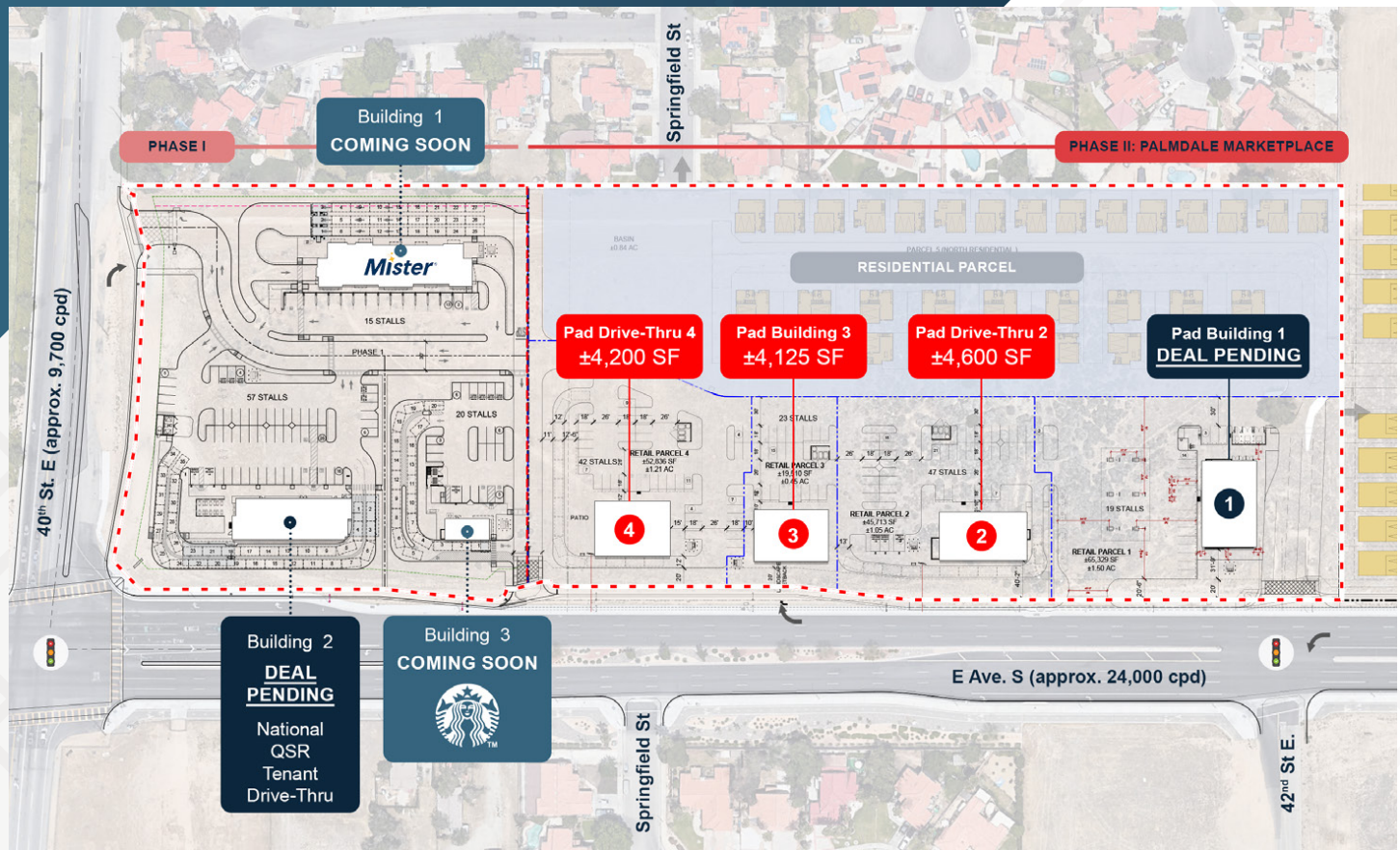


# The Marketplace

NWC of Avenue S & 40th Street | Palmdale, CA 93550



## Pad / Drive-Thru / BTS Opportunity

±4,200 SF & ±4,600 SF  
Pad Drive-Thru

±4,125 SF  
Pad Building

## DESCRIPTION

- Opportunity to lease in one of the trade areas dominant growing area
- **Top performing retailers in the state/country in the immediate trade area; Placer.ai ranking data on page 2**
- Rapidly growing affluent customer base with average annual household incomes of over \$80,000 within a 1 mile radius
- Surrounding area with high performing mix of national retailers including Target, Lowes, Best Buy, Sprouts, Homegoods, Barnes & Noble, Smart & Final, Ross, Ulta, and more
- Signalized intersection at the northwest corner of Ave S and the entry to Palmdale Marketplace (combined approximately over 33,000 cars per day)

