



WSS

Palmdale Marketplace

39202 10th Street W
Palmdale, CA 93551





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WSS Palmdale Marketplace

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DEMOGRAPHICS

**WSS
Palmdale Marketplace**

39202 10th Street W
Palmdale, CA 93551

Land:

0.52 Acres
(22,651 SqFt)

**Approximate
Building Size:**

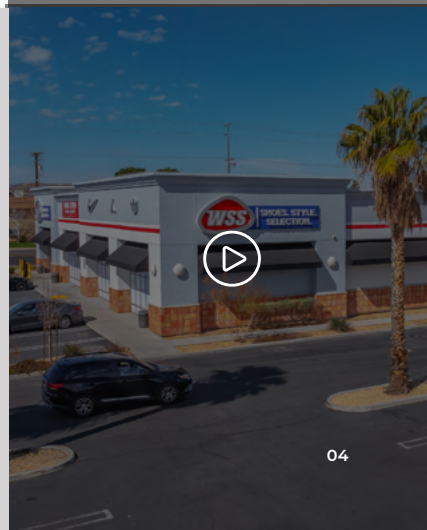
9,200 SqFt

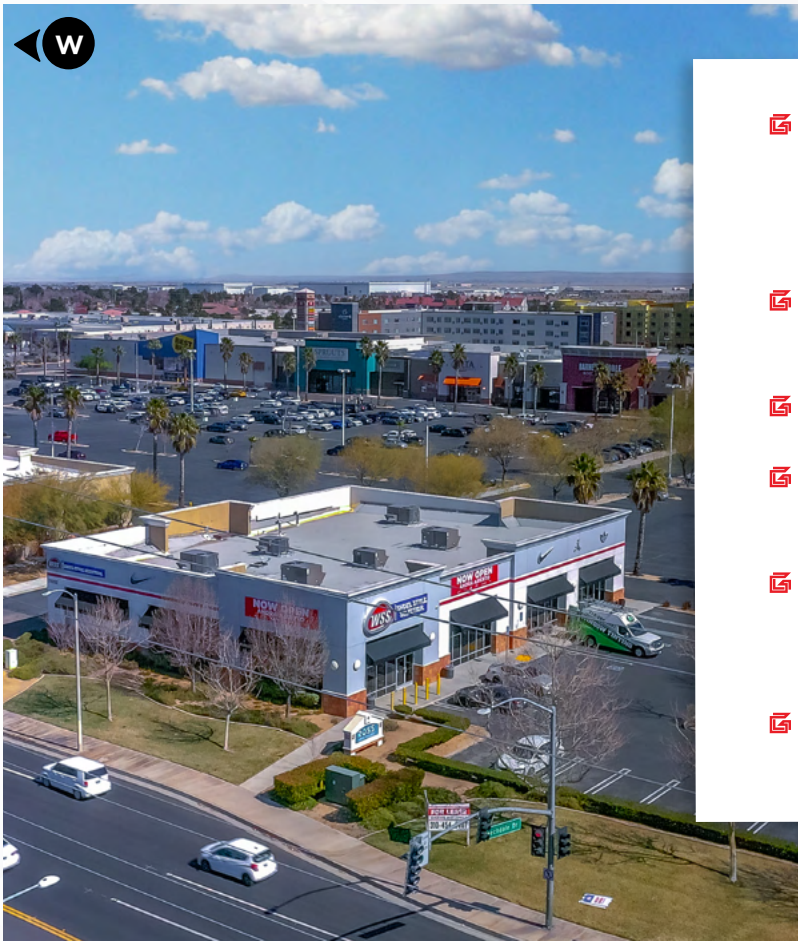


GOMEZGROUP

Year Built:

2021





- Part of the Dominant Community Center *Palmdale Marketplace* that has 6.3MM Visits Per Year, Per Placer.ai
- Brand New 10 Year NN Lease with Limited Landlord Responsibilities
- Four 5-Year Options
- Average Household Income of \$104,600+ in 1 Mile Radius
- Ideal Placement on 10th St W (32,000 VPD) at Entry Point with Excellent Visibility
- Tenant Completed Over \$320k in Improvements; Opened January 2025

