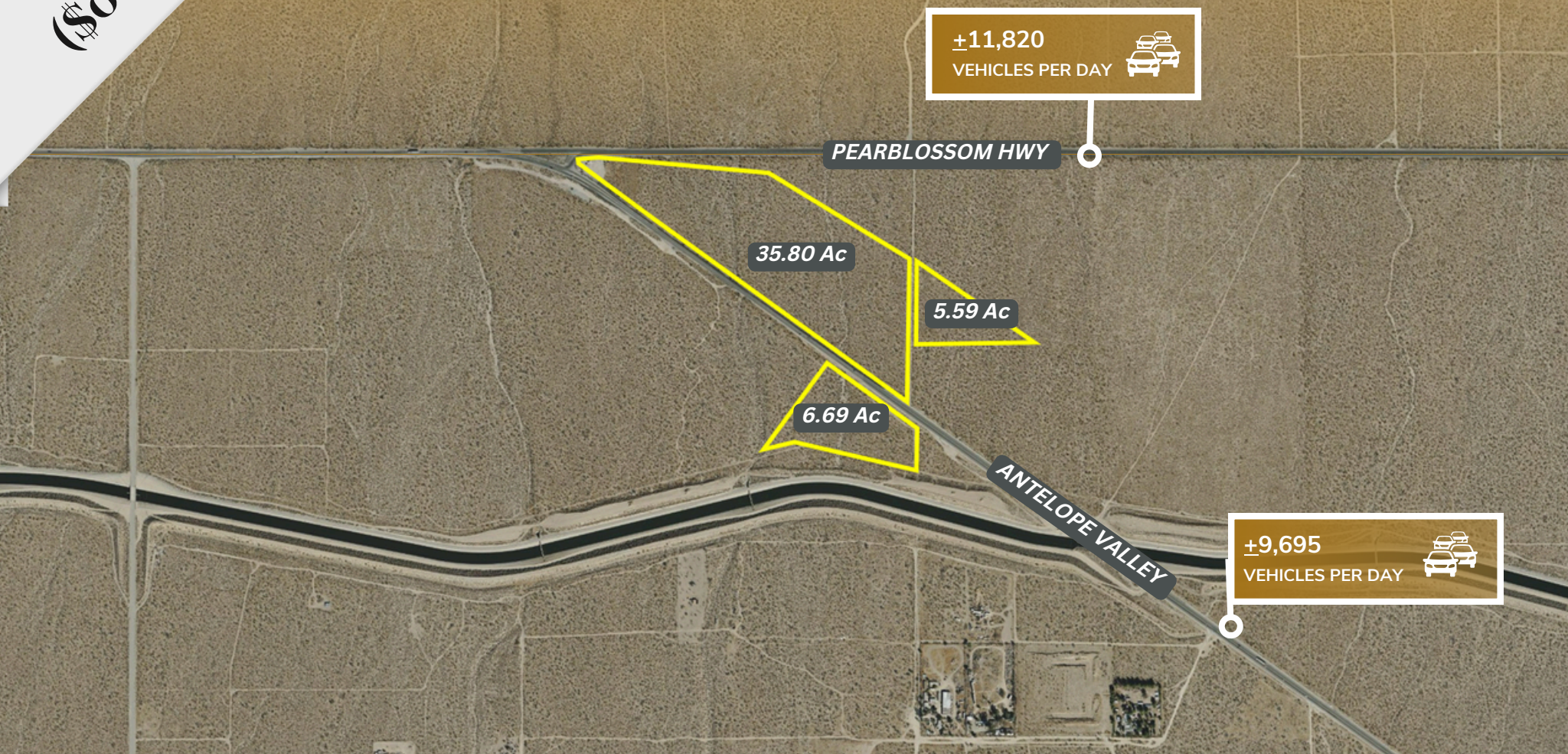


**Motivated Seller**  
**(\$0.62 per Sq. Ft.)**

# Combined ±48.08 Acres – FOR SALE

Los Angeles County, CA



**+11,820**  
VEHICLES PER DAY

**PEARBLOSSOM HWY**

**35.80 Ac**

**5.59 Ac**

**6.69 Ac**

**ANTELOPE VALLEY**

**+9,695**  
VEHICLES PER DAY

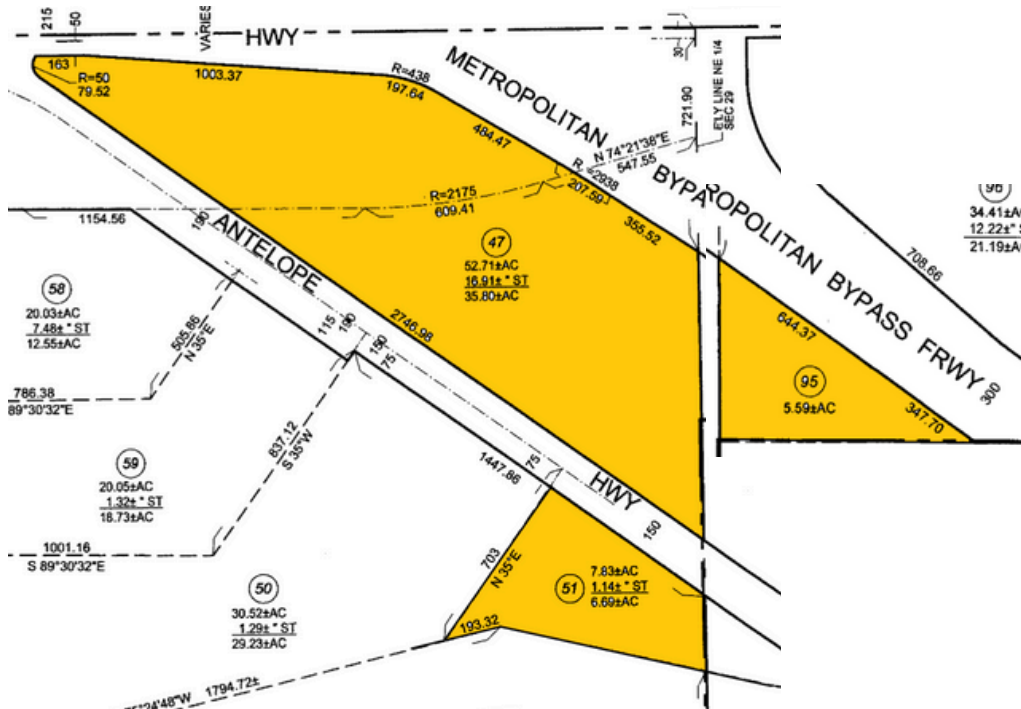
# Property Overview

<b>Address</b>	Palmdale, CA
<b>Offering Price</b>	\$1,300,000 (\$0.62 per Sq. Ft.)
<b>APN's</b>	3033-016-047, -051, -095
<b>Land Size</b>	±291,896 Sq. Ft. (6.69 Acres)
