

# COMMERCIAL DEVELOPMENT SITE

Avenue Q & 20th St E

FOR SALE



Palmdale, CA 93550



## PROPERTY OVERVIEW

Prime commercial development site with all utilities available at or near the property (*Buyer to Verify*). This property offers approx. 265 feet of paved frontage along Ave. Q that offers an ADT of 9,700. This L shaped parcel also offers approx. 342 feet of frontage along 20th St. E with existing curb & gutter, street improvements and an ADT of 7,760. This offering is comprised of 4 parcels totaling 6.8+/- acres and zoned Neighborhood Commercial (NC) which is intended to promote convenience type retail, neighborhood offices, and commercial service facilities to serve the daily needs of the immediate neighborhood. Some examples include supermarkets, restaurants, apparel stores, small hardware stores, banks, offices, and other similar uses with building heights up to 35 feet. Property is around other commercial & industrial uses. This location is just minutes away from Palmdale Metrolink Station with other office and commercial development nearby. The adjacent 2.205+/- acre hard corner is also available under a separate offering for \$350,000 that would offer 9+/- acres for a larger project!

## DETAILS

<b>PRICE:</b>	\$450,000
<b>TERMS:</b>	Cash
<b>LOT SIZE:</b>	6.8+/- Acres
<b>APN:</b>	3015-031-001, 004, 005 & 006
<b>ZONING:</b>	NC — Neighborhood Commercial
<b>UTILITIES:</b>	All Available ( <i>Buyer To Verify</i> )

## FOR MORE INFORMATION CONTACT:

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42402 N. 10th Street West Ste "E" Lancaster, CA 93534

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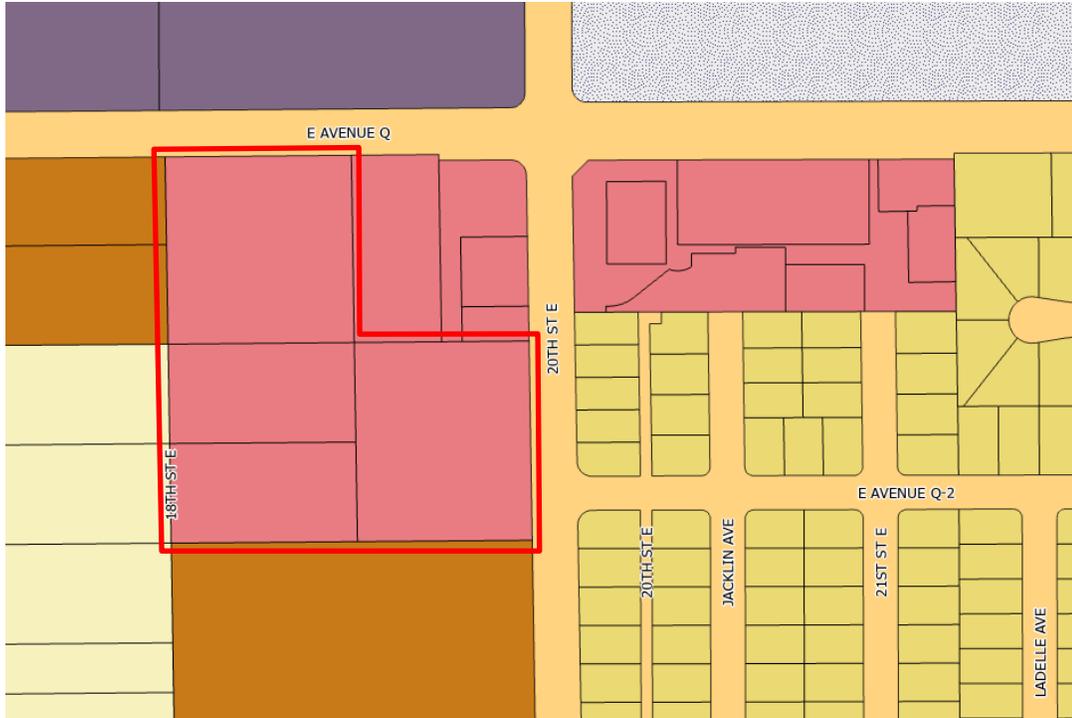
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ZONING (NEW GENERAL PLAN)



## General Plan Land Use Designations

- Equestrian Residential
- Low Density Residential
- Single Family Residential
- Single Family Residential 2
- Single Family Residential 3
- Neighborhood Residential 1
- Neighborhood Residential 2
- Neighborhood Residential 3
- Neighborhood Residential 4
- Mixed Use 1
- Mixed Use 2
- Mixed Use 3
- Employment Flex
- Neighborhood Commercial