- Palmdale is the Sixth Largest City in Los Angeles County, Known for its Aerospace Industry
- 0.52 Acre Lot with Ample Parking
- Directly Across from Target Anchored Shopping Center with National and Local Retailers
- Close Access to Antelope Valley Fwy, a State Freeway with 85,000 VPD

[▶ WATCH PROPERTY VIDEO](#)



- ❏ Situated in a Concentrated Retail Corridor with Strong, Nationally Credited Tenants such as Sprouts Farmers Market, Ross Dress for Less, Best Buy, Barnes and Noble, Target, Lowe’s Home Improvement, T.J. Maxx, and More

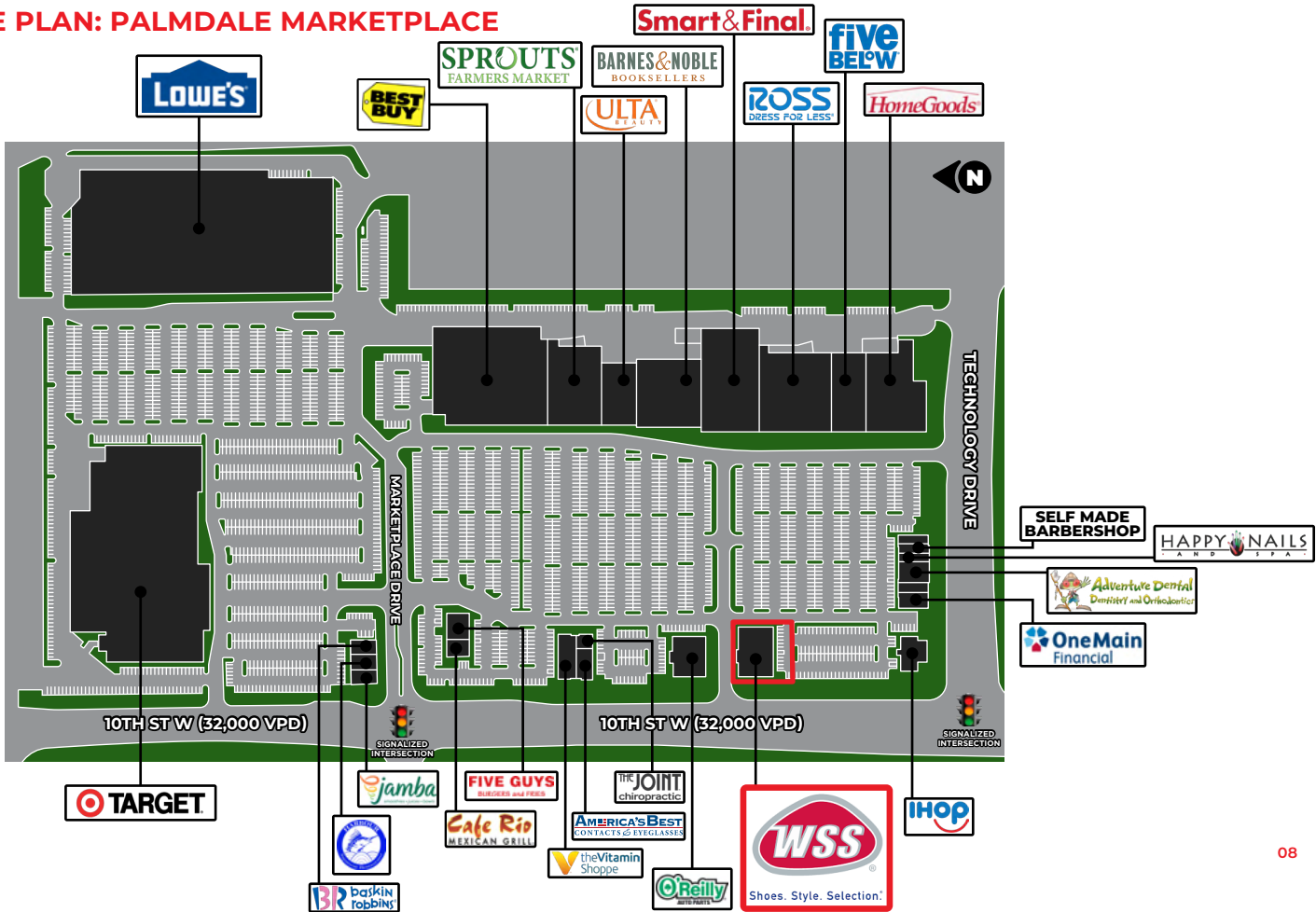
- ❏ Near Several Hotels with Over 1,500 Rooms in 2 Mile Radius

