

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.

NAI Capital

Commercial Real Estate Services, Worldwide.

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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

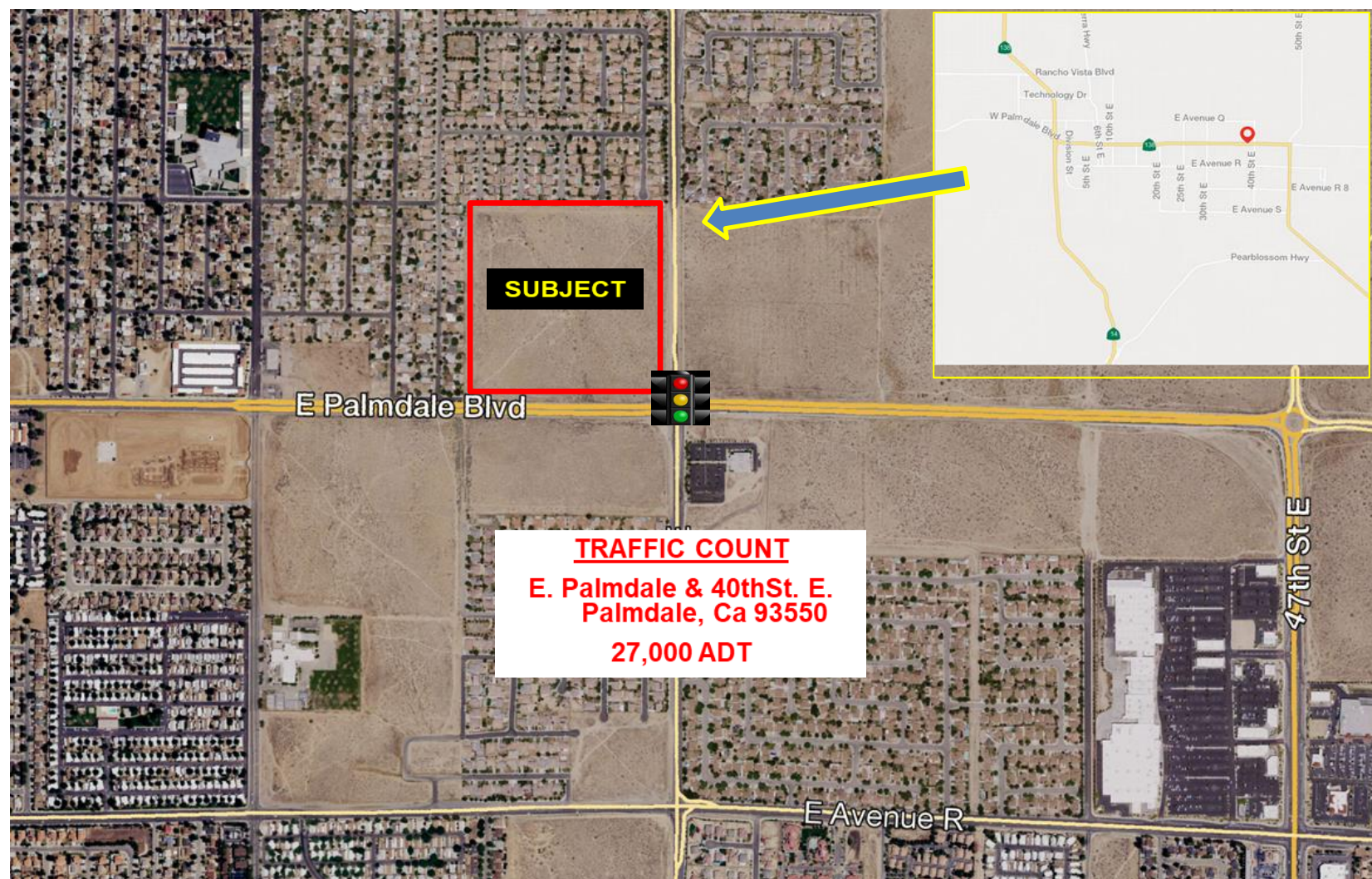
Pad 3: 8 Acres 348,480 sf: \$4,181,760/\$12.00 per square foot as-is, all cash

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 information, please contact your exclusive listing agent

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