

39255 Buckskin Ct.

Palmdale, CA 93551



PEAK
COMMERCIAL

THE SPACE

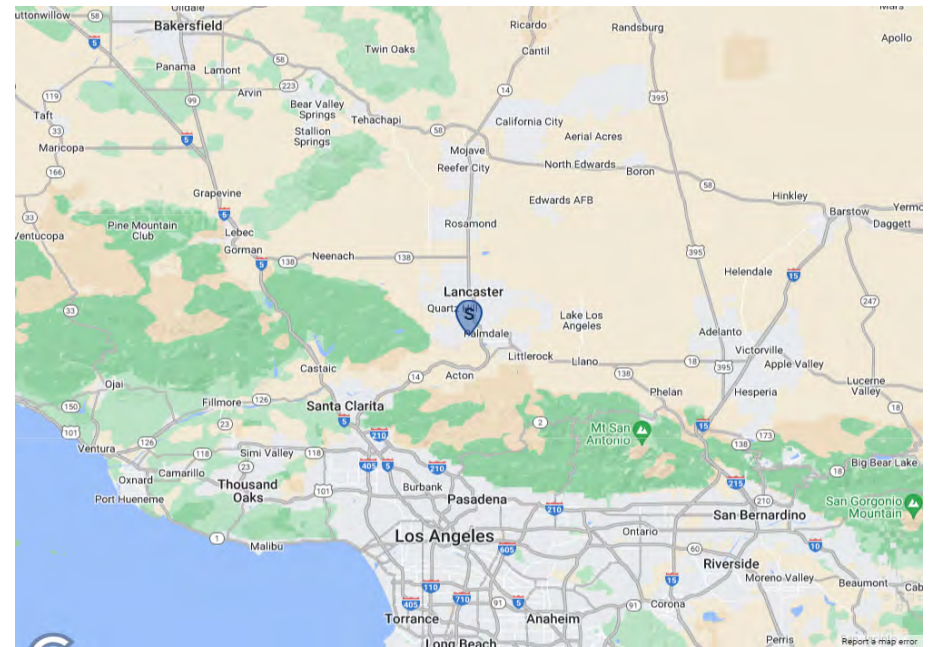
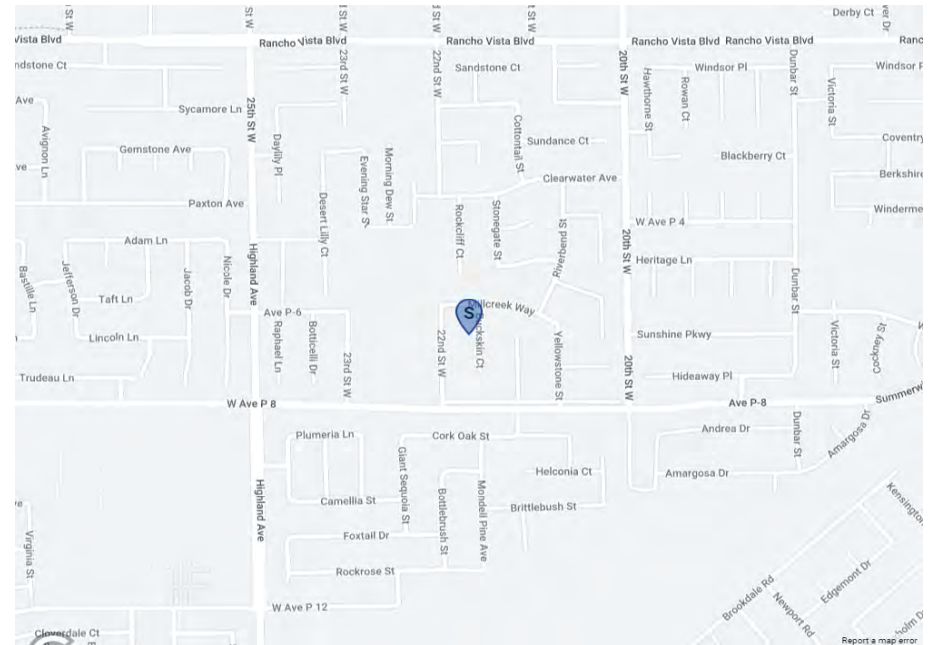
Location	39255 Buckskin Ct., Palmdale, CA, 93551
COUNTY	Los Angeles
APN	3003-044-116
Square Feet	2,302
Monthly Rent	\$5,300.00
Lease Type	NNN (Approx. \$0.60/SF/MO)

