



14

14 FREEWAY 89,957 VPD

Gas Station
Coming Soon

FOR LEASE

**NWC 10TH STREET WEST & AVENUE O
PALMDALE, CA**

OFFICIAL LEASING BROCHURE



Quantum

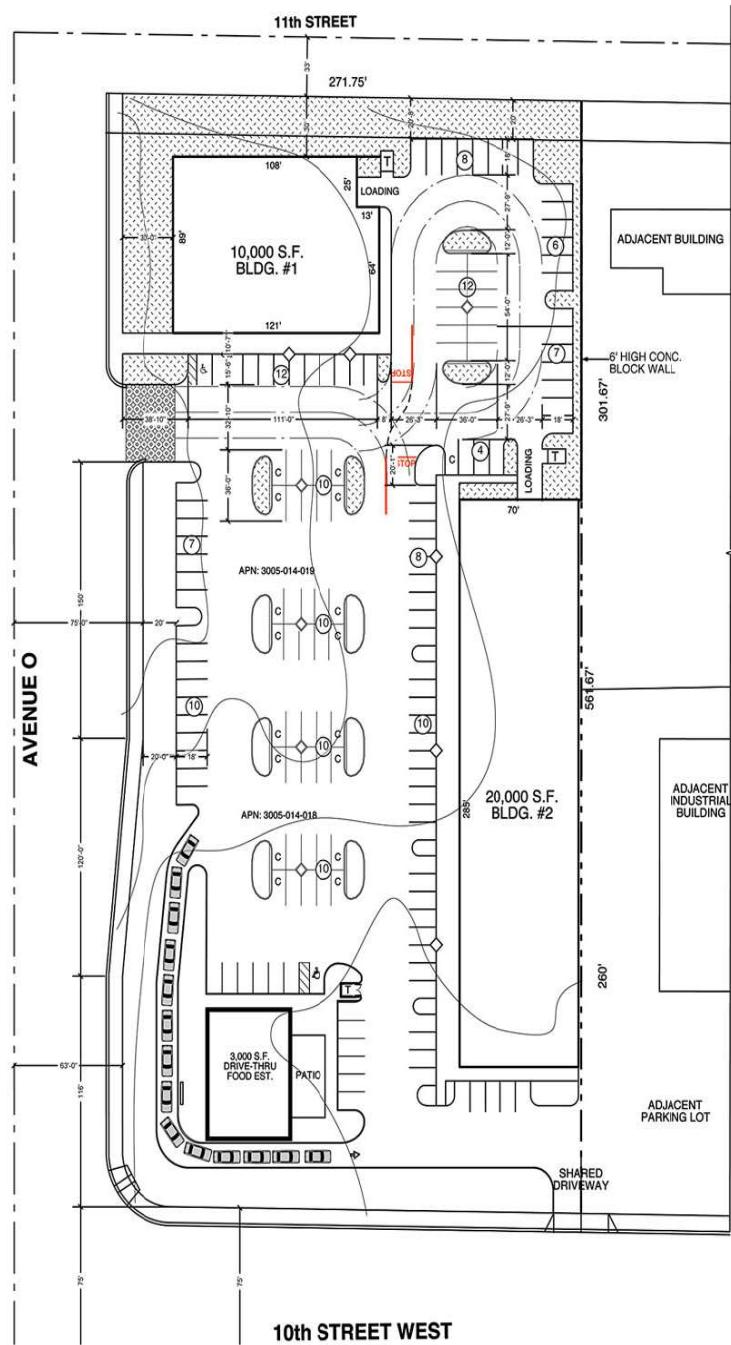
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PROPERTY HIGHLIGHTS



AVAILABILITY

Retail or medical pads for lease



SURROUNDED BY

1 major block away from Walmart Supercenter, Sam's Club, Antelope Valley Mall, and more



1 MILE RADIUS

2.3M SF Retail Space
49.4K SF Office Space
2.8M SF Industrial Space
969 Households



