



Colliers

HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices

SUPERIOR
GROCERS

SUBJECT

E Palmdale Blvd (22,488 CPD)



Palmdale High School

20th Street (8,990 CPD)

Superior Grocers Anchored Center

Retail Space Available: ±22,128 SF

38360 20th Street | Palmdale, CA 93550

Exclusively Offered by:

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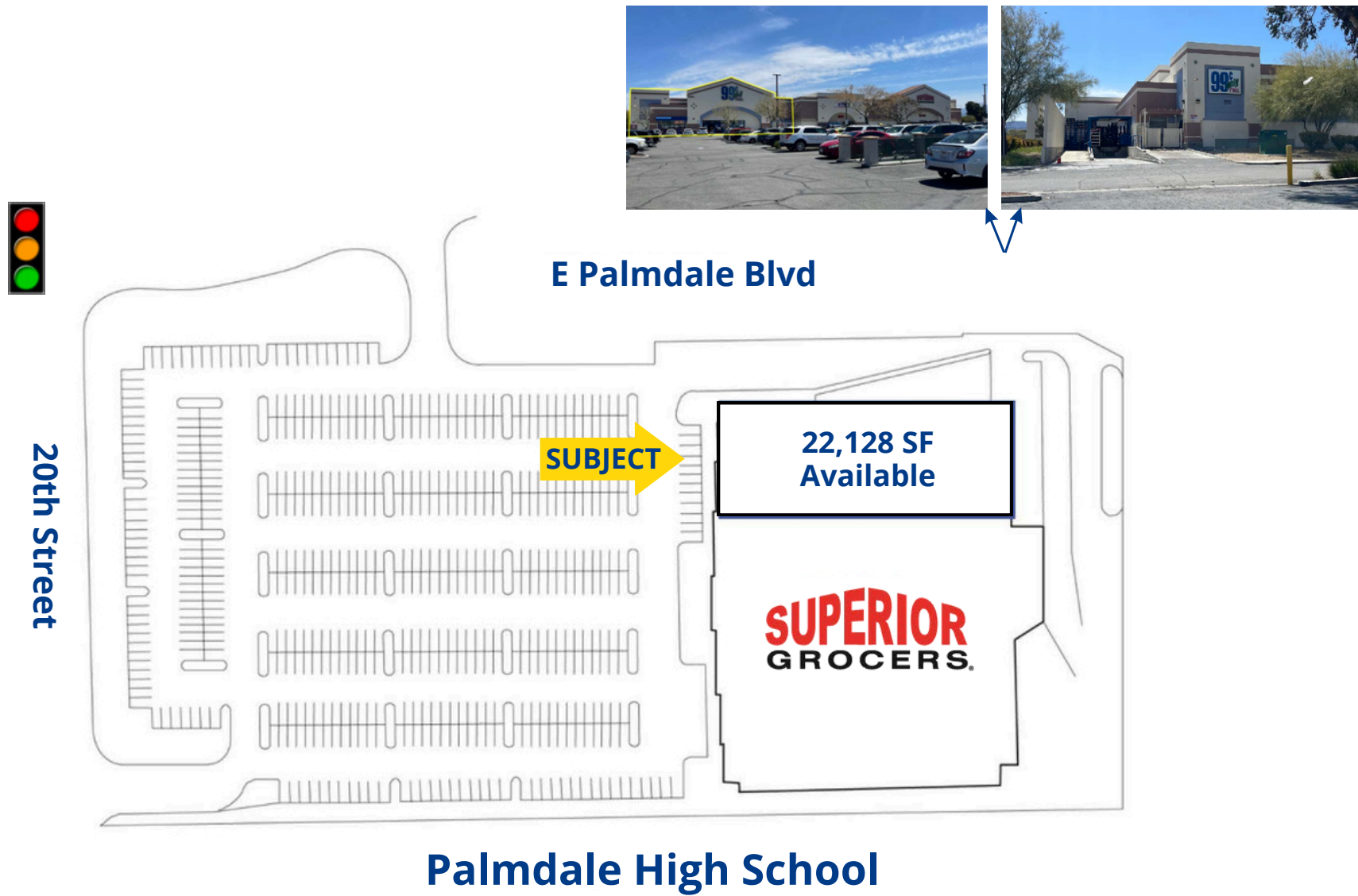
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Site Plan