PROPERTY FEATURES

TOTAL BEDS	5
TOTAL BATHS	3
BUILDING SF	1,151
GLA (SF)	2,302
LAND SF	7,182
LAND ACRES	0.16
YEAR BUILT	1989
ZONING TYPE	PDR1
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1

Highlights

- This SFH property is exclusively presented by Jordan Gootkin of Peak Commercial Real Estate. This single family home can be used for residential care uses such as rehabilitation, sober living, elderly assisted living, congregate care and other forms of assisted care. 5 private bedrooms with 3 bathrooms. Ownership is flexible and willing to make concessions for the right lessee. Please note, lessee is responsible to check with the city and county directly to ensure their specific use is acceptable. A conditional use permit may be required to operate certain types of businesses at this property.



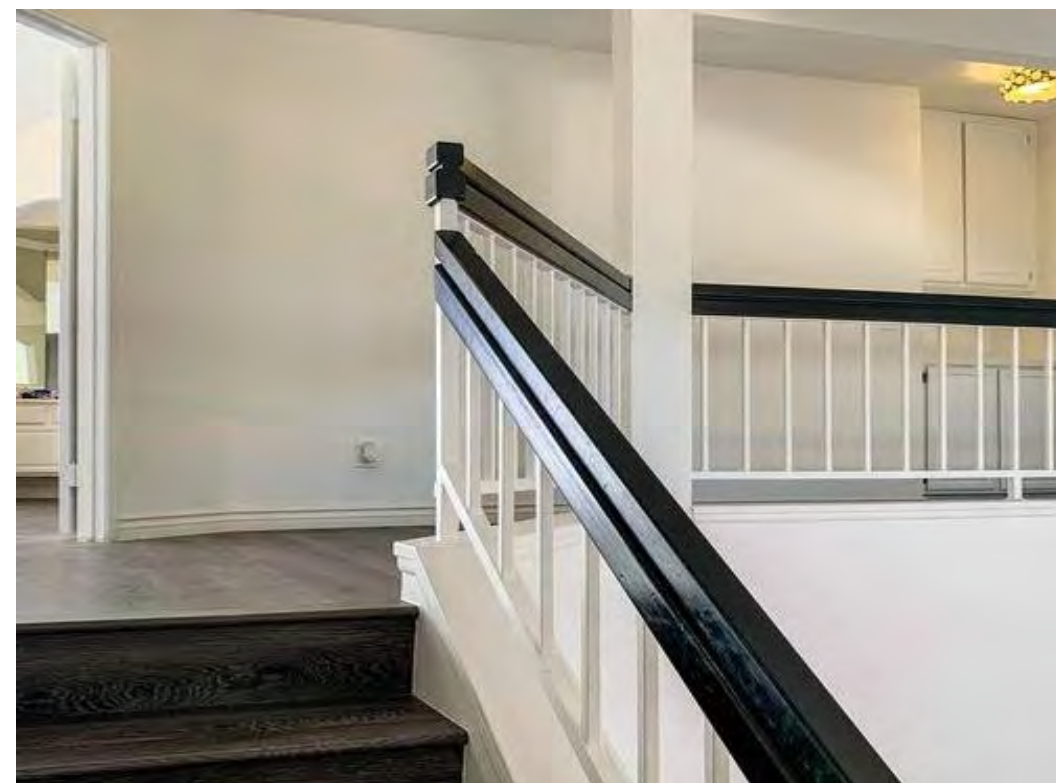


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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,219	32,089	83,727
2010 Population	12,864	46,378	105,096
2022 Population	14,213	51,927	114,400
2027 Population	13,981	51,037	111,896
2022 African American	1,912	6,783	15,219
2022 American Indian	288	941	2,155
2022 Asian	1,324	4,225	6,791
2022 Hispanic	6,795	24,794	56,852
2022 Other Race	3,465	12,836	30,573
2022 White	4,634	17,844	40,162
2022 Multiracial	2,553	9,146	19,227
2022-2027: Population: Growth Rate	-1.65 %	-1.75 %	-2.20 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	151	1,017	3,760
\$15,000-\$24,999	144	795	2,341
\$25,000-\$34,999	145	765	2,349
\$35,000-\$49,999	300	1,160	3,493
\$50,000-\$74,999	640	2,075	5,049