## Neighborhood Commercial (NC)



### Description and Intended Physical Character

This place type is intended to foster convenience-type retail, neighborhood offices and service activities that serve the daily needs of the immediate neighborhood. NC areas are located in Village Centers, near residential neighborhoods to serve the short-term needs of residents. Neighborhood Commercial development is occasionally found on small corner parcels (a few acres) but more often in slightly larger configurations (five to ten acres in size). This designation includes supermarkets, restaurants, apparel stores, small hardware stores, banks, offices, and similar uses. This designation also provides gathering places for the residents of surrounding neighborhoods and are ideal locations for local transit stops (such as bus stations, carsharing pods, or park and ride lots).

### Key Features

#### Primary Land Uses

- Neighborhood-serving retail/ services/office
- Entertainment

#### Secondary Land Uses

- Civic uses
- Minor auto service uses
- Community assembly

#### Allowed Height

- 35 feet

#### Allowed Density and Intensity

- FAR: up to 0.5
- Du/ac: n/a

#### Appropriate Building Types

- Standalone commercial
- Attached low-rise commercial buildings in walkable 'main street' format
- Block form low-rise buildings

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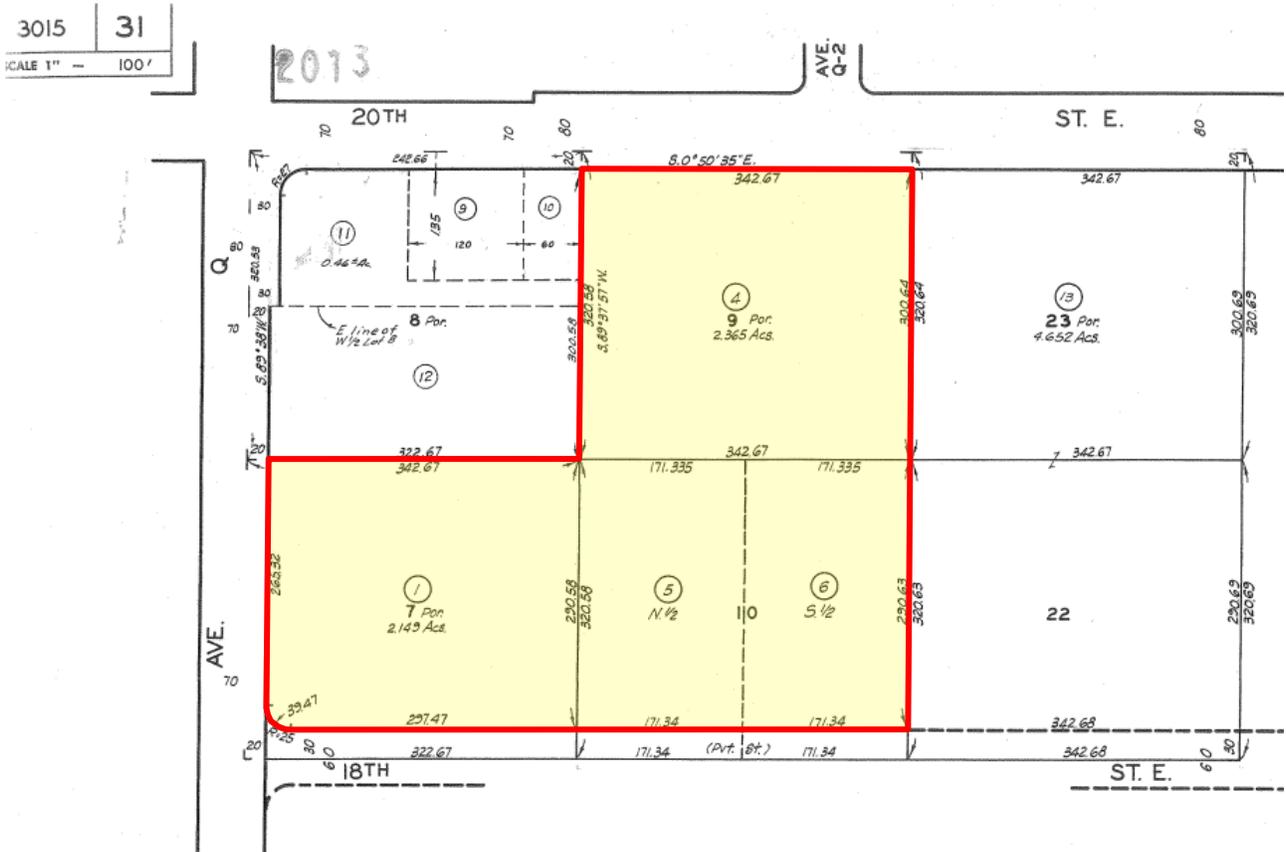
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PROPERTY IMAGE & PARCEL MAP



From the NE corner of Avenue Q & 20th St. E, looking at the SW corner.



