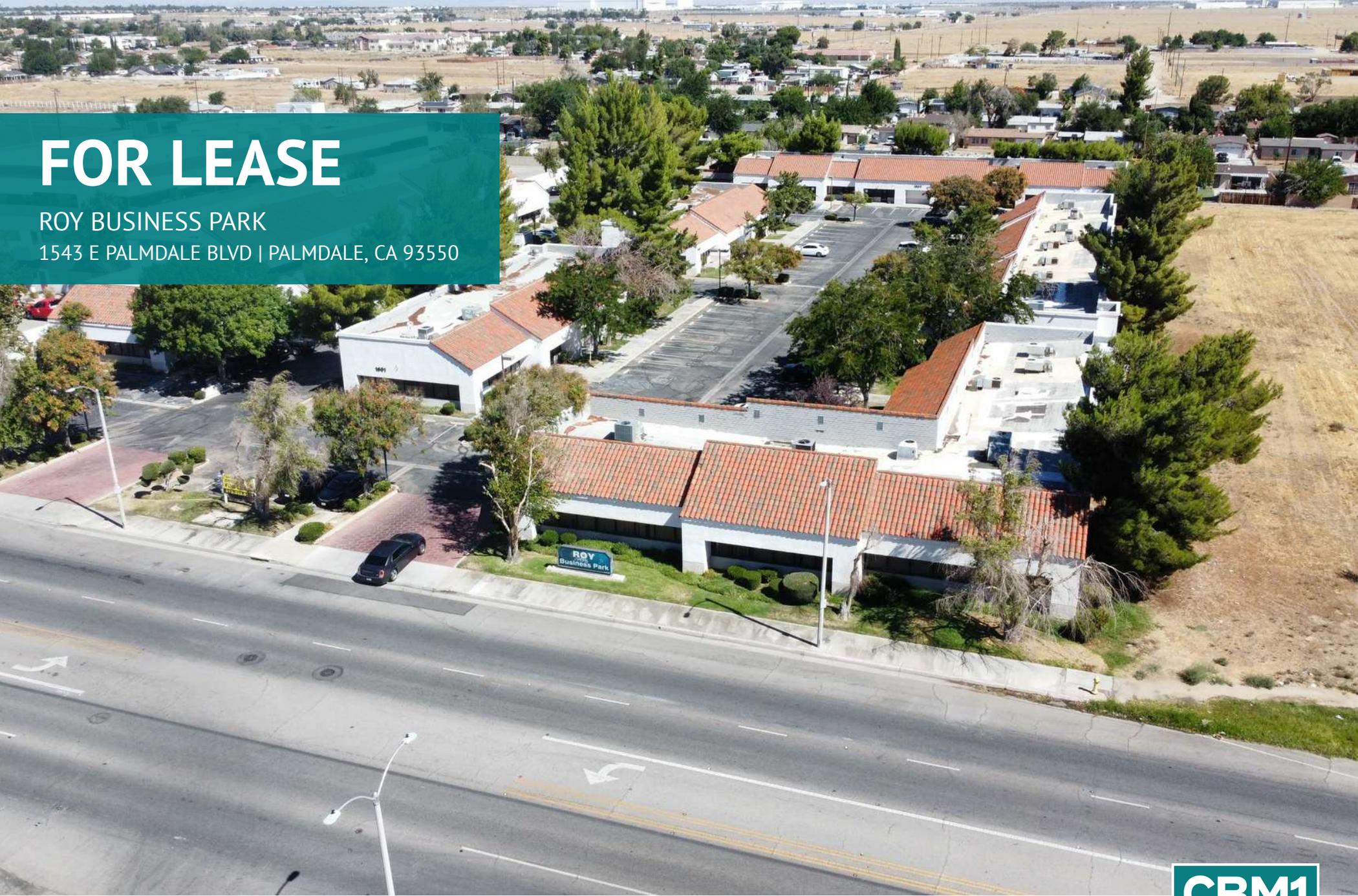


FOR LEASE

ROY BUSINESS PARK

1543 E PALMDALE BLVD | PALMDALE, CA 93550



DAVID GUARDADO
CALDRE #1837493
818.380.9972
DAVIDG@CBM1.COM

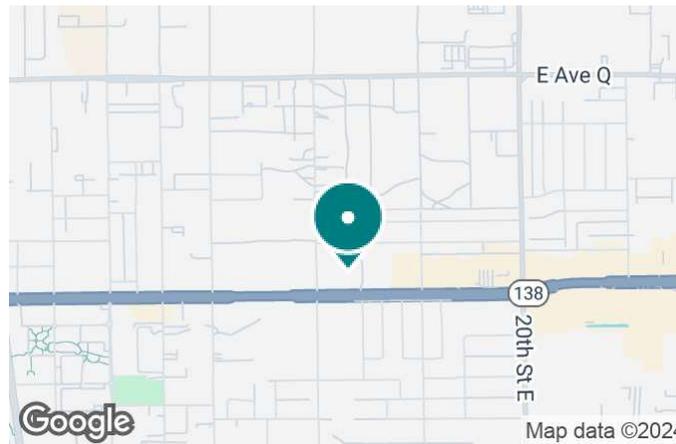
[CBM1.COM](https://www.cbm1.com)

CBM1

LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

ROY BUSINESS PARK | 1543 E PALMDALE BLVD, PALMDALE, CA 93550



FEATURES & AMENITIES

- Approx. 162 SF Office Suite
- Close Proximity to the 14 Freeway
- Convenient Ingress and Egress
- Plenty of Onsite Parking

NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,887	26,049	41,011
Total Population	18,877	88,998	144,213
Average HH Income	\$57,743	\$77,877	\$89,542

EXCLUSIVELY REPRESENTED BY

DAVID GUARDADO

CALDRE #1837493

818.380.9972

DAVIDG@CBM1.COM

PROPERTY SUMMARY

ROY BUSINESS PARK | 1543 E PALMDALE BLVD, PALMDALE, CA 93550

BROCHURE | PAGE 3



PROPERTY DESCRIPTION

There is one office suite remaining in a sizable Office Park. Approximately 162 SF, including all utilities, making it ideal for startups or as a satellite office. The property offers convenient access and ample on-site parking.

LOCATION DESCRIPTION

Strategically situated just east of the 14 Freeway on Palmdale Blvd. (Highway 138), this property is conveniently located near Antelope Valley College, Vallarta Supermarket, WSS, Starbucks, Subway, and numerous other national and regional retailers and eateries. It is also in close proximity to Palmdale Regional Airport, Antelope Valley Mall, and Palmdale Regional Medical Center, making it an ideal location to serve the surrounding community.

OFFERING SUMMARY

Lease Rate:	\$3.40 SF/month (MG)
Number of Units:	18
Available SF:	162 SF
Lot Size:	26,716 SF
Building Size:	15,588 SF