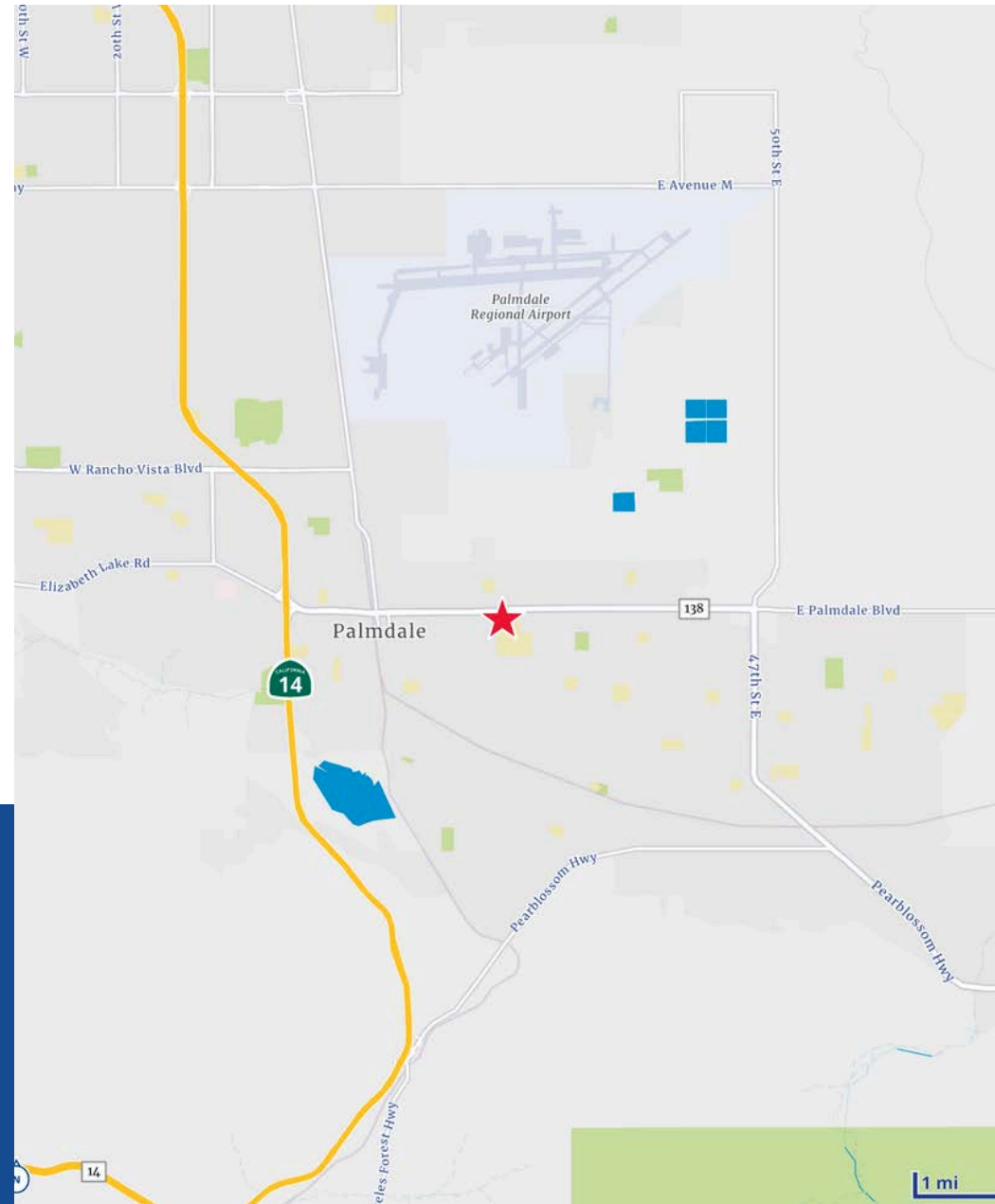


Property Highlights

- Anchored by a strong Superior Grocers that draws heavy foot traffic
- Adjacent to Palmdale High School, and near the Palmdale Civic Center
- Signalized intersection with traffic counts exceeding 31,478 cars per day (E Palmdale Blvd & 20th St)
- Strong three-mile demographics with over 91,000 residents and 27,000 households, a daytime population of 76,000, and average household income over \$79,000



