

FOR LEASE

PRIME PALMDALE SPACE

PALMDALE MARKETPLACE

39340 10th Street West, Palmdale CA 93551



Available Space

1,212 sf

1,482 sf

4,000 sf

2,439 sf

2,800 sf (restaurant)

Leasing Information

The MORGIEWICZ COMPANY

Commercial Real Estate Services

ROSANNE MORGIEWICZ, CLS, CRX
President

18120 Coastline Drive
Malibu, California 90265

Office (310) 454-4407

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Cell (310) 428-0326

SITE PLAN

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PALMDALE MARKETPLACE PALMDALE, CA

SITE PLAN



LEASING INFORMATION

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AERIAL

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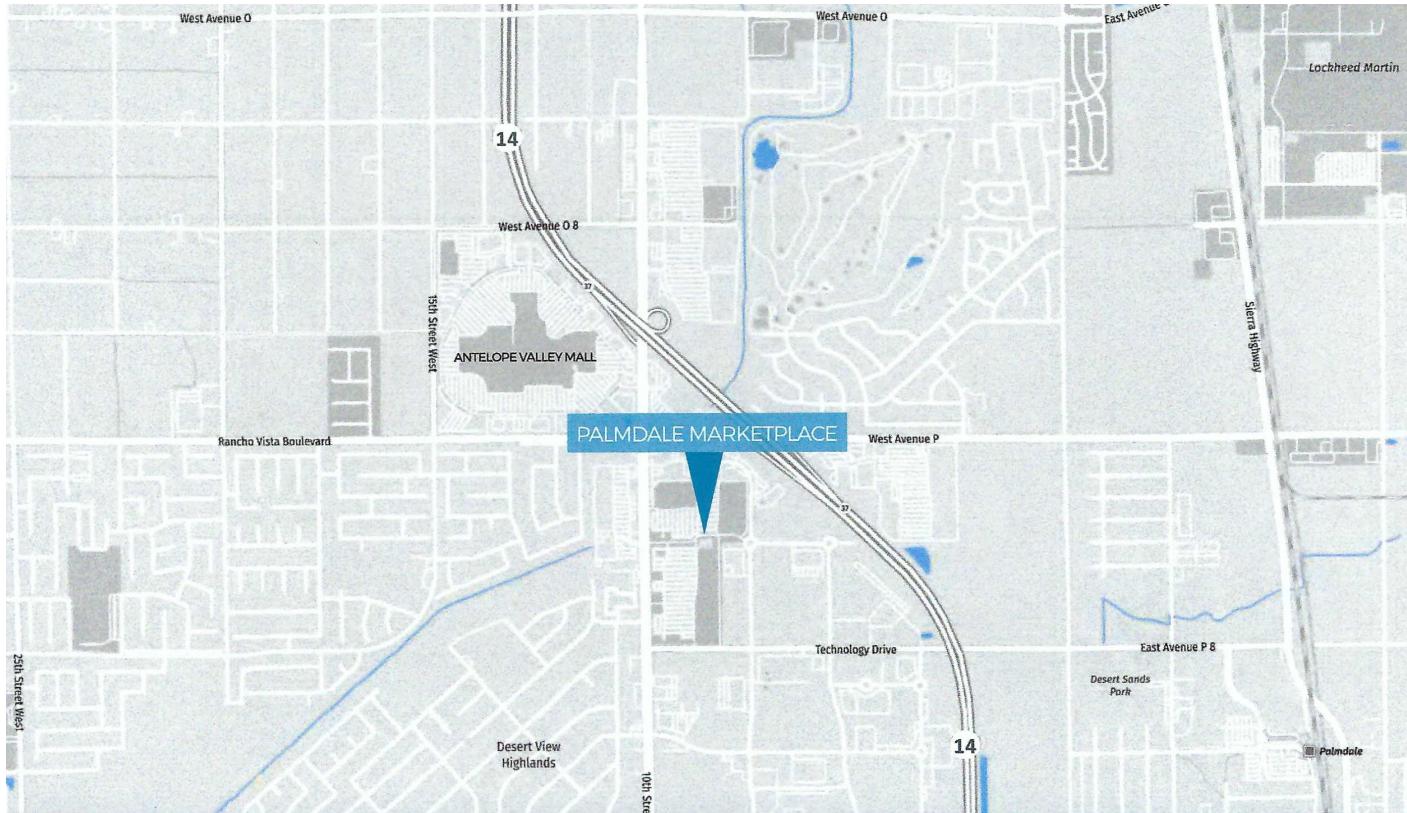
39340 10th Street West, Palmdale CA 93551



