

For Sale, Lease or Build-to-Suit
Rancho Vista Town Center
Palmdale, CA

NWC Rancho Vista Boulevard &
Town Center Drive Palmdale, CA 93551

For Sale, Lease or Build-to-Suit

2.31 Acres Adjacent to Walmart Neighborhood Market



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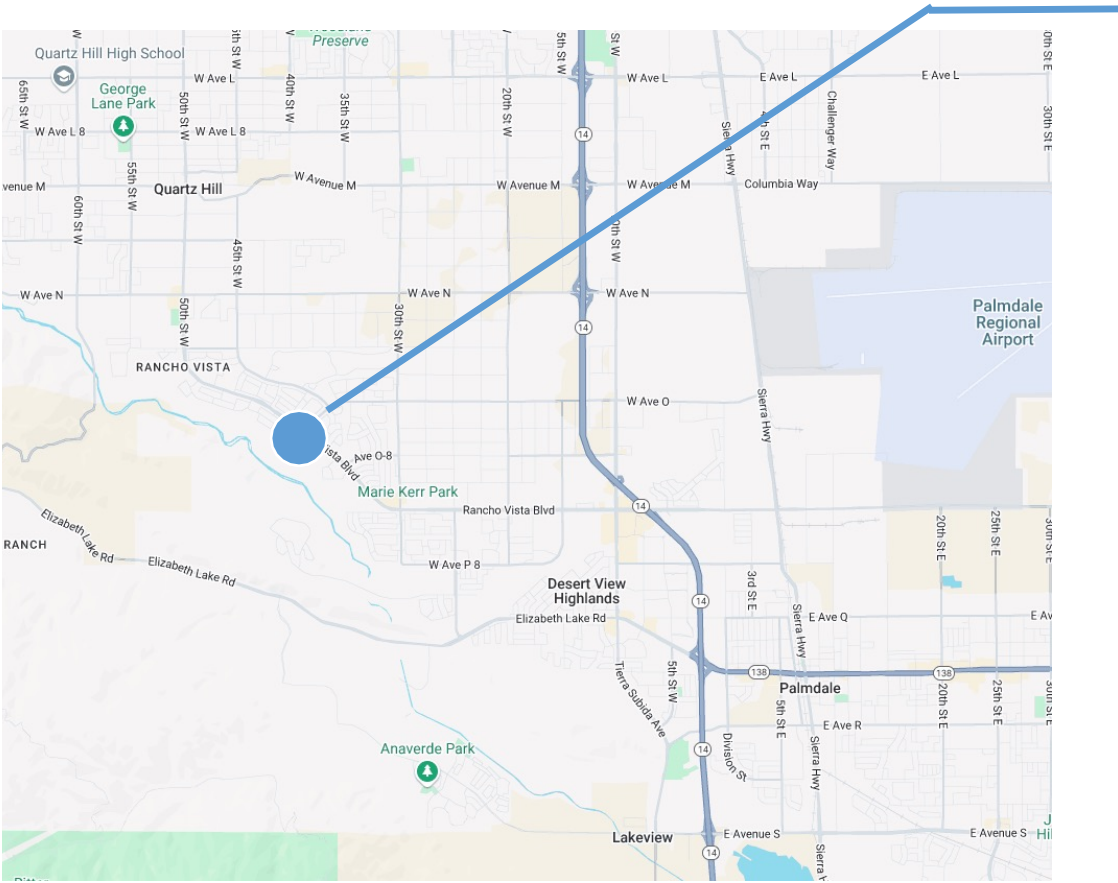
PROUD PARTNER



Note: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Axiom Retail Advisors.

