

ZONED HEAVY INDUSTRIAL

**FOR SALE**

SWC 70TH STREET E  
& E AVENUE L8

PALMDALE | CA



4.33 ACRES OF LAND

AVE L4

70TH STREET



FOR MORE INFORMATION, PLEASE CONTACT:

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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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4.33 ACRES OF LAND

## PROJECT HIGHLIGHTS



**4.33 AC**  
Available



**70th Street E**  
is paved.



**Zoned Heavy**  
**Industrial**



**For Sale**  
**\$65,000**



**APN**  
3386-025-016

70TH STREET

AVENUE L4



# AMENITIES MAP



# ABOUT palmdale



## TOP 10 LARGEST EMPLOYERS

1	Lockheed Martin	3,700
2	Northrop Grumman	2,100
3	Antelope Valley Mall	1,800
4	Palmdale School District	1,792
5	Boeing	1,242
6	Wal-Mart	1,116
7	Antelope Valley Union HS District	850
8	Palmdale Regional Medical Center	800
9	Westside Union School District	587
10	Los Angeles County	500

The City of Palmdale is in northern Los Angeles County and encompasses approximately 174 square miles. With direct access to SR-14 (Antelope Valley Freeway) and Highway 138, as well as rail access via the Southern Pacific Transportation Company, Palmdale is readily accessible to commuters and users. Being the most southerly community in the Antelope Valley, the City of Palmdale enjoys a locational advantage for homebuyers from the San Fernando Valley, Santa Clarita Valley, Los Angeles Basin and Ventura County. For more than 50 years, Palmdale has been on the leading edge of America's newest technologies with major breakthroughs in aerospace, materials science, energy and the environment. Today Palmdale offers not only world-class engineering and state-of-the-art manufacturing facilities, but remarkable new medical facilities and a strong service sector indicative of the growing population in the area with nearly 2,000 businesses.

More recently, NASA chose Palmdale as the home of their new airborne infrared telescope. Designed to complement existing space and earth-based telescopes, the new Stratospheric Observatory for Infrared Astronomy (SOFIA) is bringing new insights into the creation and evolution of the universe. Part of the Dryden Aircraft Operations Facilities at Site 9 in Palmdale, NASA's airborne science program employs some 200 scientists, engineers and technicians and hosts scores of visiting scientific investigators from throughout the globe.

Lockheed Martin's famed Skunk Works is headquartered here employing more than 3,700 workers. Northrop Grumman employs 2,100 locally while Boeing, the world's leading aerospace firm, has a team of more than 850 employees working on contracts for both NASA and the Department of Defense.



# LOCATION

DESTINATIONS	TIME/DIS.
San Fernando Valley	58 Mins / 59 Mi.
Beverly Hills	1 hr 17 Mins / 70 Mi.
Hollywood	1 hr 4 Mins / 65 Mi.
Downtown Los Angeles	1 hr 14 Mins / 73 Mi.
Los Angeles Intl. Airport	1 hr 17 Mins / 76 Mi.
Port of Los Angeles	1 hr 40 Mins / 97 Mi.
Port of Long Beach	1 hr 38 Mins / 96 Mi.

DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2010 Population	170	8,992	255,063
2023 Population	206	9,638	279,712
2028 Population Projection	209	9,569	278,807
Avg Household Income	\$70,408	\$72,499	\$65,574
Median Household Income	\$55,999	\$55,000	\$51,934
Total Specified Consumer Spending (\$)	\$2.2M	\$88M	\$2.5B



