



FOR SUBLEASE

PROPERTY OVERVIEW

Palmdale Promenade is a neighborhood retail strategically located at the center of I-14 freeway and Rancho Vista Boulevard. The area has 119,057 total populations within 5 miles radius with average household income of \$66,105.

The City of Palmdale is emerging as a growing and thriving community. An upper-middle class where residents enjoy a comfortable hometown feel with a strong family orientation, excellent education system and abundant recreational opportunities.

LOCATION OVERVIEW

Approximately 12,200 sqft. of available space for lease. Jr. Anchor space adjacent to busy 99 Cents Only Stores and across from Home Depot. Palmdale Promenade is located along a major commercial corridor in the heart of Palmdale. It is surrounded by numerous regional and national retail chains in the area.


442 W RANCHO VISTA BLVD, PALMDALE, CA 93551

HIGHLIGHTS

- ±12,200 SF available space
- Easy access to I-14 Fwy
- Ample surface parking
- Busy trade area with a good density
- Located on a signalized intersection
- Co-tenant with Sears Outlet, Home Depot, HomeTown Buffet, and Burlington
 - Located in 99 Cents anchored center
- Signage opportunity
- Great daytime population
- Best density in trade area
- Population 119,057 – 5 Miles
- Household Income \$66,105 – 5 Miles

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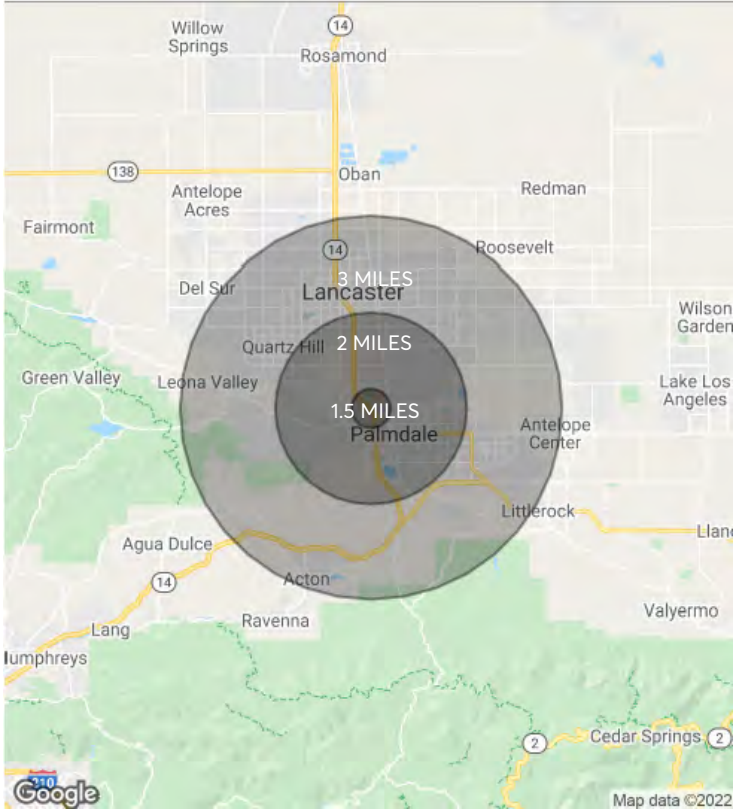
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DEMOGRAPHICS



442 W RANCHO VISTA BLVD, PALMDALE, CA 93551

	1.5 MILES	2 MILES	3 MILES
Total Population	3,772	119,057	376,295
Population Density	1,201	1,516	1,198
Median Age	28.8	29.9	31.0
Median Age (Male)	27.7	28.6	29.8
Median Age (Female)	29.9	31.2	32.1
Total Households	1,051	35,009	110,283
# of Persons Per HH	3.6	3.4	3.4
Average HH Income	\$70,524	\$66,105	\$66,952
Average House Value	\$287,229	\$319,327	\$314,290