SPACES	LEASE RATE	SPACE SIZE
1543 E Palmdale Blvd #0	\$3.40 SF/month	162 SF

DAVID GUARDADO
CALDRE #1837493
818.380.9972
DAVIDG@CBM1.COM

ADDITIONAL PHOTOS

ROY BUSINESS PARK | 1543 E PALMDALE BLVD, PALMDALE, CA 93550

BROCHURE | PAGE 4



DAVID GUARDADO

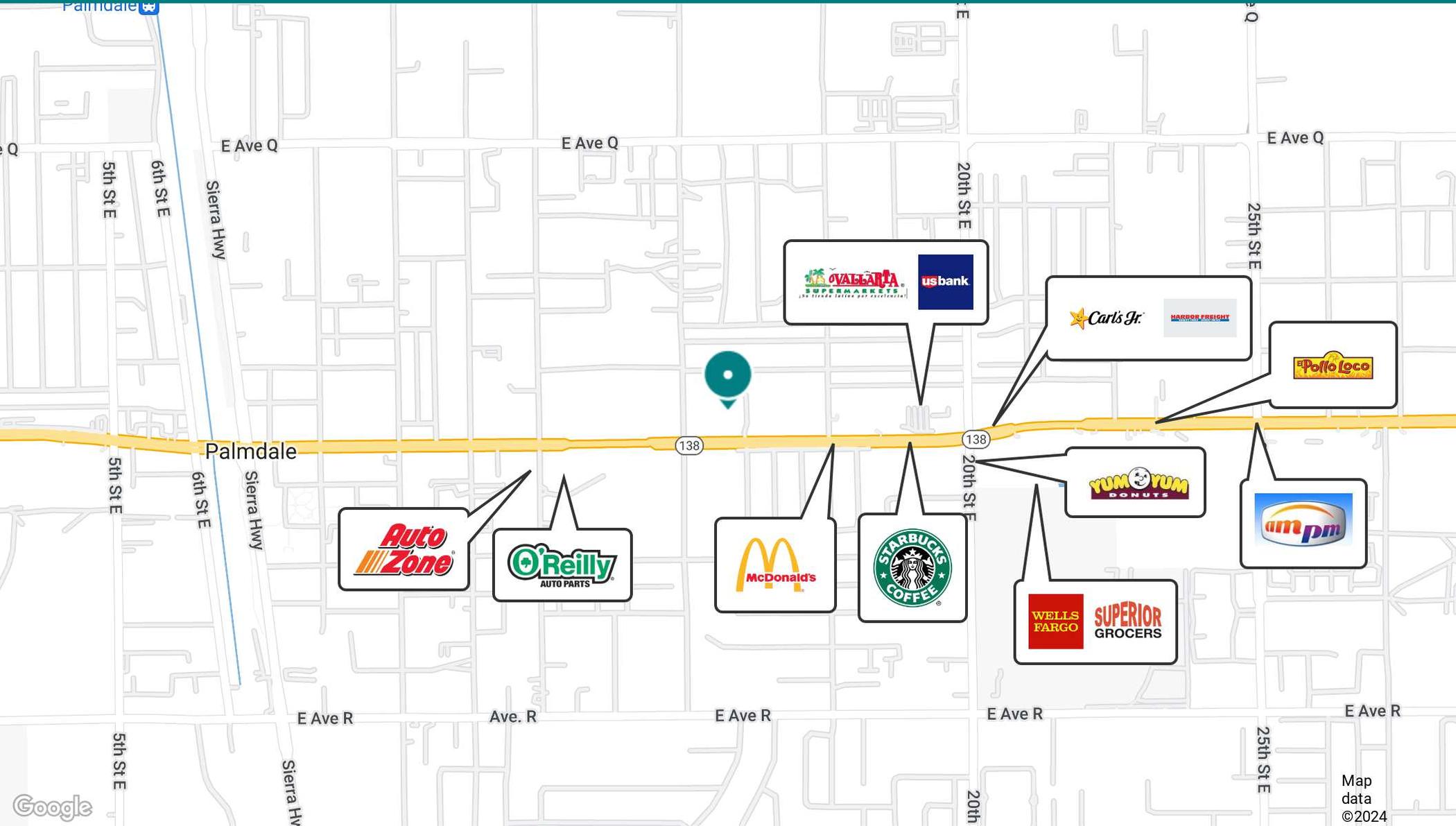
CALDRE #1837493

818.380.9972

DAVIDG@CBM1.COM

LOCATION MAP

ROY BUSINESS PARK | 1543 E PALMDALE BLVD, PALMDALE, CA 93550



Map data ©2024

DAVID GUARDADO
CALDRE #1837493
818.380.9972
DAVIDG@CBM1.COM

DEMOGRAPHICS MAP & REPORT

ROY BUSINESS PARK | 1543 E PALMDALE BLVD, PALMDALE, CA 93550

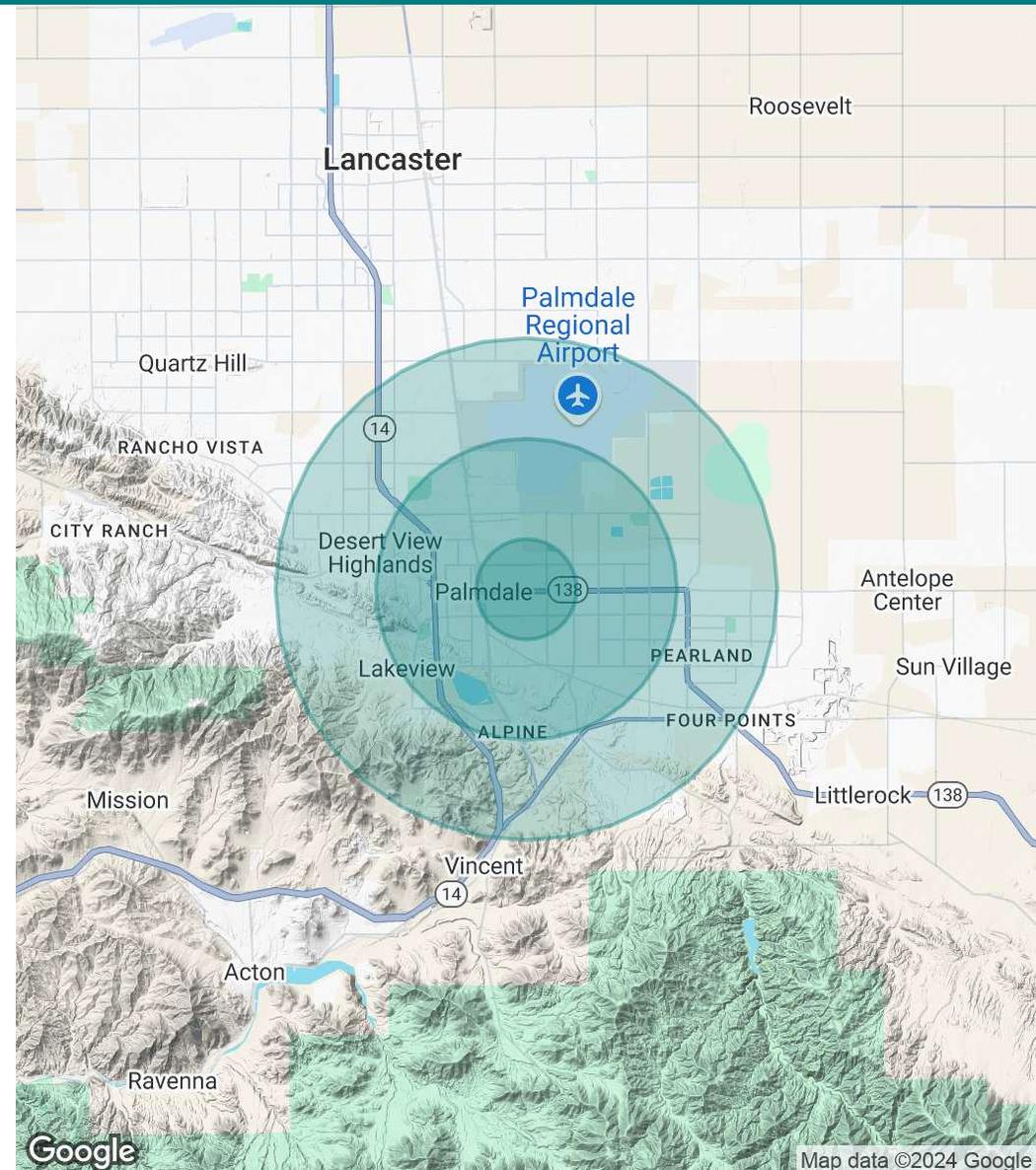
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,877	88,998	144,213
Average Age	34	36	36
Average Age (Male)	33	34	35
Average Age (Female)	35	37	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,887	26,049	41,011
# of Persons per HH	3.2	3.4	3.5
Average HH Income	\$57,743	\$77,877	\$89,542
Average House Value	\$309,843	\$368,599	\$417,630

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	69.2%	70.9%	68.2%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	3,422	18,262	31,287
Total Population - Black	3,741	12,259	19,579
Total Population - Asian	336	2,515	5,526
Total Population - Hawaiian	46	189	310
Total Population - American Indian	449	2,103	3,333
Total Population - Other	8,099	38,442	58,491

Demographics data derived from AlphaMap



DAVID GUARDADO
CALDRE #1837493
818.380.9972
DAVIDG@CBM1.COM