



WSS
Shoes. Style. Selection.
BRAND NEW LEASE
ESTIMATED OPENING Q1 2025

A red-bordered box containing the WSS logo, the slogan 'Shoes. Style. Selection.', and the text 'BRAND NEW LEASE ESTIMATED OPENING Q1 2025'. A red line extends from the bottom of the box to the building's roofline.

WSS

Palmdale Marketplace

39202 10th Street W
Palmdale, CA 93551





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Capital Markets | Net Lease Group

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WSS Palmdale Marketplace

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DEMOGRAPHICS

**WSS
Palmdale Marketplace**

39202 10th Street W
Palmdale, CA 93551

Land:

0.52 Acres
(22,651 SqFt)

**Approximate
Building Size:**

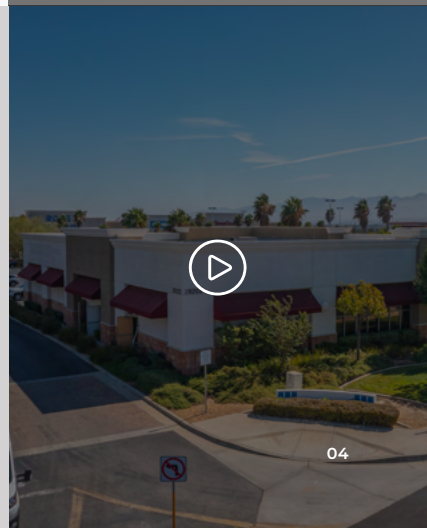
9,200 SqFt



GOMEZGROUP

Year Built:

2021





- ❏ Part of the Dominant Community Center *Palmdale Marketplace* that has 6.3MM Visits Per Year, Per Placer.ai
- ❏ Brand New 10 Year NN Lease with Limited Landlord Responsibilities
- ❏ Four 5-Year Options
- ❏ Average Household Income of \$104,600+ in 1 Mile Radius
- ❏ Ideal Placement on 10th St W (32,000 VPD) at Entry Point with Excellent Visibility
- ❏ Tenant Completing Over \$320k in Improvements
- ❏ Estimated Opening Q1 2025

- Palmdale is the Sixth Largest City in Los Angeles County, known for its Aerospace Industry
- 0.52 Acre Lot with Ample Parking
- Directly Across from Target Anchored Shopping Center with National and Local Retailers
- Close Access to Antelope Valley Fwy, a State Freeway with 85,000 VPD

[▶ WATCH PROPERTY VIDEO](#)



- ❏ Situated in a Concentrated Retail Corridor with Strong, Nationally Credited Tenants such as Sprouts Farmers Market, Ross Dress for Less, Best Buy, Barnes and Noble, Target, Lowe's Home Improvement, T.J. Maxx, and More