	±243,500 Sq. Ft. (5.59 Acres)
	±1,513,947 Sq. Ft. (35.80 Acres)
	Combined Total ±2,094,845 Sq. Ft. (48.08 Acres)
<b>Zoning</b>	A-2-2

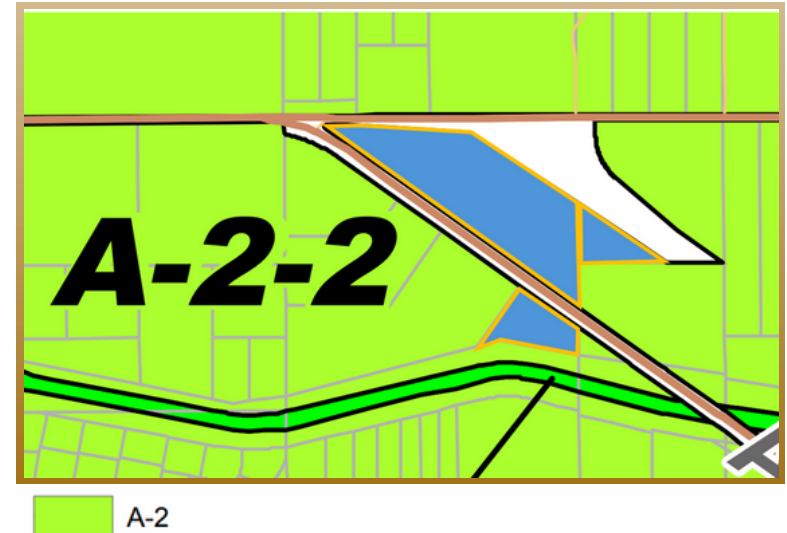
# Property Highlights

- SEC of Pearblossom Hwy (18) and Antelope Hwy (138).
- Motivated Seller (Health Reasons)
- First time on the market in 20 years
- Low price per sq. ft.
- Electricity to the site.
- Ideal for gas station, truck stop, or QSR.
- Over 20,000 vehicles per day combined at this intersection.