- ❏ Less than 1 Mile from Palmdale Regional Medical Center with More than 1,000 Employees

- ❏ Dense Residential Area with 127,100+ Population in 5 Mile Radius



► SITE PLAN: PALMDALE MARKETPLACE







SKECHERS **TJ-maxx**
TRADER JOE'S **PETSMART**
Panera BREAD

AMARGOSA COMMONS

AT&T **JCPenney**
Dillard's **macy's**
DICK'S SPORTING GOODS **OUTBACK STEAKHOUSE**

ANTELOPE VALLEY MALL

AMERICA'S BEST CONTACTS & EYEGLASSES
O'Reilly AUTO PARTS

Cafe Rio
THE JOINT chiropractic

FIVE GUYS
 BURGERS and FRIES

TARGET

THE VITAMIN SHOPPE

WSS PALMDALE MARKETPLACE

10TH ST W **32,000 VPD**



ASHLEY **BevMo!** **HANDLES**
THE HOMEWARES TO CLEAN SINCE 1974



JARED

SIERRA COMMONS

HAMPTON INN & SUITES
0.5 Miles | 85 Rooms

RESIDENCE INN
PALMDALE LANCASTER
0.8 Miles | 90 Rooms

COURTYARD PALMDALE
0.8 Miles | 90 Rooms

0.4 Miles | 123 Rooms
ELEMENT PALMDALE

PALMDALE PROMENADE

THE TRONIX **TRONIX**
jiffylube **Public Storage**
Burlington **American Freight**



FIVE GUYS **BURGERS and FRIES** **Jamba** **BEV** **IHOP**
SPROUTS **FARMERS MARKET** **BARNES & NOBLE** **ROSS**
DRESS FOR LESS **O'Reilly** **Home Goods** **ULTA**

PALMDALE MARKETPLACE

LOWE'S

TARGET

THE VITAMIN SHOPPE

Cafe Rio
MEXICAN BISTRO

THE JOINT
chiropractic

O'Reilly
AUTO PARTS

AMERICA'S BEST
CONTACTS & EYEGLASSES

WSS PALMDALE
MARKETPLACE

10TH ST W

32,000 VPD



1.5 Miles | 99 Rooms
STAYBRIDGE SUITES

1.7 Miles | 105 Rooms
MOTEL 6 PALMDALE

1.6 Miles | 112 Rooms
PALM INN & SUITES

1.3 Miles | 93 Rooms
**HOME 2 SUITES
BY HILTON PALMDALE**

1.4 Miles | 148 Rooms
**HOLIDAY INN
PALMDALE-LANCASTER**

**PALMDALE REGIONAL
MEDICAL CENTER**
0.9 Miles
More than 1,000 Employees



PALMDALE MARKETPLACE

**WSS PALMDALE
MARKETPLACE**

10TH ST W
32,000 VPD



RESIDENCE INN
PALMDALE LANCASTER

0.8 Miles | 90 Rooms



0.5 Miles | 85 Rooms

HAMPTON INN & SUITES



0.4 Miles | 123 Rooms

ELEMENT PALMDALE



PALMDALE MARKETPLACE



THE JOINT,
chiropractic



WSS PALMDALE
MARKETPLACE

AMERICA'S BEST
CONTACTS & EYEGLASSES

10TH ST W

32,000 VPD



PALMDALE REGIONAL AIRPORT



14
31,000 VPD
10TH ST W (39,000 VPD)