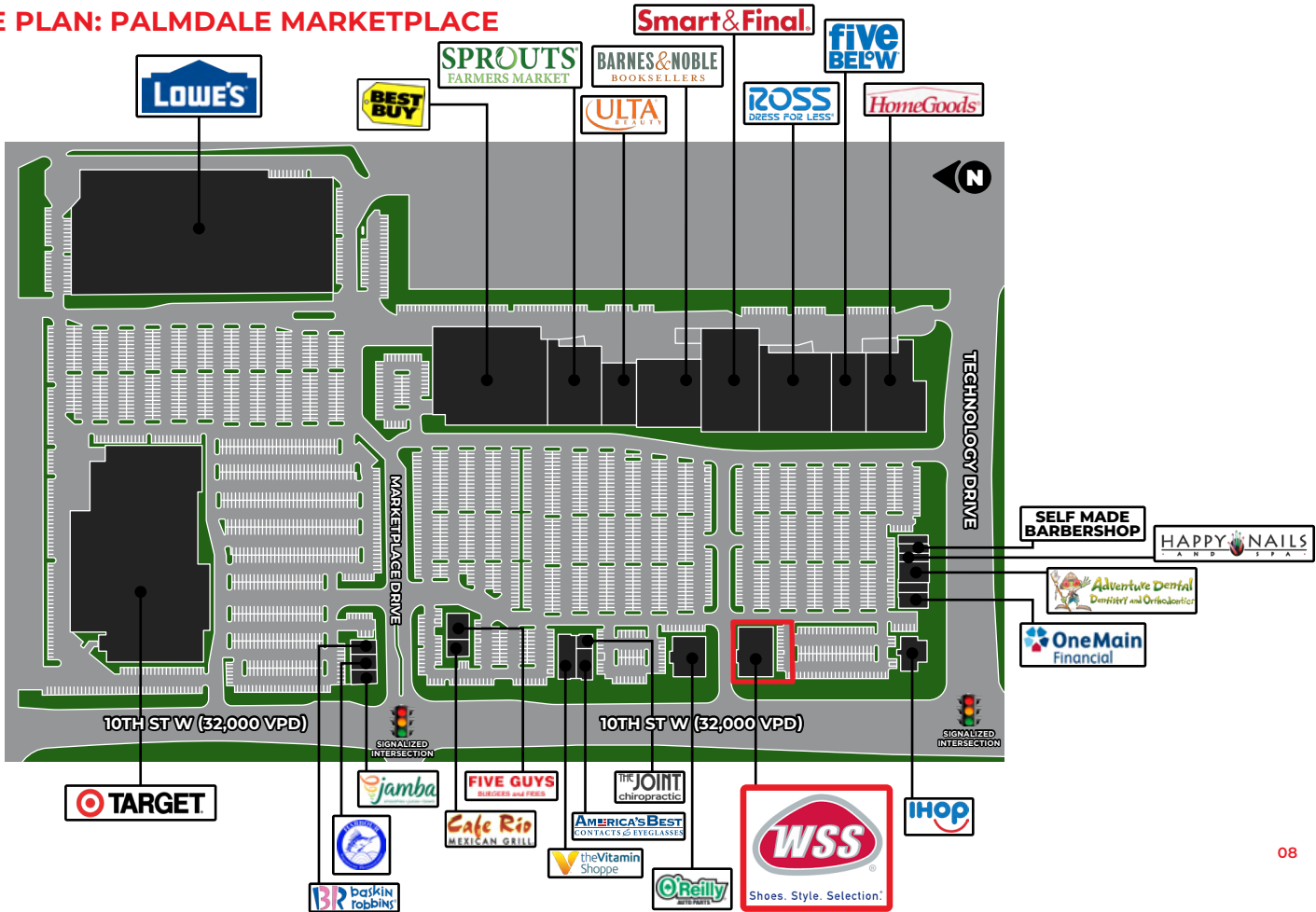
- ❏ Near Several Hotels with Over 1,500 Rooms in 2 Mile Radius

- ❏ Less than 1 Mile from Palmdale Regional Medical Center with More than 1,000 Employees

- ❏ Dense Residential Area with 127,100+ Population in 5 Mile Radius



► SITE PLAN: PALMDALE MARKETPLACE



► PROPERTY RENDERINGS



PROPOSED SOUTH/WEST ELEVATION FACING TECHNOLOGY DR. & 10TH ST W.



PROPOSED NORTH/EAST ELEVATION FACING MARKETPLACE DR. & PARKING LOT.

► PROPERTY RENDERINGS



PROPOSED SOUTH ELEVATION FACING TECHNOLOGY DR.



PROPOSED WEST ELEVATION FACING 10TH ST W.



PROPOSED NORTH ELEVATION FACING MARKETPLACE DR.



PROPOSED EAST ELEVATION FACING PARKING LOT.



SKECHERS **TJ-maxx**
PET SMART
Trader Joe's
Panera BREAD

AMARGOSA COMMONS

AT&T **JCPenney**
Dillard's **macy's**
DICK'S **OUTBACK STEAKHOUSE**

ANTELOPE VALLEY MALL

TARGET

Cafe Rio

FIVE GUYS
BURGER and FEES

AMERICA'S BEST
CONTACTS & EYEGLASSES

THE JOINT
chiropractic

THE VITAMIN SHOPPE

O'Reilly
AUTO PARTS

WSS PALMDALE
MARKETPLACE

10TH ST W 32,000 VPD



Ashley Furniture
BevMo!
JARED HANDDEL'S

SIERRA COMMONS

Cafe Rio
TARGET

THE VITAMIN SHOPPE

THE JOINT chiropractic

LOWE'S

HAMPTON INN & SUITES
0.5 Miles | 85 Rooms

COURTYARD PALMDALE
0.8 Miles | 90 Rooms

RESIDENCE INN PALMDALE LANCASTER
0.8 Miles | 90 Rooms

THE PALMDALE PROMENADE
Public Storage
jiffy lube
American Freight

PALMDALE PROMENADE

EMBASSY SUITES BY P
0.4 Miles |

0.4 Miles | 123 Rooms

ELEMENT PALMDALE

FIVE GUYS Jamba BEST BUY IHOP
SPROUTS FARMERS MARKET BARNES & NOBLE ROSS DRESS FOR LESS
O'Reilly HomeGoods ULTA
PALMDALE MARKETPLACE