## 2024 DEMOGRAPHICS

|                      | 1 Mile   | 3 Miles  | 5 Miles  |
|----------------------|----------|----------|----------|
| Population           | 22,258   | 100,437  | 127,881  |
| Avg Household Income | \$82,512 | \$81,550 | \$76,481 |
| Daytime Population   | 2,127    | 9,619    | 18,305   |

Source: Esri

## TRAFFIC COUNTS

East Avenue S approx. 24,000 cpd  
40th Street approx. 9,700 cpd

Source: Costar

Developed by: Sage Investo & Citivest Commercial



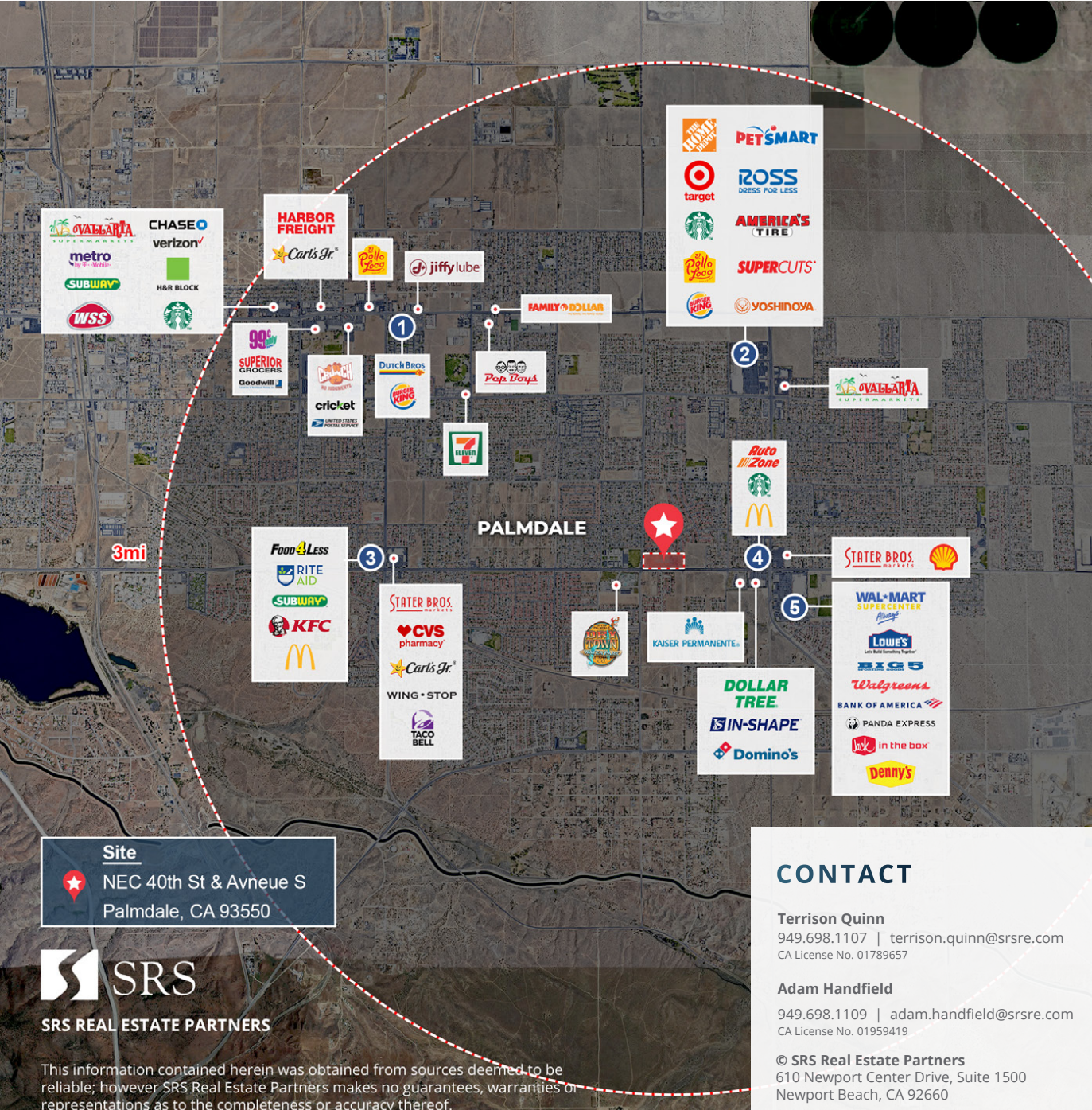
## CONTACT

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# The Marketplace

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**Site**  
 📍 NEC 40th St & Avneue S  
 Palmdale, CA 93550



