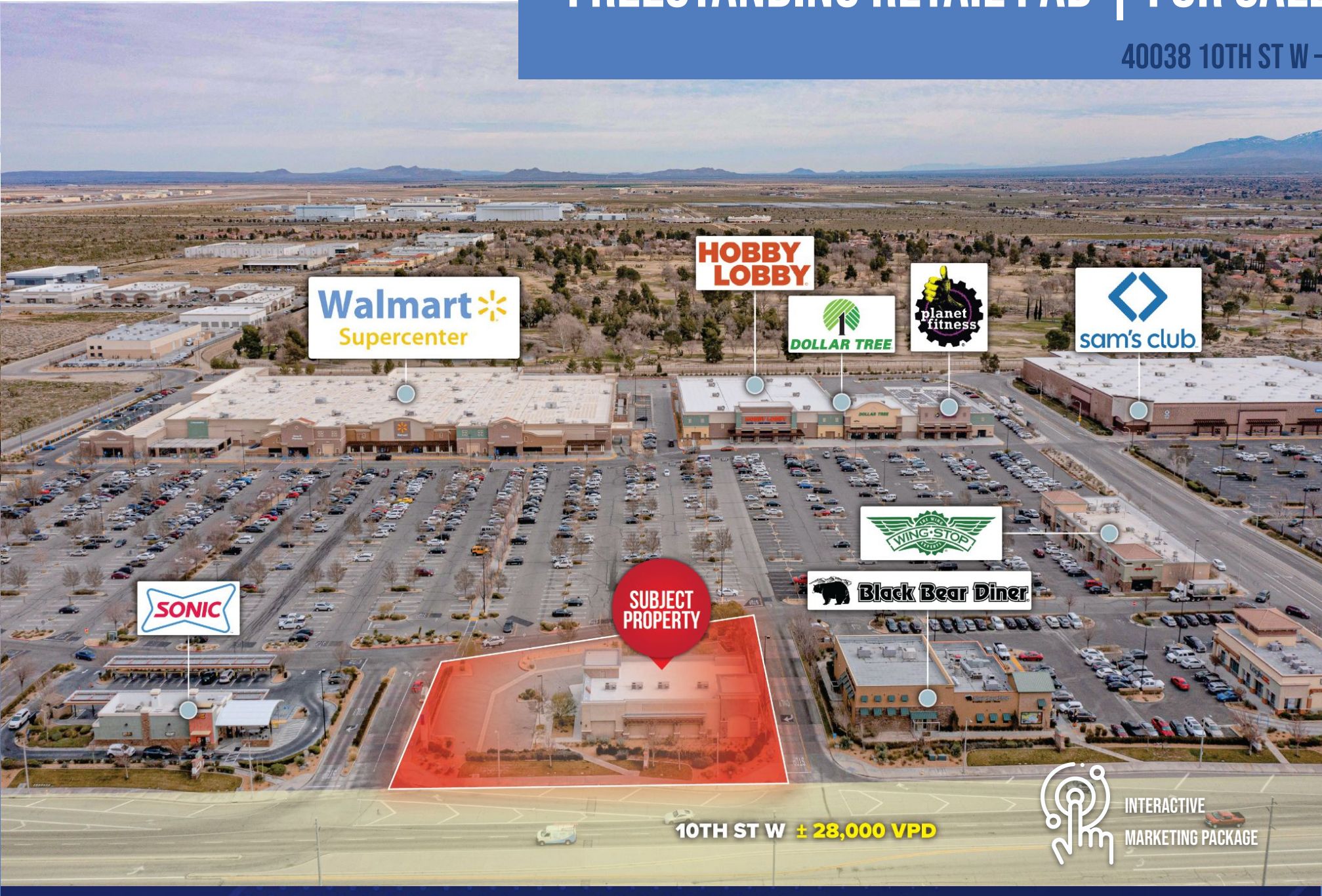


FREESTANDING RETAIL PAD | FOR SALE/LEASE

40038 10TH ST W – PALMDALE, CA



**SUBJECT
PROPERTY**

10TH ST W ± 28,000 VPD



INTERACTIVE
MARKETING PACKAGE

MATTHEWS™

REAL ESTATE INVESTMENT SERVICES

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PROPERTY HIGHLIGHTS



\$2.25 - \$2.95 PSF

\$0.70 PSF NNN

ASKING RENT



\$2,950,000

ASKING PRICE



±2,400 - ± 5,838 SF

GLA

OVER 8M ANNUAL VISITORS

AT DESTINATION 8 SHOPPING CENTER

FREE STANDING RETAIL BUILDING

ON A PAD OUT PARCELED TO WALMART ANCHORED SHOPPING CENTER

MONUMENT SIGNAGE

AVAILABLE FOR PROSPECTIVE TENANT

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five Year Projection	19,189	157,638	403,487
Current Year Estimate	3,951	47,695	147,062
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$83,986	\$86,594	\$78,733
DAYTIME EMPLOYMENT	1-MILE	3-MILE	5-MILE
Total Daytime Employment	8,154	23,498	48,554
CONSUMER SPENDING	1-MILE	3-MILE	5-MILE
Total Consumer Spending	\$43,088,814	\$460,829,237	\$1,484,420,309