WSS PALMDALE MARKETPLACE

10TH ST W
32,000 VPD

amazon

STAYBRIDGE SUITES
1.5 Miles | 99 Rooms

MOTEL & PALMDALE
1.7 Miles | 105 Rooms

PALM INN & SUITES
1.6 Miles | 112 Rooms

PALMDALE REGIONAL
MEDICAL CENTER
0.9 Miles
More than 1,000 Employees

1.3 Miles | 93 Rooms
HOME 2 SUITES
BY HILTON PALMDALE

1.4 Miles | 148 Rooms
HOLIDAY INN
PALMDALE-LANCASTER

PALMDALE MARKETPLACE

FIVE GUYS
BURGER AND BEER

Jamba

BUZZ BUZZ

IHOP

SPROUTS
FARMERS MARKET

BARNES & NOBLE

ROSS
DRESS FOR LESS

O'Reilly
AUTOPARTS

HomeGoods

ULTA

WSS PALMDALE
MARKETPLACE

O'Reilly
AUTO PARTS

10TH ST W
32,000 VPD



PALMDALE REGIONAL AIRPORT



14
(31,000 VPD)
10TH ST W (39,000 VPD)



ANTELOPE VALLEY MALL
1.5 MILES

BLAZE
foot Locker
OLD NAVY
H&M
U-HAUL
TILLYS
macy's

1.1 MILES

AMARGOSA COMMONS
0.4 MILES

Wendy's
Popeyes
Chick-fil-A
McDonald's
Starbucks
Wendy's
Popeyes
Chick-fil-A
McDonald's

COURTYARD
BY HARRIOTT
90 ROOMS
0.8 MILES



RANCHO VISTA BLVD (37,000 VPD)

W RANCHO VISTA BLVD (37,000 VPD)

E AVE P

PETSMART
SUNSHINE
BURGER KING
IN-SHAPE
FAMILY FITNESS

3569 ANNUAL STUDENTS
BRICKER
jamba
BR
Gong cha

jamba
BR
Gong cha

WSS
Shoes. Style. Selection.

3322 ANNUAL STUDENTS
FAITH COMMUNITY CHURCH

156 ROOMS
0.4 MILES
CARMAX

11 MILES
TOMMY HILF

jiffy lube
Burlington

amazon hub

PALMDALE HIGH SCHOOL

Camacho Mitsubishi

CAMACHO AUTO SALES

3632 ANNUAL STUDENTS

ELIZABETH LAKE RD (17,000 VPD)

W AVE Q

E AVE Q

PALMDALE MARKETPLACE

BEST BUY
BARNES & NOBLE
five BELOW
HomeGoods
Cafe Rio
O'Reilly
IHOP
Smart & Final
ULTA
ROSS
FIVE GUYS

1.0 MILES
Albertsons

1.3 MILES
Best Western

3500 ANNUAL STUDENTS
OCOTILLO

122 ROOMS
0.3 MILES
element

112 ROOMS
1.6 MILES
PALMS INN & SUITES

1.9 MILES
CHAPARRAL APARTMENTS

1.3 MILES
Holiday Inn

95 ROOMS
1.3 MILES
HOME2

1.8 MILES
DOUBLE TREE

105 ROOMS
1.7 MILES
6

3611 ANNUAL STUDENTS
YUCCA RAVENS

105 ROOMS
1.7 MILES
McDonald's

IN-N-OUT

SUBWAY

DOLLAR TREE

2.9 MILES
PALMDALE GARDENS SENIOR APARTMENTS

3.1 MILES
SUNRIDGE APARTMENTS

McDonald's
Starbucks
F Mobile

TERRA SUBIDA AVE

14
(35,000 VPD)
ANTELOPE VALLEY Fwy

SIERRA HWY (30,000 VPD)

E PALMDALE BLVD

138

E PALMDALE BLVD (21,000 VPD)