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Property Highlights:

- Prime 2.31 acre Rancho Vista Development site
- Signalized intersection on Palmdale’s primary retail corridor
- Anchored by high performing Walmart Neighborhood Market
- Affluent demographics of \$162,627 AHHI within 1 mile
- Located at the heart of the award-winning Rancho Vista Master Planned Community
- Monument signage available

Demographics:

| 2024 Estimates | 1 MILE | 3 MILE | 5 MILE |
|----------------|-----------|-----------|-----------|
| Population | 10,435 | 45,361 | 113,750 |
| AHH Income | \$162,627 | \$153,153 | \$130,264 |



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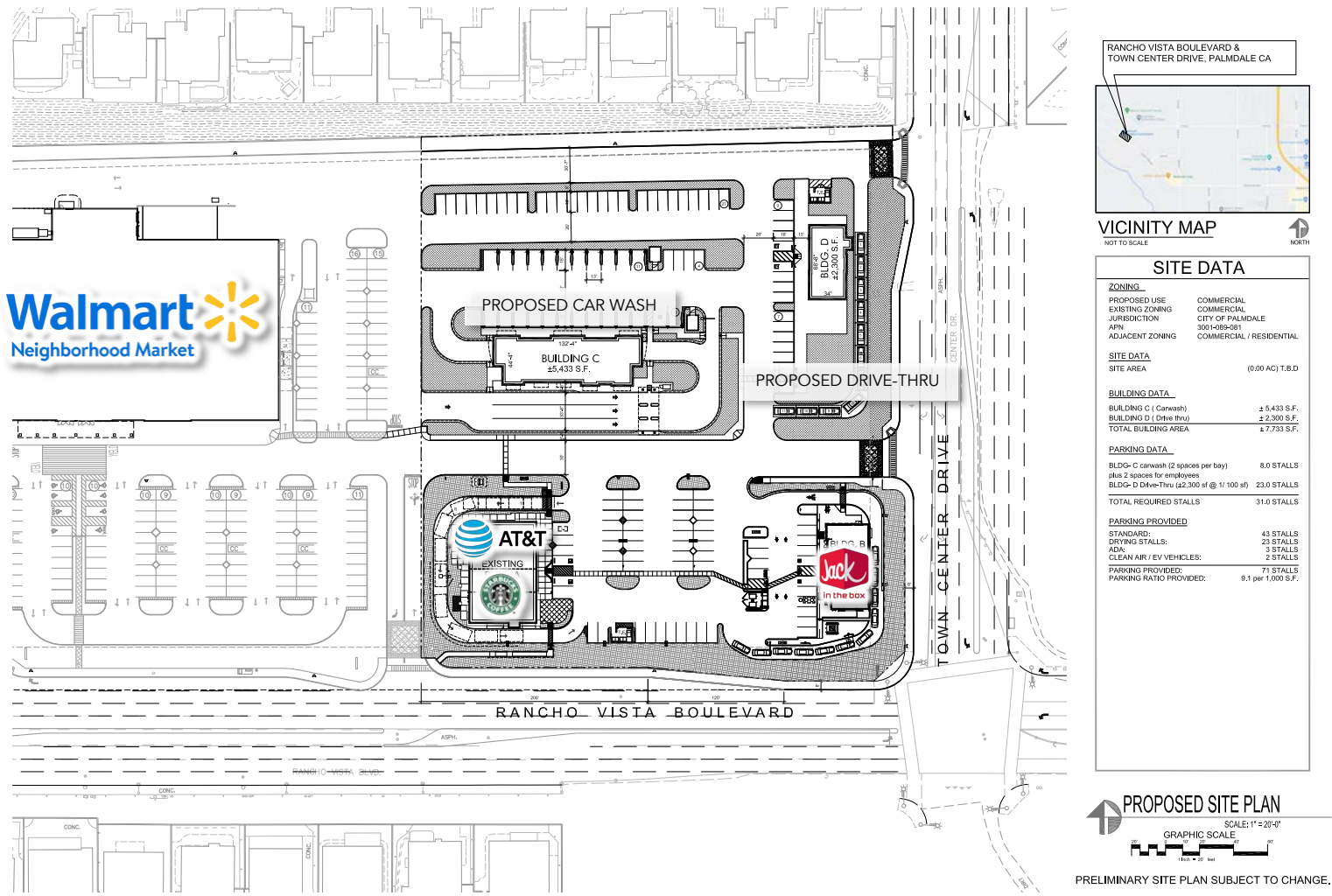
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R.Y. PROPERTIES INC.

Rancho Vista Town Center
Rancho Vista Blvd. & Town Center Dr. Palmdale, CA

McKently
Malak
ARCHITECTS

SITE PLAN
05.27.2022 020771MA

SP-04

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XTEAM
RETAIL ADVISORS

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