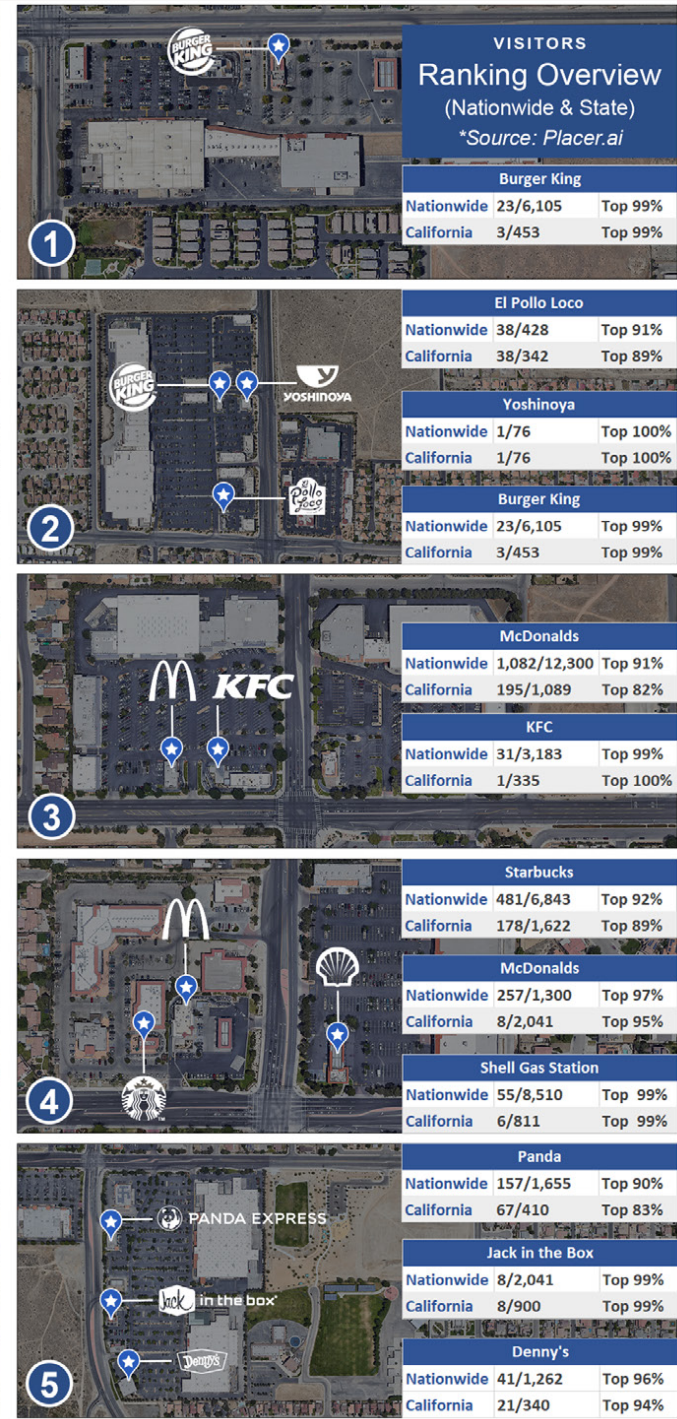
This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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Available

**2** Pad Drive-Thru: ±4,600 SF Available

**3** Pad Building: ±4,125 SF Available

**4** Pad Drive-Thru: ±4,200 SF Available



# The Marketplace

NWC of Avenue S & 40th Street | Palmdale, CA 93550



## Conceptual Elevations

Developed by: Sage Investo & Citivest Commercial



**DEAL PENDING**

**Building 2** - National QRS Restaurant Tenant Drive-Thru



**COMING SOON**



**Building 3** - National Coffee Tenant Drive-Thru



**COMING SOON**



**Building 1**

