

FOR SALE AND FOR LEASE



COMMERCIAL REAL ESTATE SERVICES  
PASADENA

# PALMDALE PROFESSIONAL MEDICAL OFFICE BUILDING IN PALMDALE



**1037 E. Palmdale Blvd.**  
**Palmdale, CA 93550**

**CONTACT**



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## LEASE AVAILABILITY

| MONTHLY RENTAL RATE | \$1.00 PSF<br>+ \$0.81 NNN |
|---------------------|----------------------------|
| SUITE               | SQ. FT.                    |
| 101                 | 2,707                      |
| 102                 | 1,065                      |
| 103                 | 1,158                      |
| 202                 | 1,862                      |
| 204/205             | 2,832                      |

## PROPERTY INFORMATION

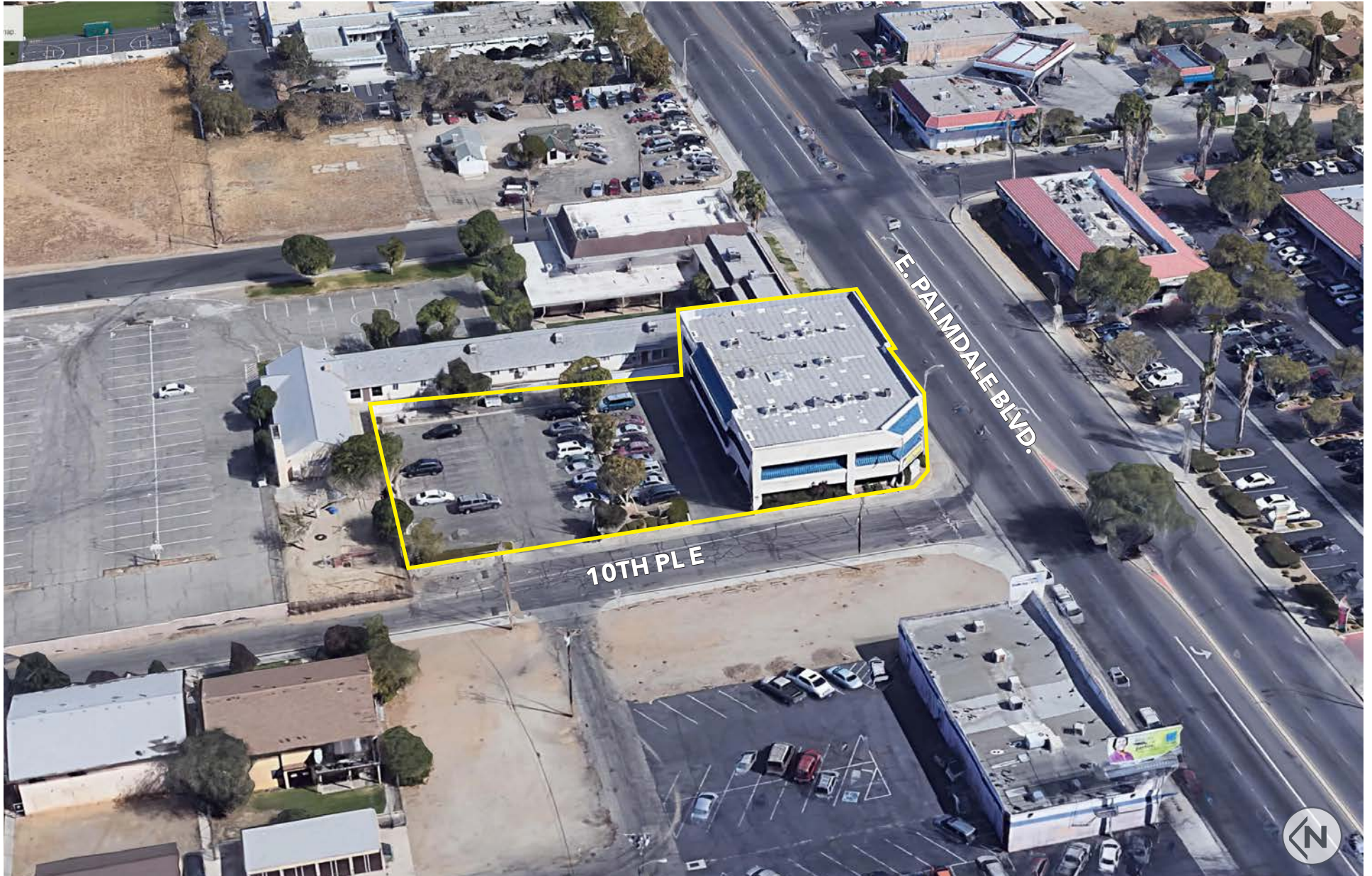
|                  |                    |
|------------------|--------------------|
| + Sale Price:    | <b>\$1,900,000</b> |
| + Building Size: | ±13,752 SF         |
| + Land Size:     | ±31,522 SF         |
| + Year Built:    | 1987               |
| + Parking Ratio: | 3/1,000            |
| + Parcel Number: | 3015-005-041,042   |
| + Zoning:        | C3                 |

