



PALMDALE PLACE

2211-2361 E. PALMDALE BLVD. PALMDALE, CA 93550

TENANT IMPROVEMENTS AVAILABLE

NEW SUITES MOVE-IN READY

 **The Abbey Company**
REAL PROPERTY SOLUTIONS

PROPERTY HIGHLIGHTS

This 130,000 + sq ft property is located in a densely populated trade area. Palmdale Place is a large, well-established and well-maintained neighborhood shopping center.

- **Tenant Improvements available**
- **Anchored by 50,000 + sq ft Antelope Valley College**
- **Antelope Valley College has an enrollment of over 3,000 students**
- **Possible 10:1 parking to accommodate a variety of retail, medical, or office uses**
- **Professional and responsive property management and leasing team on site**
- Located on the city's major commercial corridor, Palmdale Boulevard, with an Average Daily Traffic count of 35,000
- Available units feature brand new interior construction including new modern restrooms, stained, sealed and polished concrete floors, and new 2 x 2 ceilings with modern, energy efficient LED light fixtures.
- Convenient access to Antelope Valley Freeway (California Route 14), less than two miles away
- Five points of ingress/egress with two signalized intersections at 22nd and 25th Streets
- Monument signage available
- New exterior paint and parking lot
- Located across from the U.S. Post Office





LOCATION SUMMARY

Palmdale Place Shopping Plaza boasts high traffic and visibility as it is ideally located on Palmdale Boulevard, the main artery in the city of Palmdale, California at the signalized intersections between 22nd and 25th Streets. Just two miles from the Antelope Valley Freeway (aka California Route 14, which is a major freeway running north and south through the cities of the Mojave Desert), Palmdale Place has a diversified mix of tenants providing one-stop shopping and services. Just across the street are the U.S. Post Office, Universal Fitness Club, and Goodwill. Palmdale's City Hall, Cultural Center, three hotel/motels, seventeen schools and two theaters are all located within a two mile radius of Palmdale Place. Clearly, this neighborhood center has a prime location.

PROPERTY INFORMATION

ADDRESS

2211-2361 E. Palmdale Blvd.
Palmdale, CA 93550

TOTAL SF

129,294 SF

PROPERTY TYPE

Multi-Tenant Retail, Office
& Medical Building

YEAR BUILT

1985,
Renovated 2017

CONSTRUCTION

Masonry

LAND AREA

6.414 Acres

PARKING

7.66/1,000

DESIGN

Spanish Style Roof and Stucco

BUILDINGS

6

ZONING

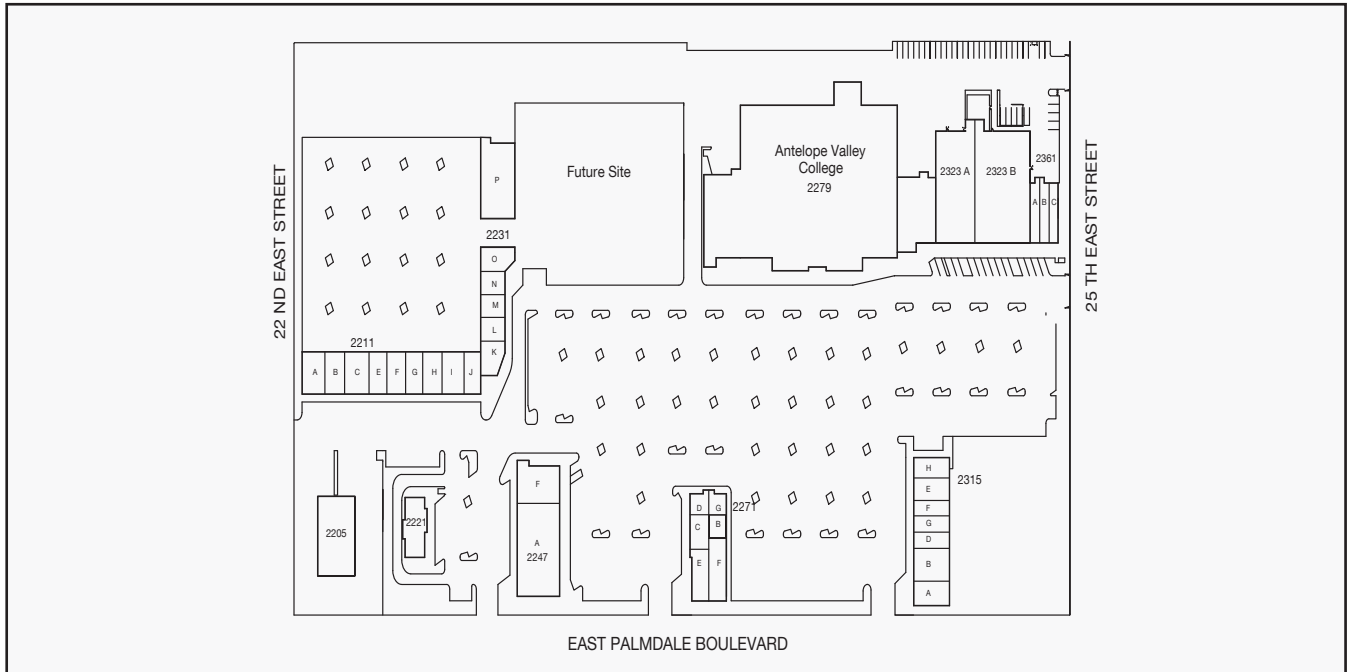
C-3 (General Commercial)



