

AVAILABLE 4.18 Acres



PACIFIC
COMMERCIAL REALTY ADVISORS
INDEPENDENTLY OWNED AND OPERATED

SEQ 10TH STREET WEST AND TECHNOLOGY DRIVE
PALMDALE, CALIFORNIA

FEATURES

- Prime Palmdale location in heart of the retail and business corridor.
- Neighbors include the Palmdale Marketplace, Sierra Commons, Sit-n-Sleep Center the new business & industrial park which features such office projects as the new Palmdale Corporate Center (240,000 SF), Venture Commerce Center (46,529 SF), Challenger Business Park (83,300 SF), Meridian Professional Center (73,310 SF).
- Located just down the street from the Antelope Valley Regional Mall and Destination 0-8 Power Center.
- Other neighbors include: The new 250 bed, 250,000sf Palmdale Medical Regional Center, 150-room Embassy Suites hotel, 148 room Holiday Inn & The 99 Suite Staybridge Suites.
- Only 2 blocks from Antelope Valley (14) Freeway.



For more information, please contact:

VINCE ROCHE
Senior Director | Principal
(661) 633 3817
vincent.roche@paccra.com
Lic. #01155079

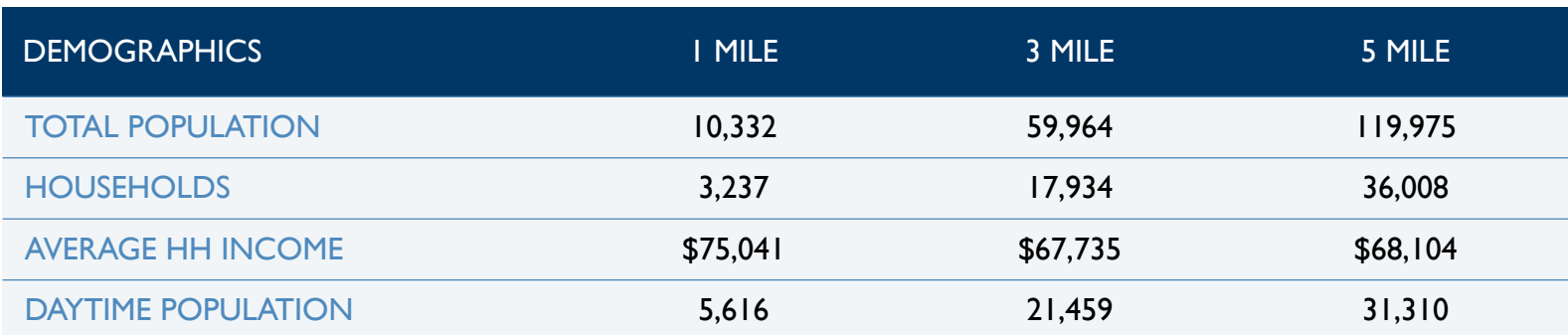
JOSH SHERLEY
Senior Associate
(661) 633 3840
josh.sherley@paccra.com
Lic. #01876855



PACIFIC COMMERCIAL REALTY ADVISORS.
Lic. #01919464
5060 California Avenue, Suite 1000
Bakersfield, CA 93309
www.paccra.com

