

FOR LEASE - COMMERCIAL RETAIL (PEARBLOSSOM SQUARE) / Signalized / Hwy 138.  
Last Stop/First Stop. Tons of Traffic. Great for Gas Station / Market / Travel Store or Restaurant or ?...

PARCEL  
MAP

# 13100-13122 Pearblossom Hwy. & 34144 Longview Rd.

Pearblossom, CA 93553 (8 minutes from Palmdale/Lancaster)

**2017 APPRAISAL: \$2.2million**  
**\$150,000 TO \$175,000 PER YR.**  
**7.2% CAP. SHELL 8 pump-gas Station**  
**70 paved parking spaces.**  
**2.03 acres. 3 Buildings: 12,800 sqft built.**

13118 PEARBLOSSOM HWY.  
CALL LISTING BROKER  
PHOENIX THOTTAM

Today For Details:  
**(310) 497-7255**

PEARBLOSSOM SQUARE  
SHELL - 8 PUMP  
GAS STATION  
FALL 2019



## PROPERTY HIGHLIGHTS

- + Established center on the 138 Hwy, with little to no trade competition in immediate vicinity
- + Ample repositioning options for a value-add investor. Gas Station. Market. Travel Store or ?
- + Commercial zoning and liquor/store alcohol use grandfathered into land. Adjacent land (2.5 to Sacres can be used for commercial parking).
- + Well managed by same family since mid 1980s.

## PROPERTY CONSIDERATIONS

- + Recent damage to vacancy adjacent to electrical room (April 2017) resulted in recent tenant move-out due to electrical costs.
- + Limited supply of retail/industrial owner-user prospects in local market. Ideal for bigger entities.
- + 60,000 - 5 mile radius. 600,000+ in 10 mile radius.

Last Signalized Stop on Hwy 138 towards Vegas/Victorville. First going West on Hwy 138. Gas

## Property Overview

Building Sf.	Land Sf./Ac.	APN	Zoning	Traffic Counts
3 Buildings - 12,728 sf. <b>(buildable up to 44,213 sf)</b>	88,422 sf. 2.03 acres (plus up to 7 acres adjacent land)	3037-008-027, 3037-008-013	LCC3 / Commercial -Rural	25,400*



ON HWY 138 (SHORTCUT TO VEGAS/VICTORVILLE). Perfect for Gas Station / Market/Travel Store-Shop/Big Box Retail or...? Call Today.

Oil Pearblossom Hwy Hwy 138/8 towards from Palmdale/Lancaster. Last stop/first stop. Signalized. Cell towers put in traffic lights, and sidewalks, photo of years ago.

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APN 3037-008-013 & 3037-008-027