

JESS RANCH MARKETPLACE

Dominant Power Center in Apple Valley

For leasing, please contact:

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Legend Phase II		
Suite #	Tenant	Size (SF)
9131	Burlington	81,119
9105-1	Bath and Body Works	3,300
9105-B	Kirkland's	7,040
9105-3	Daiso	7,642
9047	Winco	93,696
9001	Petsmart	19,994
9157-1B	Spectrum	3,000
9157-2B	Navy Federal Credit Union	4,000
9157-1A	Carter's	4,190
9157-1	Oshkosh	2,766
9179-10	Crumbl Cookies	1,500
9179-9	Soya Love Sushi	1,100
9179-8	Jersey Mike's	1,233
9179-67	Massage Envy	3,266
9179-4	Chipotle	2,500
9179-23	Mattress Firm	3,516
9179	Golden Chopstix	1,300
9083	Famous Footwear	7,150
9083-2	Torrid	3,080
9083-3	Miracle Ear	1,200
9083-4	Big 5	11,268
9059-45	Euphoria Nail Salon	2,188
9059	Care More	4,952
J0A	Precision Eye Associates	2,532
9071-1	Western Dental	5,056
9023	Nifty after 50	2,200
9023-2	Sephora (Coming Soon)	4,256
9035	AVAILABLE	17,340
9095	Bank of America (NAP)	5,474

SITE PLAN | PHASE III



LEGEND | PHASE III

Suite #	Tenant	Size (SF)
8805-1A	Los Alazanes Mexican	1,405
8805-2	AVAILABLE	1,562
8805-3	America's Best Eyeglasses	3,204
8805-4	Jess Ranch Dental	1,600
8805-5	AVAILABLE (T-Mobile)	1,135
8805-6	AT&T	1,400
8901	Jack in the Box	2,600
8999	Red Robin (NAP)	5,532
8989	Dennys (NAP)	4,000
8985-1	Alaska Credit Union	1,100
8985-2	European Wax Center	1,826
8985-3	Quench Water Store (In Lease)	1,216
8985-4	American Barbershop	1,200
8975-1	Flame Broiler	1,215
8975-2	Angel Spa & Nails	969
8975-3	AVAILABLE (UBreakiFix)	1,180
8975-4	Pizza Guys	1,129
8975-5	SEE'S CANDIES	1,557
8975-6	GNC	1,390
8975-7	M&M Jewelers	1,452
8965	Buffalo Wild Wings	5,500
8811	Best Buy	30,000
8815	Mor Furniture	25,000
8821	ULTA	9,980
8935	Cinemark	39,861
8855-1	Gieuseppe's	1,716
8855-2	Warhammer Games	1,100
8855-3	AVAILABLE	1,248
8855-4	AVAILABLE	1,300
8825	24 Hour Fitness	42,000

PROJECT HIGHLIGHTS

- Dominant Power Center and premium location in the High Desert with over 408,000 sf of GLA.
- 5 miles east of the 15 Freeway and proximate to affluent residential.
- Located at a highly trafficked intersection along the major thoroughfares of Bear Valley Road and Apple Valley Road.
- Co-tenancy with nationally known retailers including Cinemark, 24 Hour Fitness, Best Buy, ULTA, Winco Foods, Daiso, Burlington, PetSmart, Sephora, and Navy Federal Credit Union.
- Easy ingress and egress exceptional project signage.
- Central location in the trade area
- Shop and Sub Anchor Opportunities available

Demographics	1 Mile	2 Miles	3 Miles
Population	4,424	16,434	48,217
Avg. Household Income	\$85,269	\$98,682	\$108,056
Daytime Population	4,254	10,871	28,777
Parking			
Spaces			3,444
Parking Ratio		6.85 per 1,000 SF	



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AREA OVERVIEW

VICTOR VALLEY
TOWNE CENTER

VONS **ROSS**
DRESS FOR LESS
petco

MOJAVE PLAZA



DOLLAR TREE



COMMERCIAL

MULTI-
FAMILY

SPRING VALLEY LAKE

4,215 HOMES, TWO
CONDOMINIUM COMPLEXES AND
ONE TOWNHOUSE COMPLEX. 200
ACRE WATERSKI LAKE.

**VICTOR VALLEY
COMMUNITY COLLEGE**

APPROX. 13,000 ENROLLED
STUDENTS

MOJAVE RIVER

**JESS RANCH
PKWY**

REGIONAL
COMMERCIAL
(RETAIL & OFFICE)

PROPOSED 70
ROOM HOTEL

**JESS RANCH 55+
MASTER PLANNED
COMMUNITY**

REGIONAL
COMMERCIAL
(RETAIL & OFFICE)



BEAR VALLEY RD

**SPRING VALLEY
LAKE
EQUESTRIAN
COMMUNITY**

MOJAVE RIVER
CROSSINGS



REATA RD

APPLE VALLEY RD

APPLE VALLEY
TOWNE CENTER



GENERAL COMMERCIAL

JESS RANCH SPECIFIC
PLAN

APPLE BEAR
SHOPPING CENTER

SPROUTS
FARMERS MARKET



Mister
CAR WASH