LOCATION

Top 25 Fastest Growing City in the United States



DRIVE-THRU PERMITTED

Drive-thru approved
Drive-thru ordinance requires DT's to be 500 FT apart



TRAFFIC COUNTS

Ave. O 5,715 VPD
10th St. 15,144 VPD
14 FWY 98,857 VPD



POPULATION

1 MILE 929
3 MILES 37,366
5 MILES 153,738



MEDIAN HH INCOME

1 MILE \$92,249
3 MILES \$85,504
5 MILES \$63,046

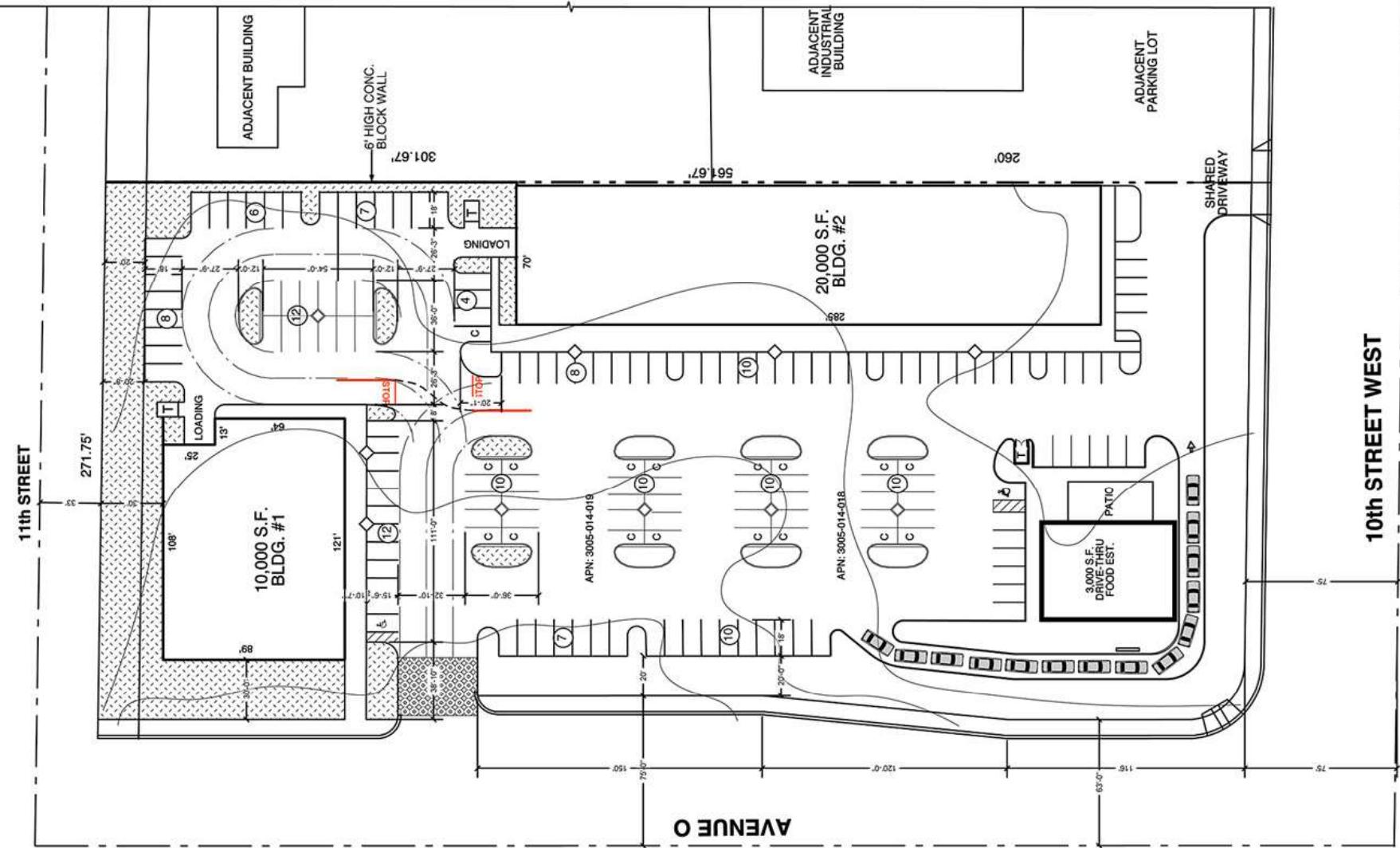


DAYTIME POPULATION

1 MILE 4,222
3 MILES 22,724
5 MILES 55,068



SITE PLAN





OVERVIEW

Palmdale is a city located in northern Los Angeles County, California, United States. It is situated in the Antelope Valley region, which is located in the western Mojave Desert. Palmdale has a population of around 159,000 people and covers an area of approximately 106 square miles.

The city of Palmdale has an economy that is primarily driven by aerospace and defense, as it is home to the Air Force Plant 42 and major aerospace companies like Lockheed Martin, Northrop Grumman, and Boeing. Other major industries in Palmdale include healthcare, education, and retail.

The aerospace and defense industry is the largest employer in the region, providing thousands of high-paying jobs. This industry also supports a network of small businesses that provide support services and supplies to larger companies. The healthcare industry is also a significant employer in the area, with the Palmdale Regional Medical Center being a major healthcare provider. The retail industry in Palmdale is also growing, with the Antelope Valley Mall and many other retail centers providing numerous jobs.

Transportation in Palmdale, CA primarily relies on road networks, with the city being accessible by State Route 14, State Route 138, and State Route 18. The city also has a regional airport, the Palmdale Regional Airport, which serves general aviation and business aircraft. The nearest major airports are Bob Hope Airport in Burbank and Los Angeles International Airport, both of which are located about an hour's drive from Palmdale.