\$75,000-\$99,999	522	2,351	5,059
\$100,000-\$149,999	897	3,468	6,440
\$150,000-\$199,999	759	2,102	3,774
\$200,000 or greater	501	2,141	4,101
Median HH Income	\$104,703	\$96,925	\$79,663
Average HH Income	\$128,660	\$124,204	\$108,726

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,765	10,487	28,716
2010 Total Households	3,669	14,031	32,569
2022 Total Households	4,058	15,875	36,364
2027 Total Households	4,001	15,640	35,697
2022 Average Household Size	3.49	3.27	3.14
2000 Owner Occupied Housing	2,268	7,363	17,341
2000 Renter Occupied Housing	411	2,452	9,166
2022 Owner Occupied Housing	3,063	10,999	22,206
2022 Renter Occupied Housing	995	4,876	14,159
2022 Vacant Housing	88	534	1,376
2022 Total Housing	4,146	16,409	37,740
2027 Owner Occupied Housing	3,042	10,949	21,984
2027 Renter Occupied Housing	960	4,691	13,713
2027 Vacant Housing	180	820	2,075
2027 Total Housing	4,181	16,460	37,772
2022-2027: Households: Growth Rate	-1.40 %	-1.50 %	-1.85 %



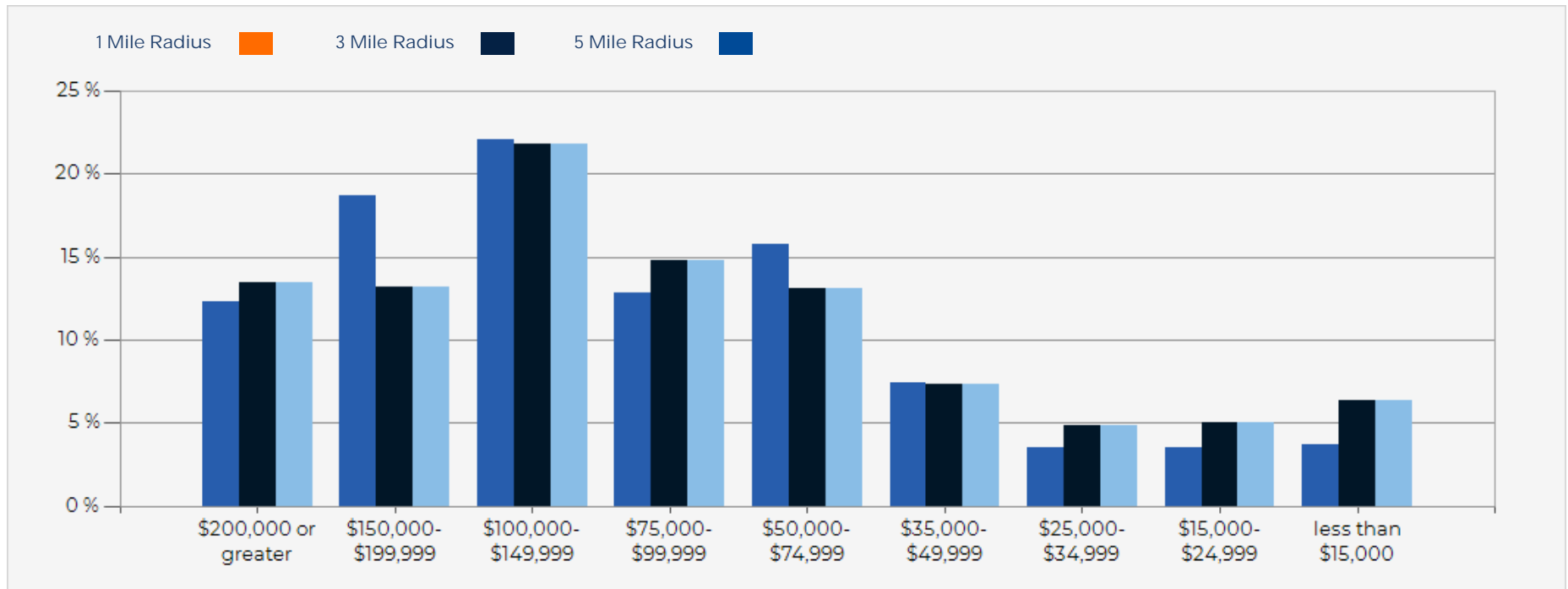
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	1,048	4,066	8,878
2022 Population Age 35-39	873	3,132	6,947
2022 Population Age 40-44	881	2,926	6,211
2022 Population Age 45-49	925	3,065	6,383
2022 Population Age 50-54	946	3,385	7,033
2022 Population Age 55-59	954	3,502	7,291
2022 Population Age 60-64	809	3,129	6,680
2022 Population Age 65-69	642	2,377	5,184
2022 Population Age 70-74	405	1,564	3,619
2022 Population Age 75-79	261	1,033	2,336
2022 Population Age 80-84	136	578	1,389
2022 Population Age 85+	117	513	1,230
2022 Population Age 18+	10,656	39,064	84,812
2022 Median Age	34	34	33