## PROPERTY HIGHLIGHTS

- + Located in the Heart of Palmdale by Palmdale Commuter Rail
- + Nearby Restaurants, Entertainment, Shopping
- + Convenient Access to 14, 122 and 138 Highways
- + Entire First Floor Available
- + Versatile Office/Medical Layouts
- + Abundant Surface Lot Parking
- + Near Palmdale Regional Medical Center

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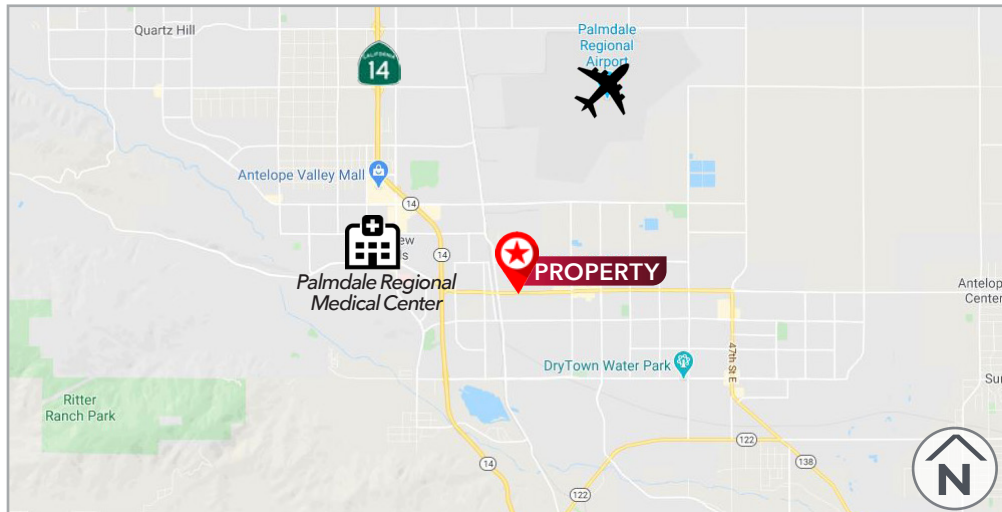
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## AMENITIES LOCATION



