,054	277,056	385,579
2020 Census	94,046	278,697	381,838
Households	5-Mile	10-Mile	15-Mile
Five-Year Projection	31,172	87,455	118,661
Current Year Estimate	31,112	86,085	115,612
2020 Census	31,290	85,251	112,917
Income	5-Mile	10-Mile	15-Mile
Average Household Income	\$103,981	\$102,069	\$105,512

San Bernardino, CA- MSA

Market Overview

The San Bernardino MSA is a major economic center within Southern California's Inland Empire, supported by a diverse mix of logistics, transportation, healthcare, education, manufacturing, retail, and public-sector employment. Its strategic position along major interstate and freight corridors provides direct connectivity throughout Southern California and to the Ports of Los Angeles and Long Beach, strengthening the region's role as a significant distribution and supply chain hub. A large population base, extensive workforce, and comparatively accessible real estate have continued to attract businesses and investment across industrial, commercial, and residential sectors.

Economic Development

Economic development throughout the San Bernardino MSA is supported by continued investment in transportation infrastructure, industrial development, healthcare, education, and commercial growth. The region has experienced substantial expansion in logistics and distribution as companies seek well-connected locations serving the broader Southern California market. At the same time, investment in healthcare facilities, higher education, housing, and mixed-use development is helping diversify the local economy and create additional employment opportunities. Ongoing redevelopment of established commercial corridors and investment in growing communities position the San Bernardino MSA for continued long-term economic and real estate growth.



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 20250 Us Highway 18

20250 CA-18, Apple Valley, CA, 92307 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.