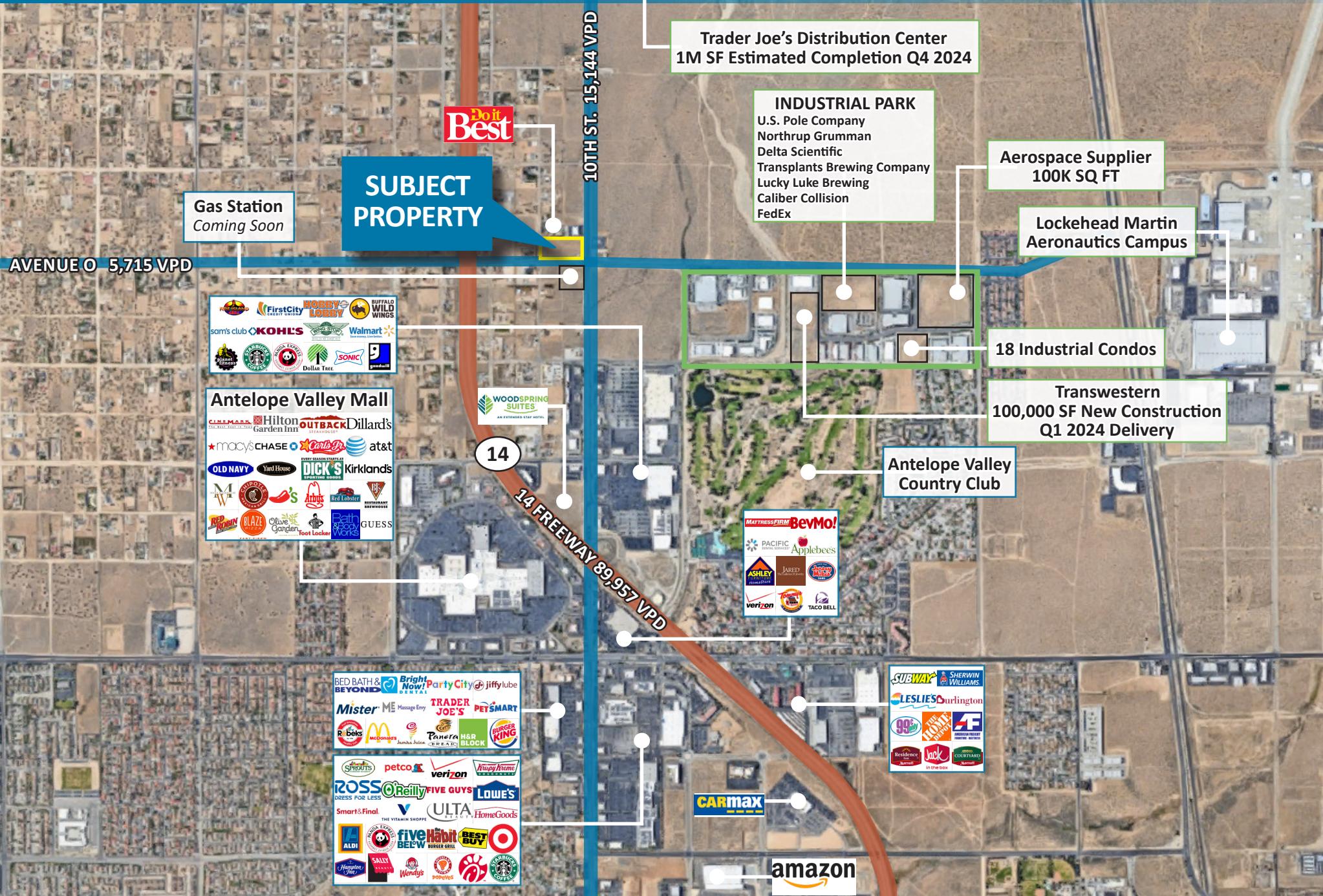
The city of Palmdale has a number of parks and recreation areas, including the Palmdale Amphitheater, which hosts concerts and events throughout the year. The city also has several golf courses, hiking trails, and sports facilities, as well as a range of shopping and dining options. Overall, Palmdale offers a mix of urban amenities and outdoor recreational opportunities, making it a popular destination for residents and visitors alike.

PRINCIPAL EMPLOYERS

EMPLOYERS	EMPLOYEES
Lockheed Martin Corporation	4,300
Northrop Grumman Corporation	2,800
Antelope Valley Union High School District	2,000
Palmdale School District	1,300
Los Angeles County	1,200
City of Palmdale	1,100
Palmdale Regional Medical Center	800
Antelope Valley College	700
Walmart	500
Target	400



MARKET AERIAL





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