## LOCATION MAP



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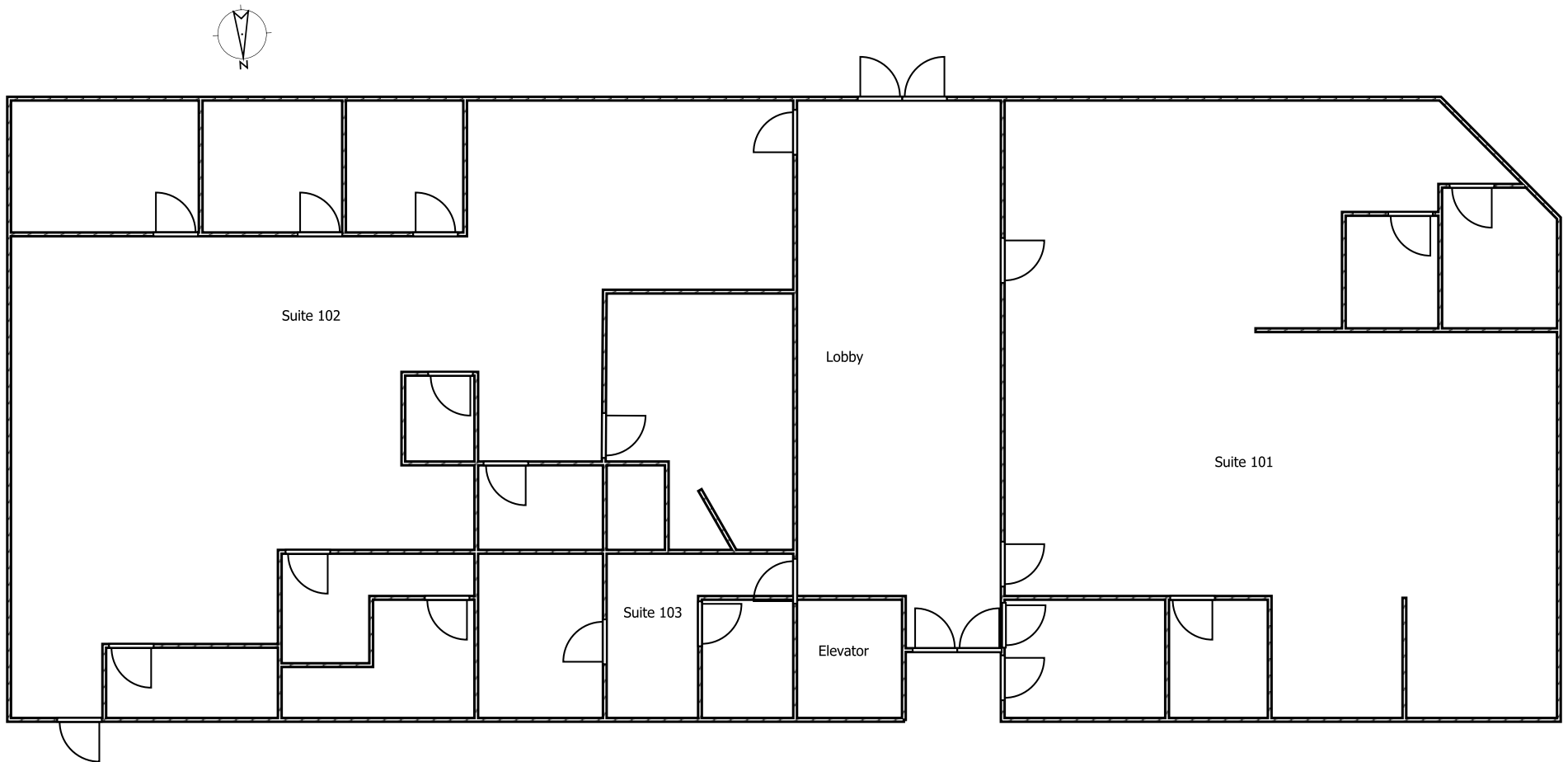
**PROPERTY PHOTOS**