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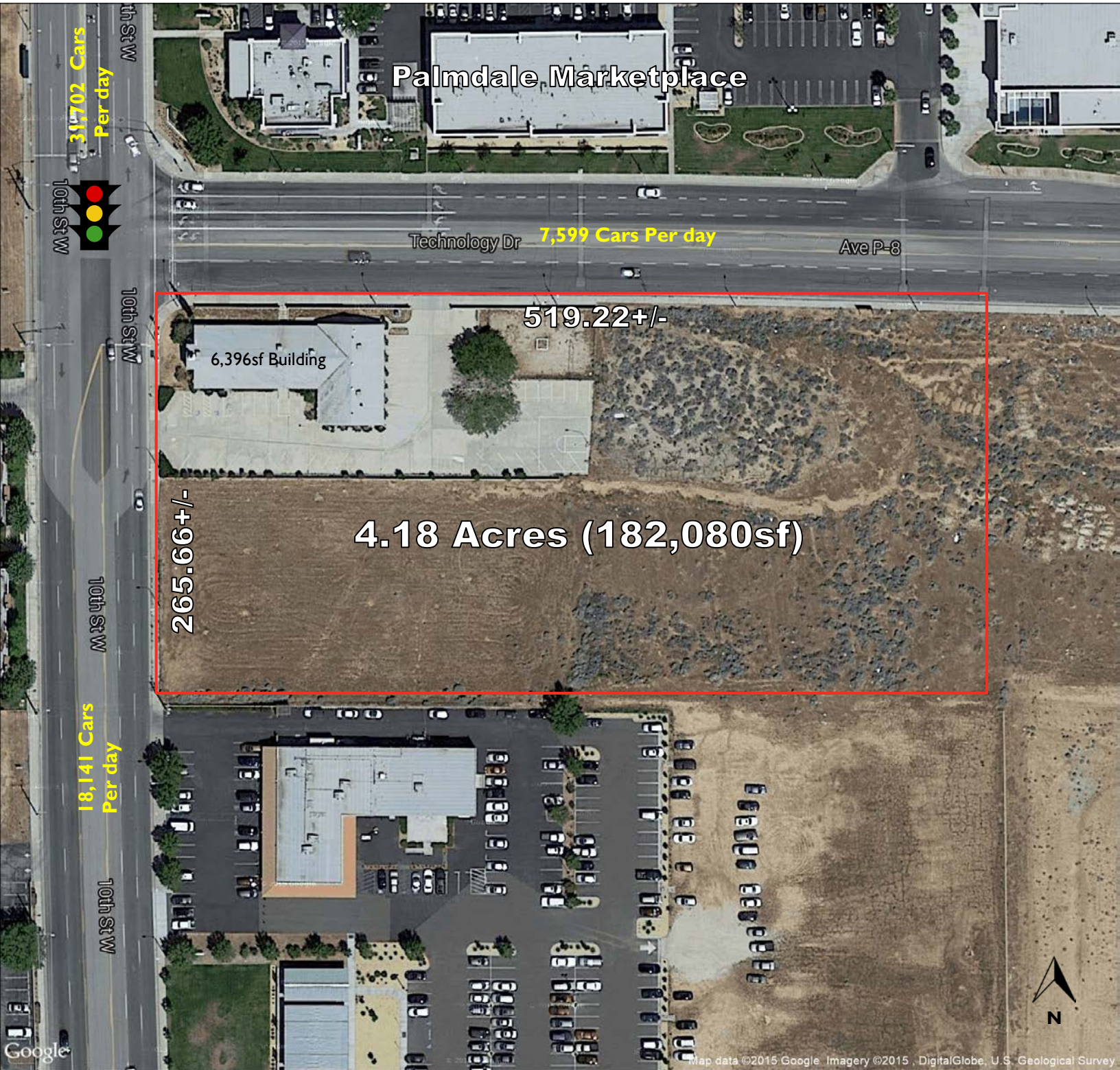


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SEC 10TH ST WEST & TECHNOLOGY DR PALMDALE, CALIFORNIA

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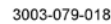
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PRELIMINARY SITE PLAN 'A' 

ROBERT H. FRIEDMAN, AIA
ARCHITECT
2056 E. FOOTHILL BOULEVARD
PASADENA, CALIFORNIA 91107
(626) 454-5251
FRIEDMAN ARCHITECTS
& CONTRACTORS
robert@friedmanarchitects.com

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SUMMARY PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 34.5945/-118.1477

RS1

10th Street West & Technology Drive Palmdale, CA 93551		1 mi radius	3 mi radius	5 mi radius
POPULATION	2015 Estimated Population	10,332	59,694	119,975
	2020 Projected Population	10,731	61,997	124,563
	2010 Census Population	9,790	55,898	113,282
	2000 Census Population	7,316	43,017	89,868
	Projected Annual Growth 2015 to 2020	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2015	2.7%	2.6%	2.2%
	2015 Median Age	33.8	32	32.4
HOUSEHOLDS	2015 Estimated Households	3,237	17,934	36,008
	2020 Projected Households	3,354	18,572	37,294
	2010 Census Households	3,049	16,682	33,765
	2000 Census Households	2,341	13,163	27,563
	Projected Annual Growth 2015 to 2020	0.7%	0.7%	0.7%
	Historical Annual Growth 2000 to 2015	2.6%	2.4%	2.0%
RACE AND ETHNICITY	2015 Estimated White	51.5%	48.3%	50.7%
	2015 Estimated Black or African American	12.9%	15.1%	14.4%
	2015 Estimated Asian or Pacific Islander	8.6%	6.8%	5.8%
	2015 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.8%
	2015 Estimated Other Races	26.4%	29.0%	28.2%
	2015 Estimated Hispanic	44.2%	48.7%	49.2%
INCOME	2015 Estimated Average Household Income	\$75,041	\$67,735	\$68,104
	2015 Estimated Median Household Income	\$65,836	\$57,545	\$56,764
	2015 Estimated Per Capita Income	\$23,543	\$20,368	\$20,460
EDUCATION (AGE 25+)	2015 Estimated Elementary (Grade Level 0 to 8)	9.3%	15.2%	16.1%
	2015 Estimated Some High School (Grade Level 9 to 11)	16.4%	20.3%	19.6%
	2015 Estimated High School Graduate	22.1%	18.0%	18.5%
	2015 Estimated Some College	20.8%	20.3%	20.2%
	2015 Estimated Associates Degree Only	8.2%	5.9%	6.5%
	2015 Estimated Bachelors Degree Only	12.6%	10.2%	9.5%
	2015 Estimated Graduate Degree	10.7%	10.1%	9.7%
BUSINESS	2015 Estimated Total Businesses	393	2,172	3,589
	2015 Estimated Total Employees	5,616	21,459	31,310
	2015 Estimated Employee Population per Business	14.3	9.9	8.7
	2015 Estimated Residential Population per Business	26.3	27.5	33.4

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.