

KOHL'S PAD SITE - GROUND LEASE ONLY

39850 10th St W, Palmdale, CA 93551 (#753)



- Pad site available for ground lease (approx. location shown above)
- Located at 10th St W & 14 FWY
- Neighboring-Tenants include Joann, Walmart Supercenter, Sam's Club & Hobby Lobby
- Other retailers in the sub-market include Michael's, TJ Maxx, Ross & Homegoods

AREA ANCHORS:

JOANN

sam's club ◇

Walmart Ⓜ
Supercenter

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	5,580	51,035	137,942
AVG. HH INCOME	\$110,005	\$105,987	\$107,146
HOUSEHOLDS	1,838	16,296	44,440
CONSUMER SPENDING	\$138.25 M	\$1.18 B	\$3.27 B

 epsteen & associates

FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENTS:

CAMERON CROWNER

ccrowner@epsteen
(310)451-8171 ext. 240

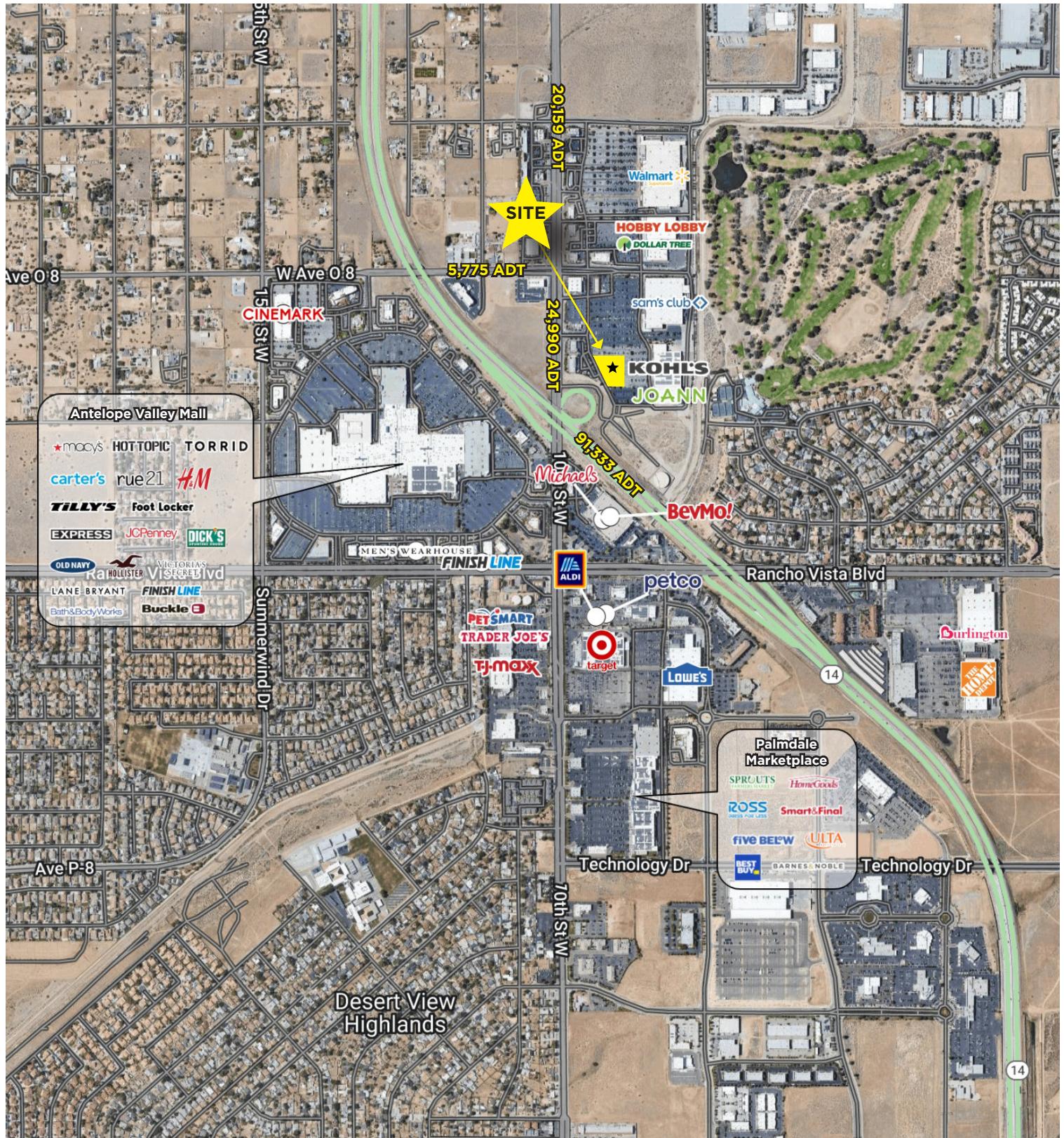
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CHAINLINKS
RETAIL ADVISORS

KOHL'S ANCHORED PAD SITE

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The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. All measurements, facts and actual drawings shown are approximate, subject to change, and should be independently verified by you and may not be relied upon as a precise representation by this office.