KOHL'S

ANTELOPE VALLEY MALL
1.5 MILES

BLAZE
foot Locker
OLD NAVY
H&M
U-HAUL
TILLYS
macy's

1.1 MILES

AMARGOSA COMMONS
0.4 MILES

Wendy's
Starbucks
Popeyes
Chick-fil-A
McDonald's
Target

COURTYARD
BY HARRIOTT
90 ROOMS
0.8 MILES



RANCHO VISTA BLVD (37,000 VPD)

W RANCHO VISTA BLVD (37,000 VPD)

E AVE P

PETSMART
SUNSHINE
BURGER KING
IN-SHAPE
FAMILY FITNESS

1569 ANNUAL STUDENTS

jamba
BR
KASKIN - ROBBINS
Gong cha

156 ROOMS
0.4 MILES



jiffy lube
Burlington

WSS
Shoes. Style. Selection.

332 ANNUAL STUDENTS



element
123 ROOMS
0.3 MILES



14
(35,000 VPD)



3522 ANNUAL STUDENTS

ELIZABETH LAKE RD (17,000 VPD)

W AVE Q

E AVE Q

PALMDALE MARKETPLACE

BEST BUY
BARNES & NOBLE
five BELOW
HomeGoods
Cafe Rio
O'Reilly
IHOP
Smart & Final
ULTA
ROSS
FIVE GUYS



2500 ANNUAL STUDENTS

Best Western
46 ROOMS
1.3 MILES

PALMS INN & SUITES
112 ROOMS
1.6 MILES

Holiday Inn
148 ROOMS
1.3 MILES

HOME 2
95 ROOMS
1.3 MILES

105 ROOMS
1.7 MILES

YUCCA
RAVENS
2511 ANNUAL STUDENTS



PALMDALE GARDENS SENIOR APARTMENTS
2.9 MILES

SUNRIDGE APARTMENTS
3.1 MILES

McDonald's
Starbucks
F Mobile

TERRA SUBIDA AVE

W PALMDALE BLVD

ANTELOPE VALLEY FWY

E PALMDALE BLVD

138

E PALMDALE BLVD (21,000 VPD)

CHAPARRAL APARTMENTS
1.9 MILES

DOUBLE TREE
1.8 MILES





Lease Type

NN

Landlord Responsibilities

Roof & Structure

Lease Guarantor

EUROSTAR, Inc., a Delaware Corporation

Rent Commencement Date

March 25, 2025

Lease Commencement Date

June 28, 2024

Lease Expiration Date

March 24, 2035

Term Remaining on Lease

±10 Years

Options

Four 5-Year

Increases

10% Increases Every 5 Years



TENANT NAME

LEASE TYPE

AREA

LEASE
FROMLEASE
TOANNUAL
RENTANNUAL
RENT PER
AREARENT
INCREASERENT
INCREASE
DATE

OPTIONS

WSS

NN

9,200

06/28/2024

03/24/2035

\$253,000

\$27.50

\$278,300

03/25/2030

FOUR 5-YEAR

► RENT ROLL

| | YEAR | MONTHLY BASE RENT | ANNUAL BASE RENT |
|----------------|---------------------------------------|-------------------|------------------|
| CURRENT PERIOD | 03/25/2025 – 03/24/2030 | \$21,083 | \$253,000 |
| | 03/25/2030 – 03/24/2035 | \$23,191 | \$278,300 |
| | 03/25/2035 – 03/24/2040 (OPTION 1) | \$25,514 | \$306,176 |
| | 03/25/2040 – 03/24/2045 (OPTION 2) | \$28,067 | \$336,812 |
| | 03/25/2045 – 03/24/2050 (OPTION 3) | \$30,873 | \$370,484 |
| | 03/25/2050 – 03/24/2055 (OPTION 4) | \$33,963 | \$407,559 |

