



38463 9TH ST E, PALMDALE CA 93550

RETAIL AVAILABLE

**FOR SALE**



OFFERING MEMORANDUM



## ● SITE DESCRIPTION

IKON Properties is proud to present 38463 9th Street East, a well-positioned commercial property located in the heart of Palmdale's expanding business district. This attractive asset occupies a prominent corner location along 9th Street East, offering excellent visibility, strong signage potential, and convenient access for both customers and tenants.

The property enjoys a prime Palmdale location, surrounded by major retailers and situated within a highly active commercial corridor. With direct access to Highway 14 and key arterials, the site offers seamless regional connectivity throughout Palmdale, Lancaster, and the greater Antelope Valley.

Supported by strong local demographics and continued commercial growth, 38463 9th Street East represents an exceptional opportunity to acquire a versatile, income-producing asset in one of the Antelope Valley's most dynamic markets.

PROPERTY TYPE  
Retail

PRICE  
**\$649,000**

BUILDING  
**4,428 SF**

LOT  
**4,792 SF**

APN  
**3008-034-001**

ZONING  
**PDC3**



# PROPERTY HIGHLIGHTS

- Flexible Lease Structure – Existing short-term leases provide an excellent opportunity for an investor seeking value-add potential or an owner-user looking for near-term occupancy
- Prime Palmdale Location – Conveniently located near major retailers and key commercial corridors with strong visibility and access.
- Prime Transportation Access – Conveniently located near Highway 14 and major arterials, offering seamless connectivity throughout Palmdale, Lancaster, and the greater Antelope Valley region.
- Prominent Corner Location – Desirable corner positioning along 9th Street East offers excellent visibility, signage potential, and convenient access for customers.
- Strong Local Demographics – Located in a growing commercial corridor with a dense residential population and consistent consumer demand.



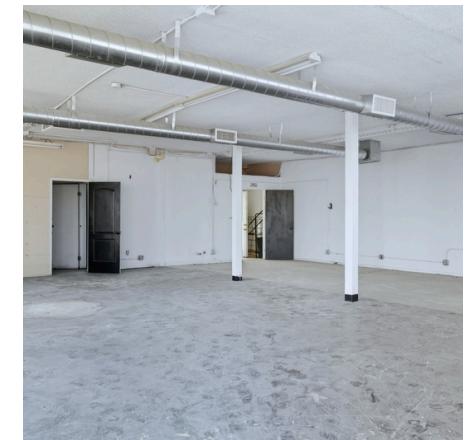
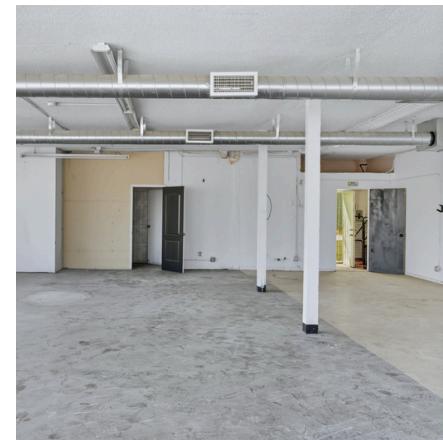
# FINANCIAL SUMMARY

UNIT #	SF	TENANT	BASE RENT	NNN	TOTAL RENT/MO	TOTAL RENT/YR
830	1,159	Lee Esther's Creole Food	\$1,735	\$393	\$2,128.00	\$25,536.00
832	549	Barber Shop	\$904	\$186	\$1,090.00	\$13,080.00
832.5	1,151	Guadalajara Taco Grill	\$1,910	\$390	\$2,300.00	\$27,600.00
834	1,569	Vacant	-	-	-	-
<b>TOTALS</b>	<b>4,428</b>		<b>\$4,549</b>		<b>\$5,811.00</b>	<b>\$66,216.00</b>

## OPERATING EXPENSES

ITEM	AMOUNT
Water	\$1,500.00
Trash	\$6,330.00
Insurance	\$5,062.00
Property Taxes	\$12,000.00
Maintenance/Reserves	\$5,000.00
<b>TOTAL EXPENSES</b>	<b>\$29,892.00</b>