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$107,593	\$98,833	\$79,200
Average Household Income 25-34	\$130,311	\$122,901	\$102,711
Median Household Income 35-44	\$120,457	\$108,128	\$89,964
Average Household Income 35-44	\$146,848	\$137,083	\$118,738
Median Household Income 45-54	\$114,425	\$109,929	\$96,053
Average Household Income 45-54	\$139,556	\$138,960	\$125,902
Median Household Income 55-64	\$111,405	\$105,740	\$93,125
Average Household Income 55-64	\$136,564	\$135,871	\$124,996
Median Household Income 65-74	\$67,961	\$76,498	\$64,373
Average Household Income 65-74	\$99,820	\$106,183	\$96,573
Average Household Income 75+	\$66,963	\$66,624	\$62,334

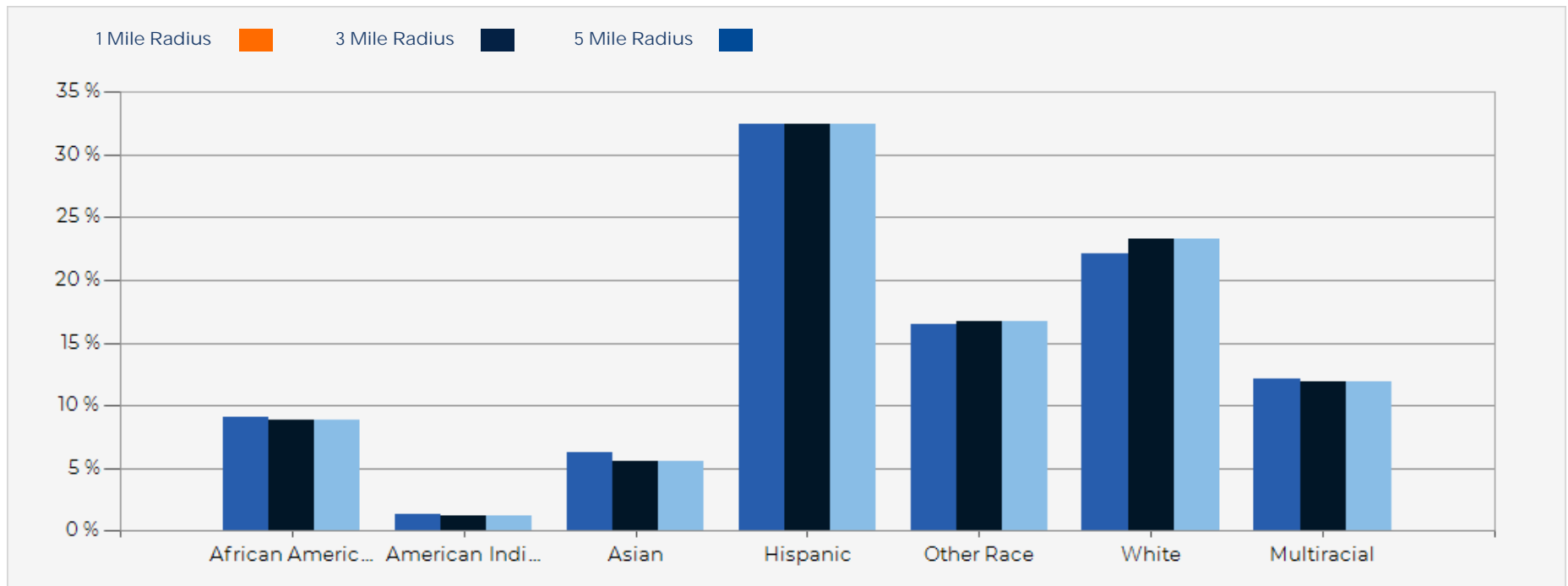
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	1,324	5,100	10,019
2027 Population Age 35-39	1,154	4,317	9,027
2027 Population Age 40-44	851	2,983	6,697
2027 Population Age 45-49	839	2,692	5,886
2027 Population Age 50-54	832	2,712	5,769
2027 Population Age 55-59	828	2,962	6,174
2027 Population Age 60-64	779	2,936	6,200
2027 Population Age 65-69	706	2,662	5,663
2027 Population Age 70-74	498	1,912	4,252
2027 Population Age 75-79	311	1,211	2,787
2027 Population Age 80-84	202	759	1,731
2027 Population Age 85+	121	548	1,308
2027 Population Age 18+	10,554	38,471	83,166
2027 Median Age	36	35	35