NOI
\$253,000 

Cap Rate
6.50% 

Price
\$3,892,000 

Price/ft Land
\$171.82 

Price/ft Bldg.
\$423.04 



Shoes. Style. Selection.®

Founded in 1984, WSS, formerly known as Warehouse Shoe Sale, is a national retail chain of shoe stores that provides a wide variety of clothing, accessories, and footwear at the best prices from all the major brands. WSS has over 100+ locations and is currently based in Los Angeles, CA. The company has a large selection of brands such as Jordan, Adidas, Vans, Puma, Converse, and Nike. In 2021, WSS Shoes was acquired by Foot Locker, Inc. (NYSE: FL), a leading global source of athletic footwear, accessories, and apparel. Foot Locker, Inc., has a portfolio of brands that includes Foot Locker, Champs Sports, Kids Foot Locker, Footaction, Sidestep, Eastbay, and WSS with an annual revenue of \$8.16B as of 2024. The company has headquarters in New York and has approximately 2,600 retail stores in 26 countries across Asia, Australia, New Zealand, Europe, and North America.



WSS LOCATIONS
140+



WSS 2023 REVENUE
\$1.1B



WSS EMPLOYEES
1,600+



WEBSITE
www.shopwss.com



WSS HEADQUARTERS
Los Angeles, CA



PALMDALE, CA

Palmdale is a city that lies within the high desert of the Antelope Valley region which is in the northern Los Angeles County in southern California. Palmdale is the sixth largest city in the Los Angeles County and the 33rd most populated city in California. Palmdale is part of the Los Angeles-Long Beach-Anaheim metropolitan area with a combined population of over 12.8MM and is the second most populated metropolitan area in the United States. The city is known as the “Aerospace Capital of America” since it's home to Air Force and NASA aircraft. Top employers within the area include NASA, Amazon, Boeing, Delta, and more. The primary industry within the area is the aerospace industry but many manufacturing companies have located to the area to seek affordable land which draws plenty of Los Angeles commuters. The city of Palmdale offers family-friendly amenities with access to good schools and popular outdoor recreations, such as Castaic Lake State Recreation area and Angeles National Forest.

[▶ WATCH PROPERTY VIDEO](#)

► POPULATION

1
MILE

3
MILE

5
MILE

| | | | |
|-----------------------------|-------|--------|---------|
| 2024 Population | 7,665 | 58,421 | 127,168 |
| 2029 Population Projection | 7,345 | 56,712 | 123,530 |
| Median Age | 37.5 | 34.8 | 35.1 |
| Bachelor's Degree or Higher | 20% | 17% | 17% |
| U.S. Armed Forces | 4 | 41 | 190 |

▶ HOUSEHOLDS

1
MILE

3
MILE

5
MILE

| | | | |
|--|----------|-----------|--------|
| 2024 Households | 2,318 | 17,885 | 39,410 |
| 2029 Household Projection | 2,215 | 17,324 | 38,239 |
| Owner Occupied Households | 1,567 | 9,590 | 22,095 |
| Renter Occupied Households | 648 | 7,734 | 16,144 |
| Avg Household Size | 3.2 | 3.2 | 3.2 |
| Avg Household Vehicles | 2 | 2 | 2 |
| Total Specified Consumer Spending (\$) | \$88.4MM | \$607.3MM | \$1.3B |

► INCOME

1
MILE

3
MILE

5
MILE

Average Household Income

\$104,656

\$89,088

\$88,944

Median Household Income

\$85,782

\$69,716

\$68,540

► HOUSING

Median Home Value

\$370,833

\$407,602

\$369,788

Median Year Built

1986

1987

1987



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