Location Map



Retail Amenities



Demographics

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	14,905	74,772	107,015
2010 Total Population	17,003	85,533	134,781
2024 Total Population	17,681	91,714	147,175
2024 Group Quarters	28	118	217
2029 Total Population	17,035	89,025	144,687
2023-2028 Annual Rate (CAGR)	-0.74%	-0.59%	-0.34%
2000 to 2010 Population Change	14.1%	14.4%	25.9%
2000 to 2024 Population Change	18.6%	22.7%	37.5%
2010 to 2029 Population Change	0.2%	4.1%	7.3%
2024 to 2029 Population Change	-3.7%	-2.9%	-1.7%
2024 Total Daytime Population	14,980	76,150	124,205
Workers	3,722	19,797	35,885
Residents	11,208	56,353	88,320
2024 Workers % of Daytime Population	25.2%	26.0%	28.9%
2024 Residents % of Daytime Population	74.8%	74.0%	71.1%
Household Summary			
2000 Households	4,398	22,282	31,552
2010 Households	4,785	24,230	37,378
2024 Households	5,327	27,324	42,439
2024 Average Household Size	3.31	3.35	3.46
2029 Households	5,285	27,294	42,905
2023-2028 Annual Rate	-0.16%	-0.02%	0.22%
2000 to 2010 Household Change	8.8%	8.7%	18.5%
2000 to 2024 Household Change	21.1%	22.6%	34.5%
2010 to 2029 Household Change	10.4%	12.6%	14.8%
2024 to 2029 Household Change	-0.8%	-0.1%	1.1%
2010 Families	3,691	19,403	30,493
2024 Families	4,000	21,182	33,677
2029 Families	3,979	21,196	34,127
2023-2028 Annual Rate	-0.11%	0.01%	0.27%
Housing Unit Summary			
2024 Housing Units	5,517	28,318	43,911
Owner Occupied Housing Units	40.3%	55.4%	63.4%
Renter Occupied Housing Units	59.7%	44.6%	36.6%
Vacant Housing Units	3.4%	3.5%	3.4%
Owner Occupied Median Home Value			
2024 Median Home Value	\$279,493	\$338,946	\$388,184
2029 Median Home Value	\$433,129	\$553,001	\$624,720
Income			
2024 Per Capita Income	\$19,954	\$23,523	\$26,552
2024 Median Household Income	\$50,677	\$60,188	\$71,847
2024 Average Household Income	\$65,460	\$79,763	\$92,060
Household Income Base	5,327	27,324	42,439
<\$15,000	18.3%	12.0%	9.7%
\$15,000 - \$24,999	10.0%	8.0%	6.4%
\$25,000 - \$34,999	8.2%	8.8%	7.4%
\$35,000 - \$49,999	12.8%	12.3%	11.0%
\$50,000 - \$74,999	18.4%	17.9%	17.0%
\$75,000 - \$99,999	13.9%	14.9%	15.1%
\$100,000 - \$149,999	11.2%	15.1%	18.2%
\$150,000 - \$199,999	4.9%	6.3%	8.0%
\$200,000+	2.4%	4.8%	7.1%

Source: Esri, Esri-Data Axle, U.S. Census

	1 mile radius	3 mile radius	5 mile radius
Median Age			
2010	26.2	27.9	28.8
2024	31.9	33.2	34.0
2029	32.3	34.0	34.7
2024 Population by Age			
Total	17,681	91,715	147,173
0 - 4	7.7%	6.8%	6.5%
5 - 9	7.4%	6.8%	6.5%
10 - 14	8.4%	7.8%	7.6%
15 - 19	8.7%	8.4%	8.3%
20 - 24	7.7%	8.1%	8.2%
25 - 29	7.3%	7.5%	7.4%
30 - 34	7.7%	7.1%	6.8%
35 - 39	6.8%	6.5%	6.3%
40 - 44	6.2%	6.3%	6.4%
45 - 49	5.7%	5.9%	6.1%
50 - 54	5.8%	6.2%	6.4%
55 - 59	5.4%	5.8%	6.0%
60 - 64	5.2%	5.4%	5.6%
65 - 69	4.1%	4.4%	4.5%
70 - 74	2.6%	3.1%	3.2%
75 - 79	1.6%	1.9%	2.0%
80 - 84	0.9%	1.1%	1.1%
85+	1.0%	1.1%	1.1%
18+	71.2%	73.5%	74.4%
21+	66.1%	68.5%	69.4%
2024 Population by Race/Ethnicity			
Total	17,681	91,714	147,176
White Alone	20.1%	21.1%	22.4%
Black Alone	15.3%	13.3%	13.3%
American Indian Alone	2.5%	2.4%	2.3%
Asian Alone	2.5%	2.7%	3.8%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	44.3%	43.1%	40.4%
Two or More Races	15.1%	17.1%	17.6%
Hispanic Origin	70.7%	70.7%	67.7%
Diversity Index	83.4	83.7	85.2
2024 Population 25+ by Educational Attainment			
Total	10,634	56,959	92,530
Less than 9th Grade	13.6%	12.7%	11.3%
9th - 12th Grade, No Diploma	13.6%	13.5%	11.6%
High School Graduate	34.5%	31.7%	30.0%
GED/Alternative Credential	3.4%	3.5%	3.4%
Some College, No Degree	17.3%	20.0%	20.2%
Associate Degree	8.3%	7.3%	8.0%
Bachelor's Degree	5.6%	8.1%	11.3%
Graduate/Professional Degree	3.7%	3.3%	4.2%

Source: Esri, Esri-Data Axle, U.S. Census



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