AREA OVERVIEW

Situated in the northern portion of Lost Angeles County, Palmdale is also part of the geographic region known as the Antelope Valley between the San Gabriel and Tehachapi mountain ranges. In total, the Antelope Valley encompasses 475,000 people, with its two largest cities being Palmdale and Lancaster. Palmdale is a city that has enjoyed tremendous growth and prosperity over the last two decades. More than 169,000 residents who call Palmdale home enjoy a pleasant quality of life in this family-oriented, bedroom community to the Greater Los Angeles area. The average household income is \$65,000. Over the last 25 years, Palmdale has consistently been ranked in the top 25 fastest growing cities in the U.S. and the fastest growing city in Los Angeles County. By land area, Palmdale is the second largest city in Los Angeles County, sixth largest in California and one of the top 100 largest cities in the U.S.

SITE PLAN



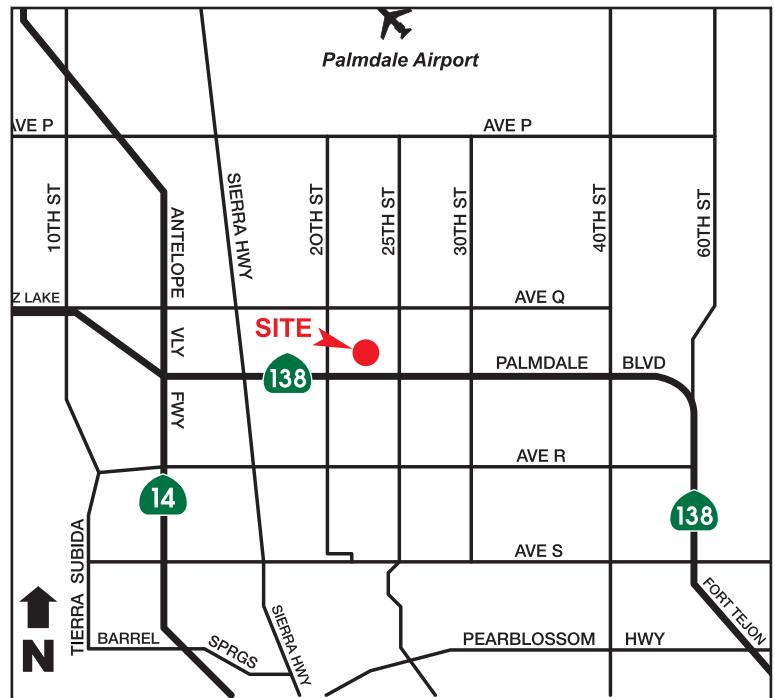
ON-SITE LEASING OFFICE

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CORPORATE OFFICE

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