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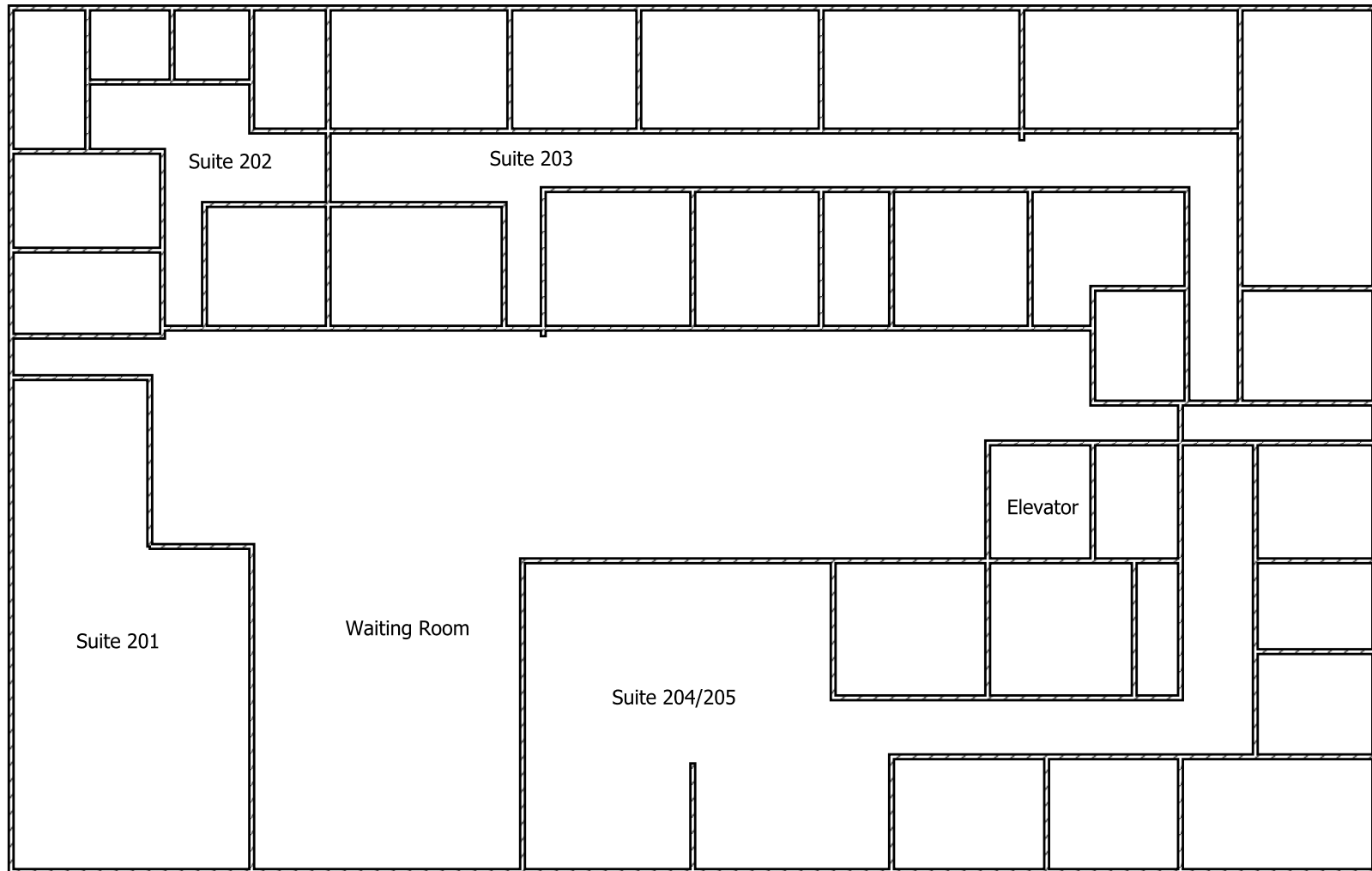
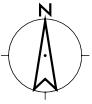
**FLOOR PLANS | FIRST FLOOR**



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**FLOOR PLANS | SECOND FLOOR**



# FOR SALE AND FOR LEASE MEDICAL OFFICE BUILDING IN PALMDALE

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## DEMOGRAPHICS



### Total Population



| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 22,210 | 88,891  | 142,143 |

### Total Households



| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 6,129  | 25,927  | 40,280  |

### Average Household Income



| 1 Mile   | 3 Miles  | 5 Miles  |
|----------|----------|----------|
| \$34,925 | \$56,370 | \$65,732 |

### Daily Traffic Counts



| Street         | X Street  | Count  |
|----------------|-----------|--------|
| Palmdale Blvd. | 10th Pl E | 18,655 |
| Palmdale Blvd. | 9th St E  | 20,568 |

Source: CoStar