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$119,318	\$109,335	\$90,740
Average Household Income 25-34	\$153,233	\$147,734	\$123,839
Median Household Income 35-44	\$131,248	\$121,553	\$105,884
Average Household Income 35-44	\$167,354	\$164,846	\$144,824
Median Household Income 45-54	\$125,017	\$122,132	\$107,993
Average Household Income 45-54	\$159,150	\$163,559	\$148,145
Median Household Income 55-64	\$129,893	\$120,797	\$107,423
Average Household Income 55-64	\$164,180	\$164,064	\$148,848
Median Household Income 65-74	\$94,410	\$96,498	\$86,076
Average Household Income 65-74	\$132,699	\$141,481	\$127,212
Average Household Income 75+	\$98,006	\$98,333	\$89,768

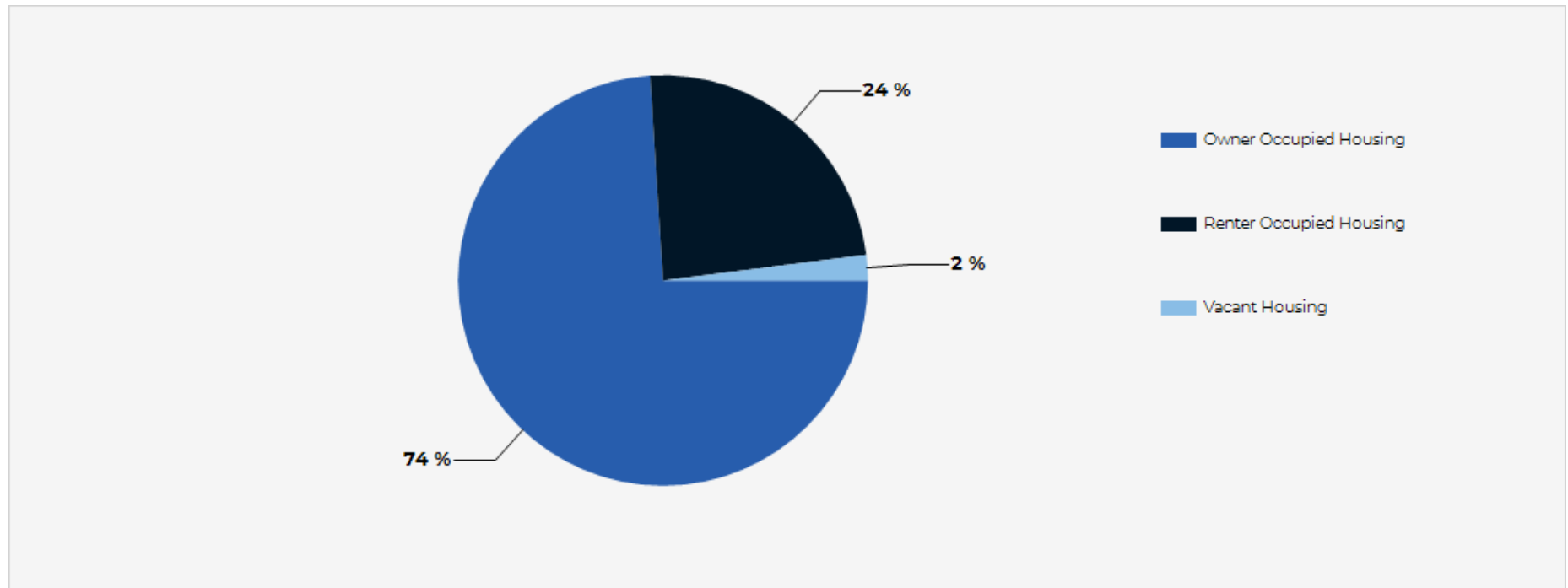
2022 Household Income



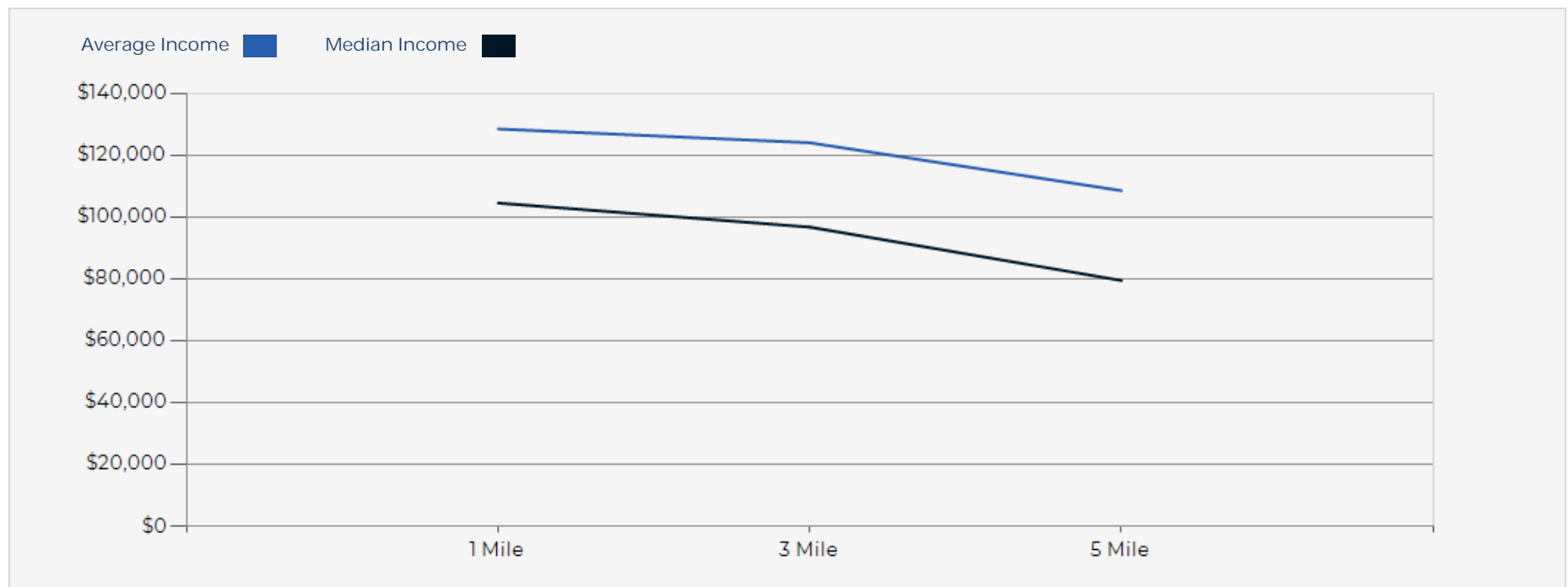
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



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