

±5,518 SF FOR SALE

GREAT VISIBILITY *921 EAST PALMDALE BLVD.*

921 East Palmdale Blvd, | Palmdale, CA 93550



PROPERTY INFORMATION

THE HIGHLIGHTS

Palmdale Boulevard Frontage / Great Visibility on Main Submarket Thoroughfare

Potential for Medical Office, Retail or Professional Office / Liberal Mixed Use Zoning Allows for Broad Range of Uses

Existing Drive Through Service Lane

Above Standard Lot Size & Above Standard Parking

Potential Benefit for Demo & Site Reconstruction

SITE DETAILS

Total Square Feet: ± 5,518 SF

Asking Sale Price: \$1,100,000.00

Occupancy: Vacant/ Immediately Available

Classification: Freestanding Professional Office

Year Built: 1980

Construction: Wood Frame / Stucco

Parking: 36 Stalls (about 6.5/1,000)

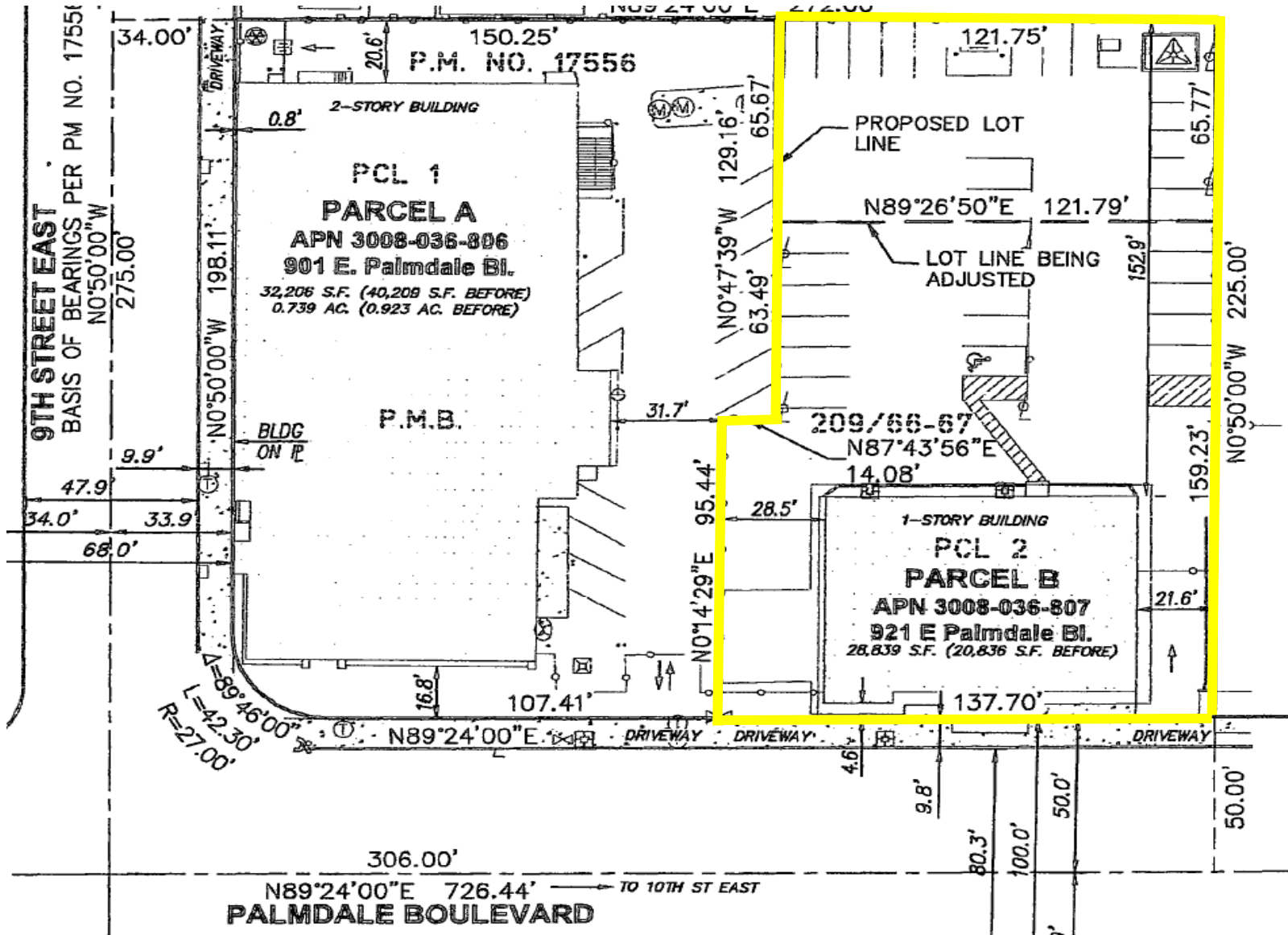
Acreage: 28,839 SF

Parcel ID: 3008-036-807

Mixed Use Overlay (C-D MX)