LOCATION MAP

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Key Demographics

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KEY DEMOGRAPHICS



"AEROSPACE CAPITAL OF THE U.S."

Palmdale's aerospace industry continues to progress and produce innovations that color America's rich aviation history. Thousands of eager workers flock to Palmdale to take advantage of the city's opportunities for prosperity. The city's economy benefits from a critical mass of public and private entities that operate over three million square feet of aerospace/industrial facilities in the area including the U.S. Air Force, NASA, Boeing, Lockheed Martin, and Northrop Grumman.



EDWARDS AIR FORCE BASE AN ECONOMIC DRIVER

The city of Palmdale is positioned approximately 35 miles south of Edwards Air Force Base; the second-largest air force base in the U.S. and houses approximately 14,000 military personnel and families.



A GROWING AND INNOVATIVE CITY

In the past 10 years, Palmdale has expanded its academic institutions to prepare a growing workforce, introduced new treatment facilities and programs at its world-class medical centers, and implemented initiatives to nurture an efficient, safe, and green environment for its residents.



HEALTHY AND STABLE RESIDENTIAL REAL ESTATE MARKET

In July 2021, the median listing home price in Palmdale was \$470,000; trending up 25% year-over-year. The median listing home price per square foot was \$247, with a median home sold price of \$495,000. The affordability of real estate in the Palmdale market, combined with continued appreciation of residential real estate serves as an additional driver for the city's continued growth.

Radius	1 Mile	3 Mile	5 Mile
Population:			
2026 Projection	6,827	53,547	121,502
2021 Estimate	6,965	54,262	121,427
2010 Census	7,332	55,176	114,575
Growth 2021-2026	-1.98%	-1.32%	0.06%
Growth 2010-2021	-5.01%	-1.66%	5.98%
2021 Population Hispanic Origin	3,263	28,014	62,389
2021 Population by Race:			
White	5,132	39,014	89,367
Black	873	8,248	17,993
Am. Indian & Alaskan	104	900	2,065
Asian	540	3,685	6,841
Hawaiian & Pacific Island	27	246	472
Other	289	2,168	4,689
U.S. Armed Forces:			
Households:	2	18	97
Households:			
2026 Projection	2,073	15,812	36,146
2021 Estimate	2,121	16,052	36,120
2010 Census	2,259	16,452	34,031
Growth 2021 - 2026	-2.26%	-1.50%	0.07%
Growth 2010 - 2021	-6.11%	-2.43%	6.14%
Owner Occupied	1,515	9,192	22,505
Renter Occupied	606	6,860	13,615
2021 Avg Household Income	\$95,348	\$84,155	\$83,675
2021 Med Household Income	\$79,808	\$64,828	\$64,348
2021 Households by Household Inc:			
<\$25,000	265	3,768	7,222
\$25,000 - \$50,000	412	2,782	7,511
\$50,000 - \$75,000	312	2,454	5,547
\$75,000 - \$100,000	377	2,134	5,074
\$100,000 - \$125,000	270	1,570	3,511
\$125,000 - \$150,000	106	996	2,325
\$150,000 - \$200,000	239	1,354	2,836
\$200,000+	142	993	2,093

The information contained herein was obtained from sources deemed reliable; however, we make no guarantees, warranties or representations as to the completeness or accuracy thereof.