**Parcel Map**

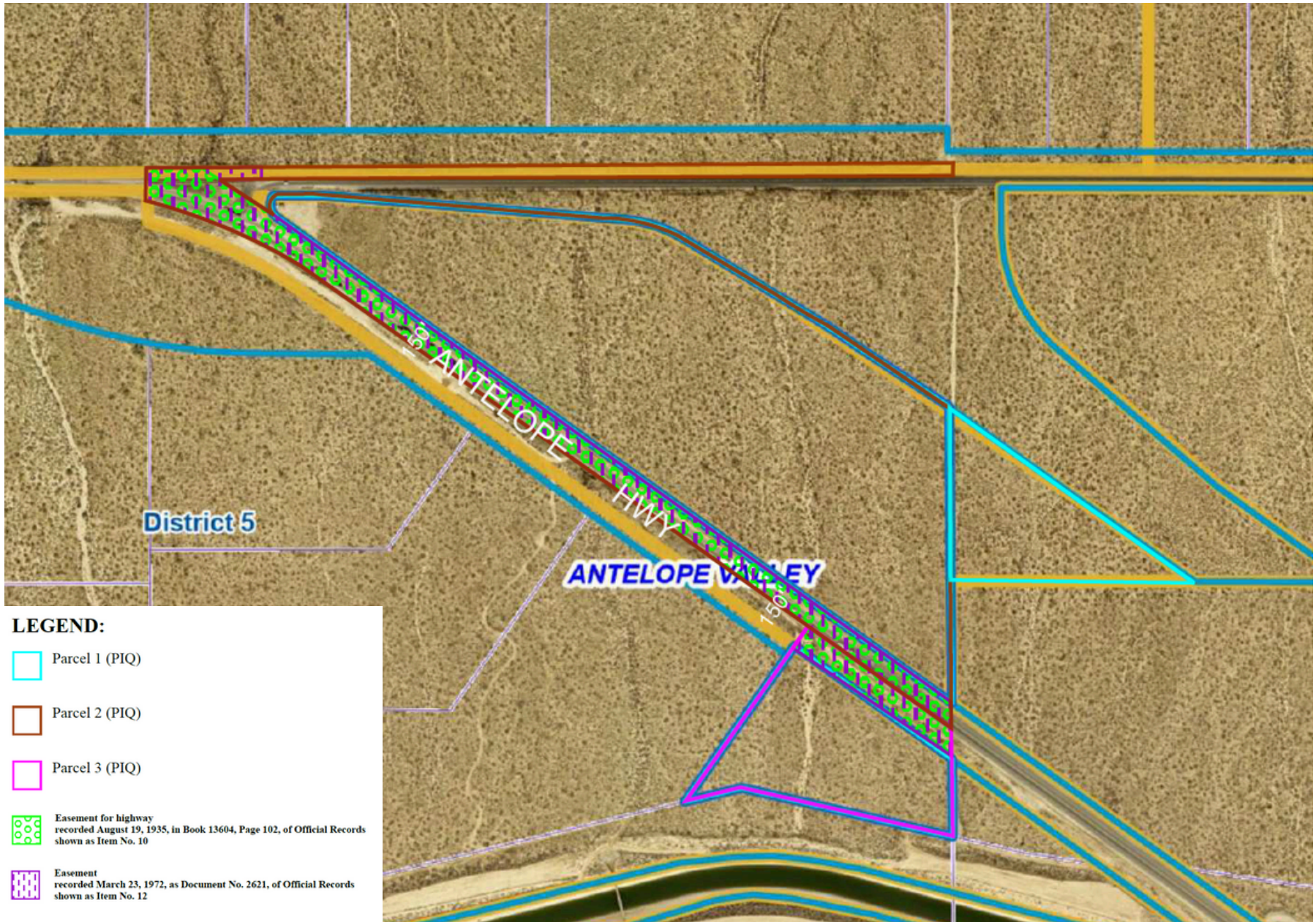


**Zoning Map**



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

# Plotted Easements



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.