# PROPERTY PHOTOS



# ○ RETAIL MAP



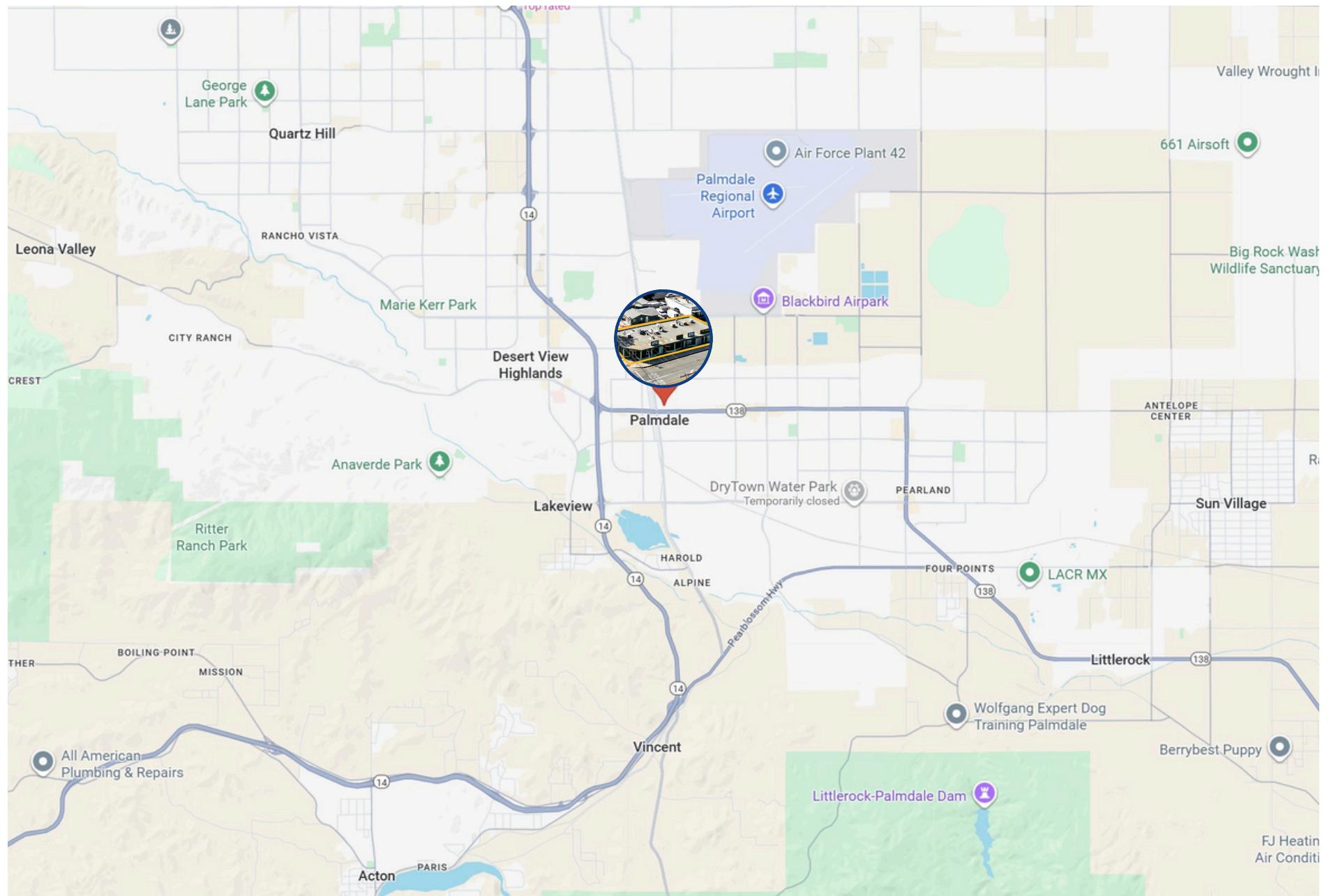
# AERIAL MAP



LOCATED JUST WEST OF AVENUE Q-6 ALONG 9TH STREET EAST, THIS PROPERTY SITS IN THE HEART OF PALMDALE'S MAIN COMMERCIAL CORRIDOR. WITH CLOSE PROXIMITY TO PALMDALE BOULEVARD AND THE 14 FREEWAY, IT OFFERS STRONG VISIBILITY, EASY ACCESS, AND IS SURROUNDED BY RETAIL, DINING, AND LOCAL SERVICES.



# LOCATION MAP



# DEMOGRAPHICS



Category	1 Mile	3 Mile	5 Mile
2024 Total Population	20,176	81,263	140,053
2029 Population	19,770	78,941	135,666
Pop Growth 2024-2029	-2.01%	-2.86%	-3.13%
Average Age	44.50	41.30	40.30
2024 Total Households	6,349	24,235	40,177
HH Growth 2024-2029	-2.09%	-2.93%	-3.25%
Median Household Income	\$33,843	\$55,110	\$66,809
Avg Household Size	3.10	3.30	3.40
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$246,547	\$291,067	\$333,726
Median Year Built	1980	1984	1987



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