PARCEL MAP

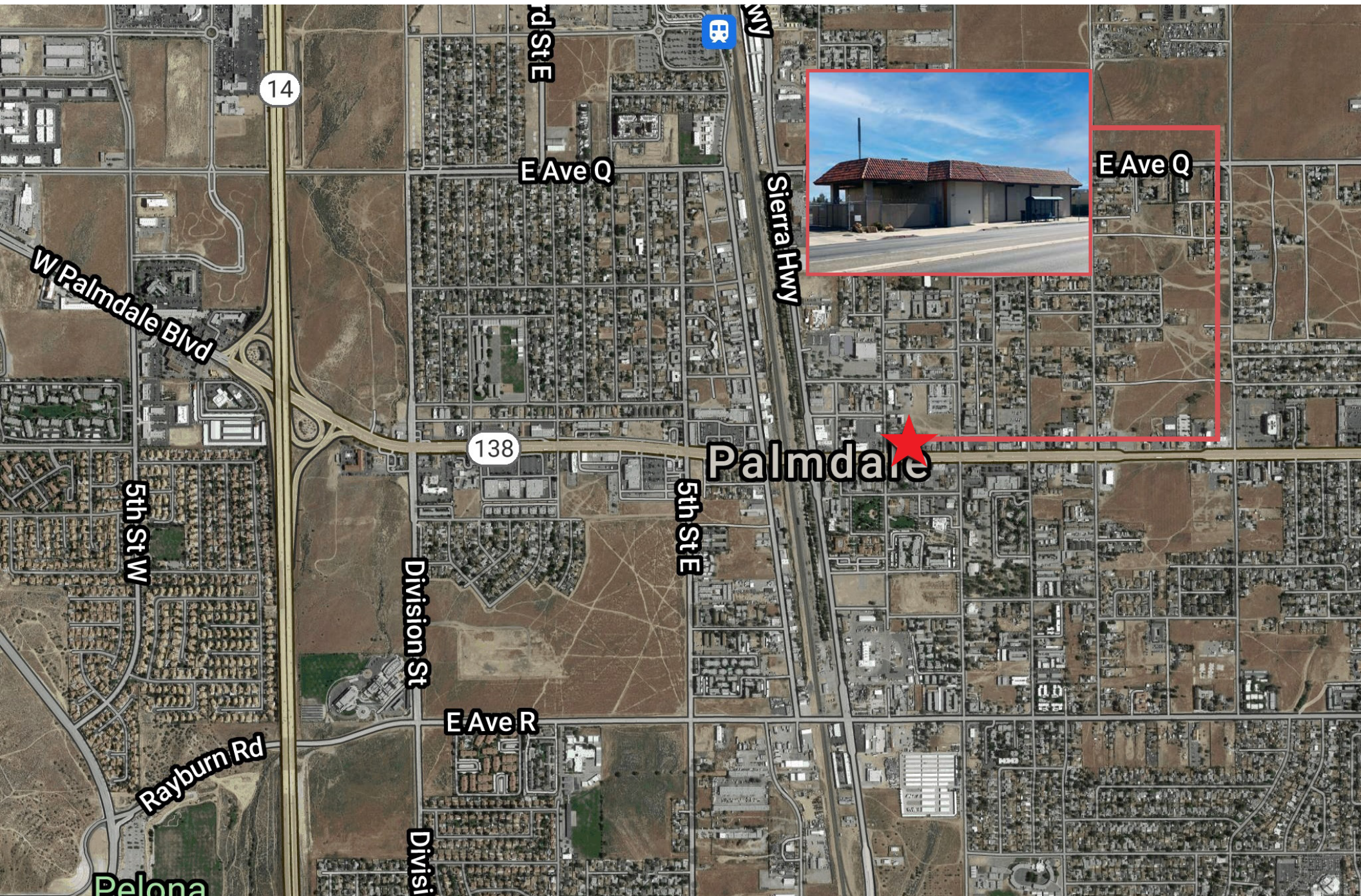


A E R I A L





LOCATION MAP





AREA HIGHLIGHTS

An hour north of Los Angeles and away from traffic and smog, Palmdale boasts blue skies and four seasons of natural beauty.

Palmdale is a small yet bustling city of over 150,000 residents. An hour north of Los Angeles, away from traffic and smog, Palmdale boasts blue skies and four seasons of natural beauty. Located in Southern California's High Desert region, Palmdale offers countless parks and recreational facilities to enhance its family-oriented community focus. It has a vast arid landscape that evokes the golden age of western movies. Trails line Ritter Ranch Park, which sprawls over thousands of acres of rugged mountain

and desert terrain. The Palmdale Amphitheater hosts big-name musical acts. One of the city's claims to fame is its US Air Force testing centre, where aircraft like the legendary Lockheed Blackbird took their first flights. For day trip inspiration set off into the Antelope Valley for stark and beautiful desert scenery, or ascend the San Gabriel Mountains, which receive plenty of snowfall in winter.

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