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RETAILER MAP

442 W RANCHO VISTA BLVD, PALMDALE, CA 93551



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FLOOR PLAN

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SITE PLAN

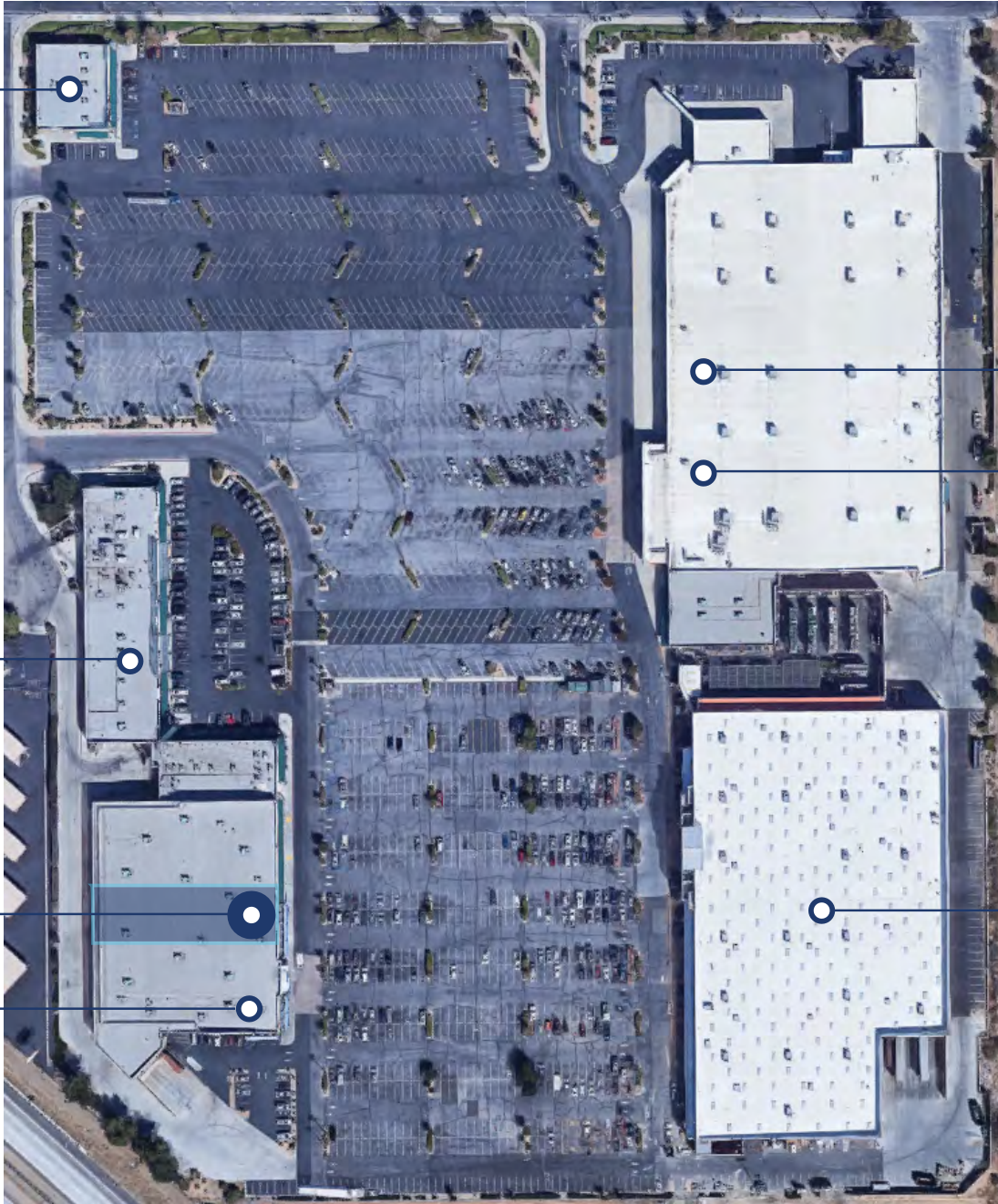
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AMERICAN FREIGHT
FURNITURE • MATTRESS • APPLIANCE

Burlington

LESLIE'S POOL SUPPLIES
SERVICE & REPAIR





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