EAST PALMDALE, PALMDALE, CA 93550 (LA County) NWC East Palmdale Blvd. & 40 St. East

FOR SALE 34 acres +/- Commercial Land

Development Site for Retail-Market-Movie Theater-Health Club-Bank- Credit Union-Fast Food- Restaurant- Drug Store w. Drive thru

Pad 1: 20 Acres +/- Can be divided

Pad 2: 7 Acres +/- Can be divided

Pad 3: 8 Acres +/- Can be divided

Tractor Supply Pad

Circle K Pad

E. Palmdale Blvd.

Property Information:
Size: Approximately 34 acres +/- 1,481,000sf +/-
APN's: 3021-030-006 and 3021-030-007
Zoning: Commercial (City of Palmdale)
Signalized intersection
Average Daily Traffic at Intersection: 27,000
Co-Tenants as of 12/2017
Tractor Supply & Circle K w gas and carwash
Pricing:
Entire 34 Acres 1,481,040 sf: $11,848,320/$8.00 per square foot as-is, all cash
Pad 1: 20 Acres 871,200 sf: $8,712,000/$10.00 per square foot as-is, all cash
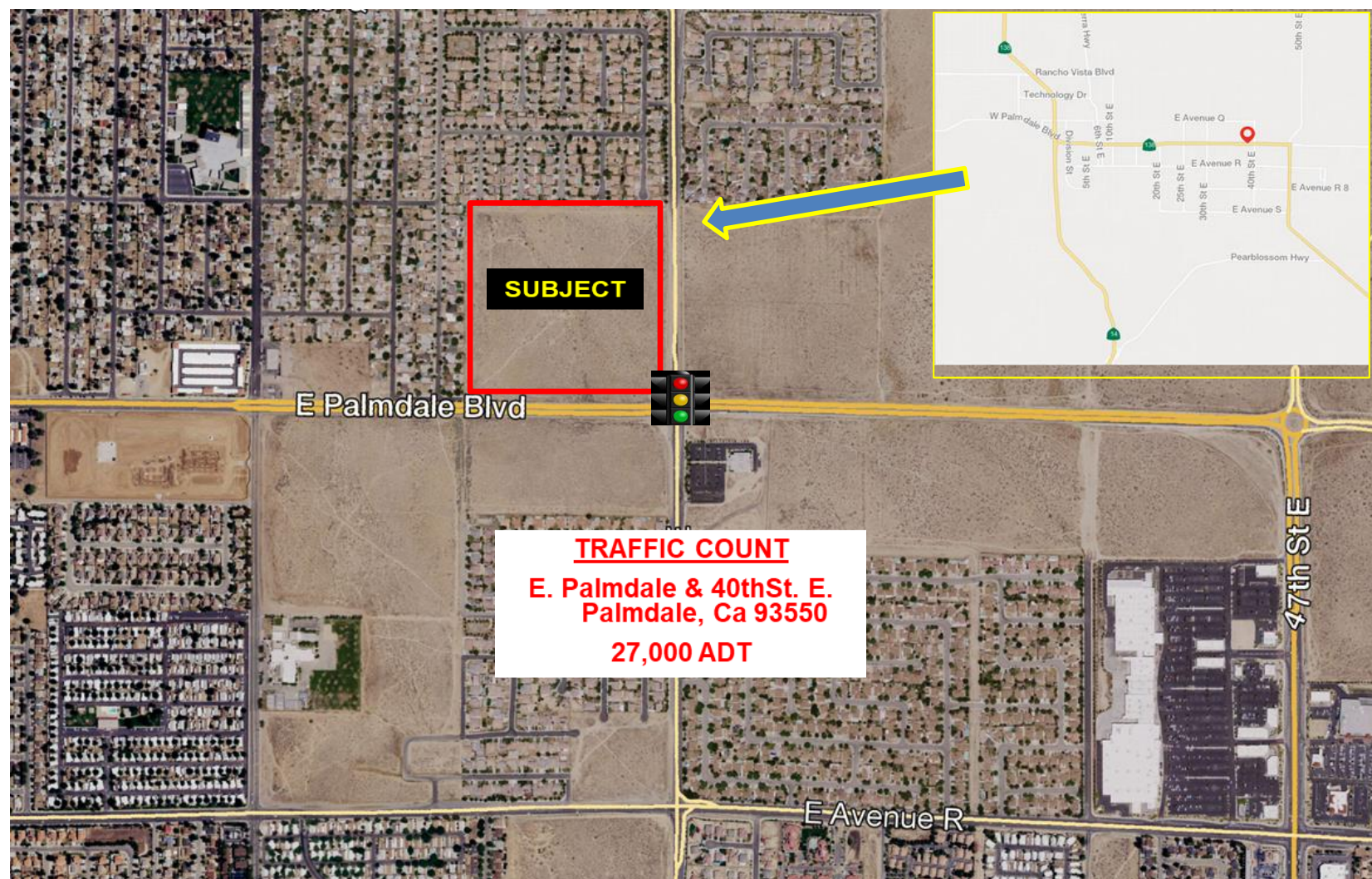**Pad 2: 7 Acres 304,920 sf:** $3,659,040/$12.00 per square foot as-is, all cash
Pad 3: 8 Acres 348,480 sf: $4,181,760/$12.00 per square foot as-is, all cash

Demographics	Mile	3 Mile	5 Mile
Population	14,750	94,836	122,213
Average HH Income	$48,808	$64,046	$62,544
Daytime Population	1,863	10,328	20,454

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FOR SALE 34 acres +/-
Commercial Land

SUBJECT

E Palmdale Blvd

TRAFFIC COUNT

E. Palmdale & 40thSt. E. Palmdale, Ca 93550

27,000 ADT

E Avenue R

47th St E

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For information, please contact your exclusive listing agent

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