



NWC 87th St E & Pearblossom Hwy

Littlerock, California 93543

Property Highlights

- 20,000 Cars / Day Traffic Count at Intersection
- Signalized Corner
- Average Household Income in Area - \$100,000
- Entrances and Exits from both 87th St. and Pearblossom Hwy
- Build to Suit Available
- Ground Lease Available

Offering Summary

Sale Price:	Contact Broker
Lease Rate:	Contact Broker
Lot Size:	5.95 Acres

For More Information

Ted Zwicker

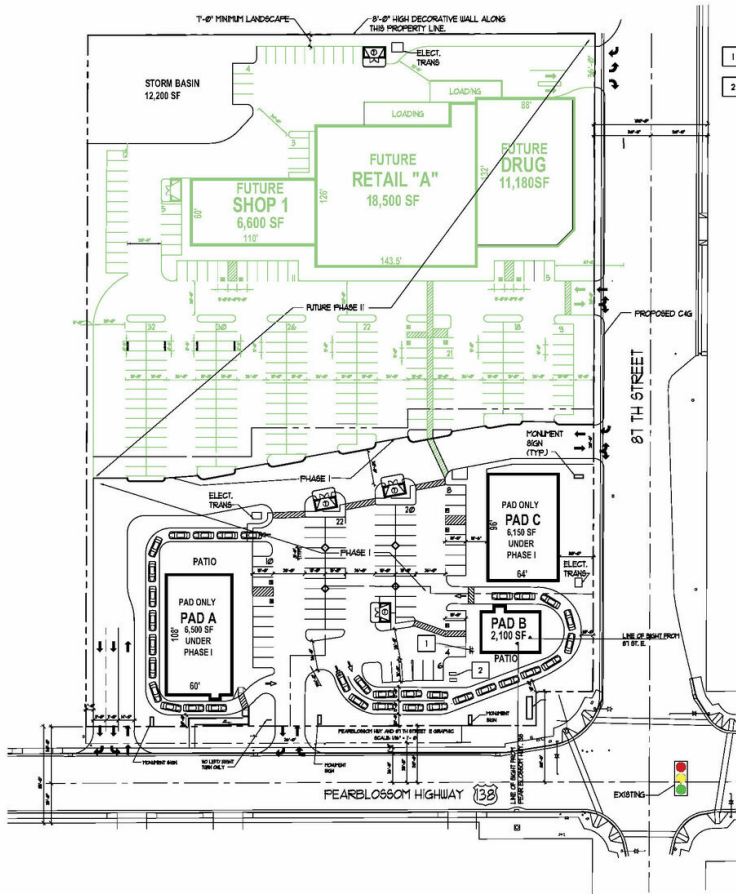
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KEYNOTES:

- 1 SHORT-TERM BIKE RACKS TOTAL OF 72
- 2 LONG-TERM BIKE RACKS TOTAL OF 2

PARKING BREAKDOWN:

RETAIL				RESTAURANT	
FUTURE DRUG	- 11,180 SF	100%	11,180 SF	0%	0 SF
FUTURE RETAIL "A"	- 18,500 SF	100%	18,500 SF	0%	0 SF
FUTURE SHOP 1	- 6,600 SF	40%	2,640 SF	60%	3,960 SF
PAD ONLY PAD A	- 6,500 SF	40%	2,600 SF	60%	3,900 SF
NEW BLDG. PAD B	- 2,100 SF	100%	2,100 SF	100%	2,100 SF
PAD ONLY PAD C	- 6,150 SF	40%	2,460 SF	60%	3,690 SF
				39,480 SF	11,550 SF
				39,480 SF @ 4/1000 = 158 STALLS	11,550 SF @ 10/1000 = 116 STALLS

PROJECT SUMMARY:

SITE AREA: 259,395 SQ.FT. ± 5.95 AC
 BUILDING AREA: 51,030 SQ. FT.
 LAND / BUILDING RATIO: 19.7%

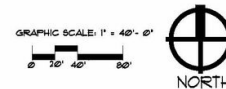
RESTAURANT: 11,600 SF @ 10/1000 116 STALLS
 RETAIL: 39,360SF @ 4/1000 158 STALLS
 PARKING REQUIRED: 274 STALLS
 PARKING PROVIDED: 279 STALLS

PARKING SUMMARY:

STANDARD STALLS 205
 COMPACT STALLS 62
 HANDCAPPED STALLS 12
 TOTAL STALLS 279

APN PARCEL NUMBERS: 3049-024-004
 3049-024-025
 3049-024-026
 3049-024-007

ZONING: M-1



PRELIMINARY SITE PLAN 1.3

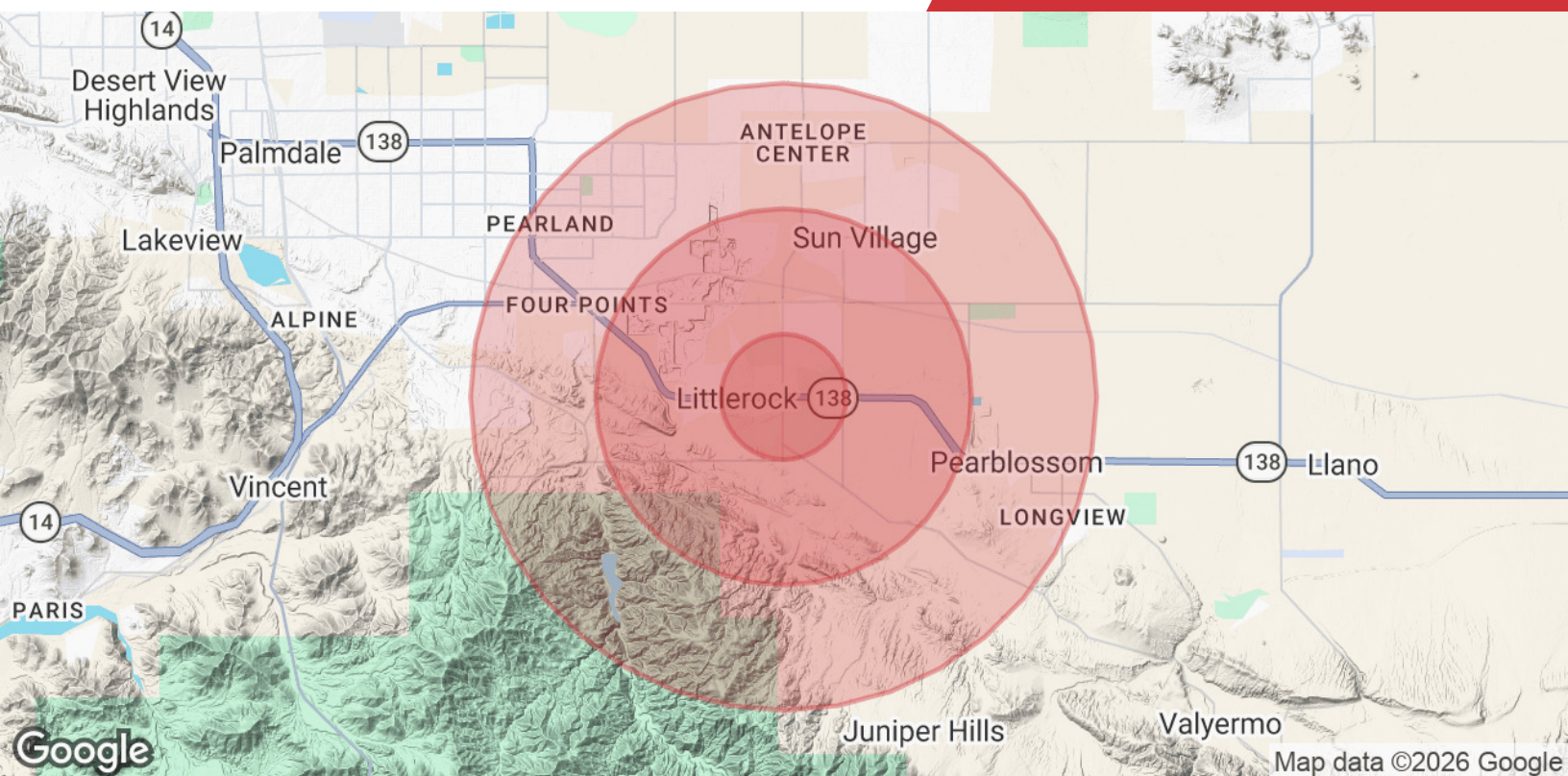
**PEARBLOSSOM HWY & 87 TH ST. E
 LITTLEROCK, CA. 93543**

RED

Architectural Group

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DATE: 12.14.2021
 PROJECT NUMBER: 397.1704.01



Population

	1 Mile	3 Miles	5 Miles
Total Population	2,017	8,031	41,866
Average Age	39.0	38.2	35.4
Average Age (Male)	34.5	36.2	34.5
Average Age (Female)	40.7	38.1	35.5

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	612	2,361	10,762
# of Persons per HH	3.3	3.4	3.9
Average HH Income	\$78,414	\$92,472	\$101,569
Average House Value	\$362,413	\$408,799	\$438,113

2023 American Community Survey (ACS)