INTERIOR PHOTOS



PROPERTY PHOTOS





target petco ALDI
Chick-fil-A Krispy Kreme

PALMDALE MARKETPLACE SHOPPING CENTER
BEST BUY SPROUTS Smart & Final extra! FARMERS MARKET
BARNES & NOBLE ULTA BEAUTY O'Reilly AUTO PARTS
HomeGoods DRESS FOR LESS five BELOW

AMARGOSA COMMONS SHOPPING CENTER
PET SMART TRADER JOE'S
Party City SKECHERS
T.J. MAXX
BURGER KING rubio's COASTAL GRILL
SUPERCUTS

ANTELOPE VALLEY MALL SHOPPING MALL
Dillard's macy's
JCPenney DICK'S SPORTING GOODS
sears HOME SERVICES KIRKLAND'S
H&M Bath & Body Works
TILLYS

sam's club

LOWE'S

CINEMARK

KOHL'S

AEROSPACE HWY ± 84,000 VPD

PANDA EXPRESS CHINESE KITCHEN

STARBUCKS WELLS FARGO

JOANN

Auto Zone

edwards FEDERAL CREDIT UNION

WING-STOP

Logix smarter banking

AIR FORCE RECRUITING SERVICE

Black Bear Diner

10TH ST W ± 28,000 VPD

SUBJECT PROPERTY

Goodwill

SURROUNDING AREA

10TH STREET ±28,000 VPD

PALMDALE REGIONAL AIRPORT

ANTELOPE VALLEY COUNTRY CLUB

LOCKHEED MARTIN

SUBJECT PROPERTY

ANTELOPE VALLEY MALL

RANCHO VISTA BLVD ±22,000 VPD

R. REX PARRIS HIGH SCHOOL

650 STUDENTS

PALMDALE HIGH SCHOOL

2,500 STUDENTS

14

± 132,000 VPD

PALMDALE REGIONAL MEDICAL CENTER +1000 EMPLOYEES

AREA OVERVIEW



PALMDALE, CA

Just an hour north from Los Angeles, Palmdale lies in Antelope Valley region of southern California. Being one of the largest cities in Antelope Valley, Palmdale has a population close to 170,000 residents. Nicknamed the "aerospace capital of the United States", Palmdale's primary industry is the aerospace industry. It has been the site of research, development, final assembly, flight testing and/or servicing/modifications of many aircrafts including the Space Shuttle.

Other manufacturing companies have relocated to Palmdale seeking more affordable land, proximity to Palmdale Airport, and special tax breaks. This movement has helped to diversify the local economy. Delta Scientific, a world leader in high strength vehicle barrier systems, supplying protection for many federal, state and local buildings, and a prime supplier to the military and US State Department for embassies and other installations worldwide, and US Pole, a major manufacturer of street lighting poles, are major anchor tenants in the Fairway Business Park.



The Palmdale Trade and Commerce Center is home to many other major manufacturing, industrial, corporate offices and other employers, as well as home to the Palmdale Auto Mall. A number of medical and related support offices are coming on-line to meet the needs of the new Palmdale Regional Medical Center. In terms of livability, Palmdale is hard to beat. The region's more affordable cost of living draws plenty of Los Angeles area commuters who don't mind a longer commute time.

It is important to note that it is lower than the 49.9% California average. Palmdale is also an urban center that is relatively safe with the total crime rate 26% below the national average as well as the property crime is 33% lower. In terms of housing, the city is relatively cheap with a median house price close to \$430,000 and average rents below the national average. With factors such as affordability, safety, and access to several good schools, Palmdale is a great place to raise a family.

The city has many family-friendly amenities such as parks and organized neighborhoods. Additional popular spots for outdoor recreation include Angeles National Forest and Castaic Lake State Recreation Area, as well as Greater Los Angeles' renowned beaches, which are about a two-hour drive away. Most importantly, Palmdale's location is everything. Whether one is traveling to bigger cities, the beaches, mountains, or a lake, Palmdale is less than 2 hours away from each. Palmdale is an economically diverse city with many amenities that make it an ideal place to live in.

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YOUR SIGN HERE!

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This Leasing Package contains select information pertaining to the business and affairs of **40038 10th St W – Palmdale, CA** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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REAL ESTATE INVESTMENT SERVICES

APOLLO OM TEMPLATE SECTION