CODE 15576

RECORD OF SURVEY  
R. S. 64-26-27

ALL ACREAGES ON THIS PAGE ARE NET

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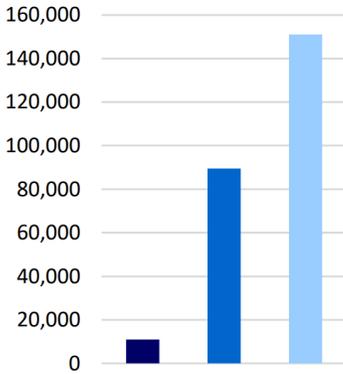
## DEMOGRAPHICS

### 1 Mile

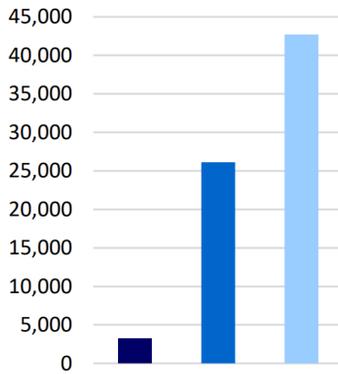
### 3 Miles

### 5 Miles

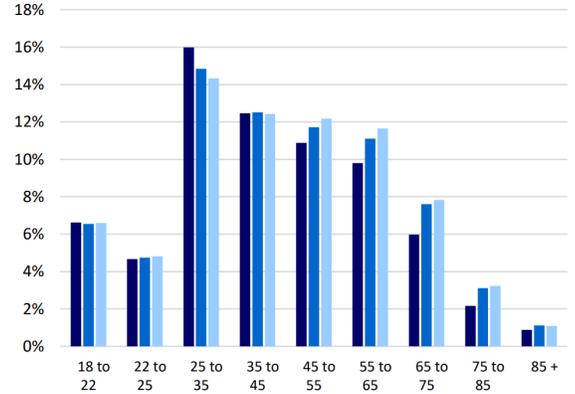
Population



2023 Households



Population by Age

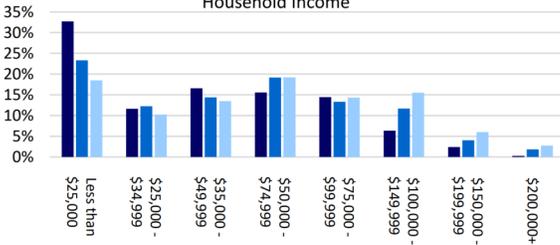


Race/Ethnicity

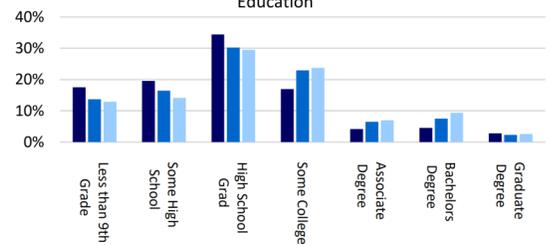


Asian African American Hispanic White

Household Income



Education

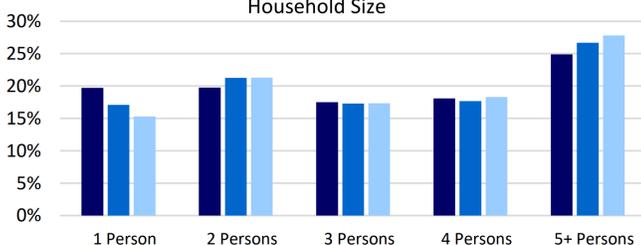


Home Ownership



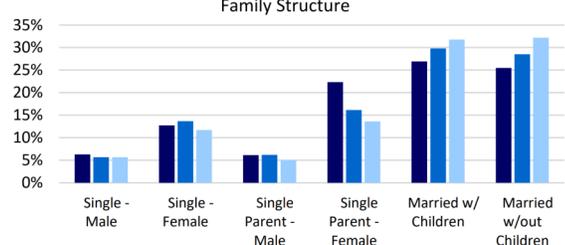
Renter-Occupied Owner-Occupied

Household Size



Data by STI: PopStats. This report is provided for informational purposes only and is presented without verification or warranty.

Family Structure



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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property ***“AS IS” CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.*** Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer’s choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.