AutoZone



Lease Type

NN

Landlord Responsibilities

Roof & Structure

Lease Guarantor

EUROSTAR, Inc., a Delaware Corporation

Rent Commencement Date

March 25, 2025

Lease Commencement Date

June 28, 2024

Lease Expiration Date

March 24, 2035

Term Remaining on Lease

±10 Years

Options

Four 5-Year

Increases

10% Increases Every 5 Years



TENANT NAME	LEASE TYPE	AREA	LEASE FROM	LEASE TO	ANNUAL RENT	ANNUAL RENT PER AREA	RENT INCREASE	RENT INCREASE DATE	OPTIONS
WSS	NN	9,200	06/28/2024	03/24/2035	\$253,000	\$27.50	\$278,300	03/25/2030	FOUR 5-YEAR

► RENT ROLL

	YEAR	MONTHLY BASE RENT	ANNUAL BASE RENT
CURRENT PERIOD	03/25/2025 – 03/24/2030	\$21,083	\$253,000
	03/25/2030 – 03/24/2035	\$23,191	\$278,300
	03/25/2035 – 03/24/2040 (OPTION 1)	\$25,514	\$306,176
	03/25/2040 – 03/24/2045 (OPTION 2)	\$28,067	\$336,812
	03/25/2045 – 03/24/2050 (OPTION 3)	\$30,873	\$370,484
	03/25/2050 – 03/24/2055 (OPTION 4)	\$33,963	\$407,559

NOI
\$253,000



Cap Rate
6.25%



Price
\$4,048,000



Price/ft Land
\$178.71



Price/ft Bldg.
\$440





Shoes. Style. Selection.®

Founded in 1984, WSS, formerly known as Warehouse Shoe Sale, is a national retail chain of shoe stores that provides a wide variety of clothing, accessories, and footwear at the best prices from all the major brands. WSS has over 100+ locations and is currently based in Los Angeles, CA. The company has a large selection of brands such as Jordan, Adidas, Vans, Puma, Converse, and Nike. In 2021, WSS Shoes was acquired by Foot Locker, Inc. (NYSE: FL), a leading global source of athletic footwear, accessories, and apparel. Foot Locker, Inc., has a portfolio of brands that includes Foot Locker, Champs Sports, Kids Foot Locker, Footaction, Sidestep, Eastbay, and WSS with an annual revenue of \$8.16B as of 2024. The company has headquarters in New York and has approximately 2,600 retail stores in 26 countries across Asia, Australia, New Zealand, Europe, and North America.



WSS LOCATIONS
100+



WSS 2023 REVENUE
\$1.1B



WSS EMPLOYEES
1,500+



WEBSITE
www.shopwss.com



WSS HEADQUARTERS
Los Angeles, CA



PALMDALE, CA

Palmdale is a city that lies within the high desert of the Antelope Valley region which is in the northern Los Angeles County in southern California. Palmdale is the sixth largest city in the Los Angeles County and the 33rd most populated city in California. Palmdale is part of the Los Angeles-Long Beach-Anaheim metropolitan area with a combined population of over 12.8MM and is the second most populated metropolitan area in the United States. The city is known as the “Aerospace Capital of America” since it's home to Air Force and NASA aircraft. Top employers within the area include NASA, Amazon, Boeing, Delta, and more. The primary industry within the area is the aerospace industry but many manufacturing companies have located to the area to seek affordable land which draws plenty of Los Angeles commuters. The city of Palmdale offers family-friendly amenities with access to good schools and popular outdoor recreations, such as Castaic Lake State Recreation area and Angeles National Forest.

[▶ WATCH PROPERTY VIDEO](#)

► POPULATION

1
MILE

3
MILE

5
MILE

2024 Population	7,665	58,421	127,168
2029 Population Projection	7,345	56,712	123,530
Median Age	37.5	34.8	35.1
Bachelor's Degree or Higher	20%	17%	17%
U.S. Armed Forces	4	41	190

▶ HOUSEHOLDS

1
MILE

3
MILE

5
MILE

2024 Households	2,318	17,885	39,410
2029 Household Projection	2,215	17,324	38,239
Owner Occupied Households	1,567	9,590	22,095
Renter Occupied Households	648	7,734	16,144
Avg Household Size	3.2	3.2	3.2
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$88.4MM	\$607.3MM	\$1.3B

► INCOME

1
MILE

3
MILE

5
MILE

Average Household Income

\$104,656

\$89,088

\$88,944

Median Household Income

\$85,782

\$69,716

\$68,540

► HOUSING

Median Home Value

\$370,833

\$407,602

\$369,788

Median Year Built

1986

1987

1987



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