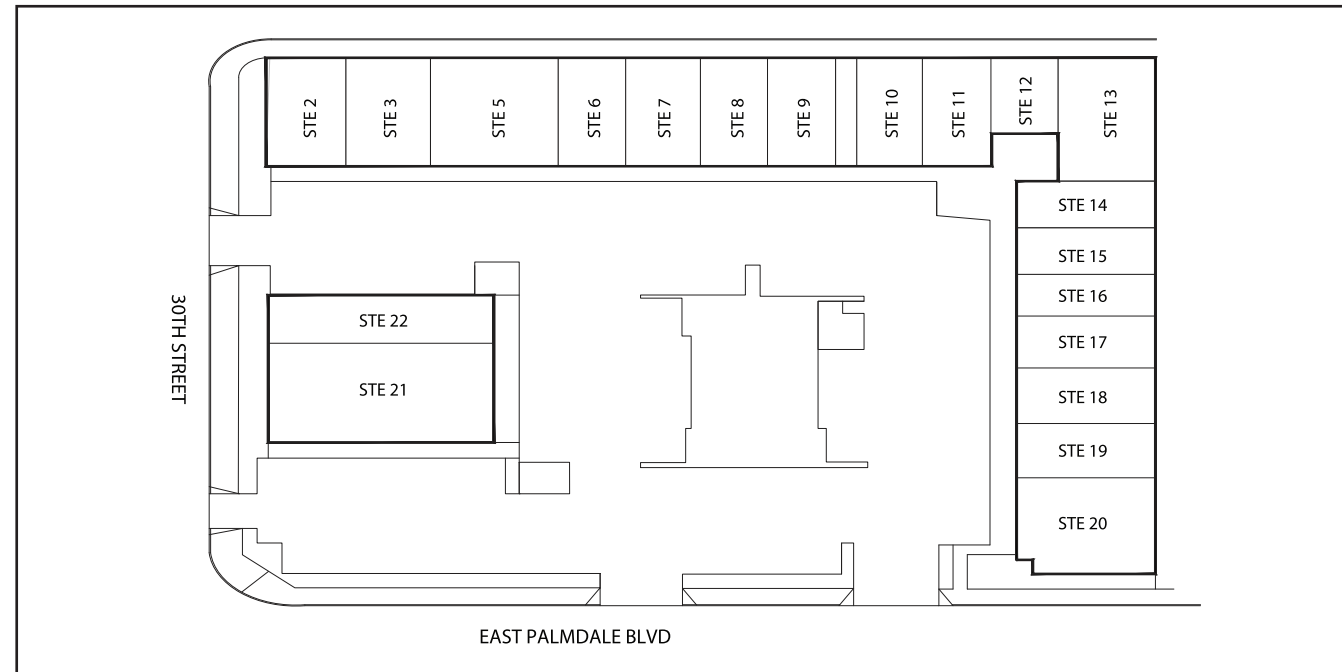


SITE PLAN



LOCAL LEASING OFFICE

2231 E. Palmdale Blvd, Suite P
 Palmdale, CA 93550
 661.274.4408

CORPORATE OFFICE

12447 Lewis Street, Suite 203
 Garden Grove, CA 92840
 562.435.2100 Main
 562.435.2109 Fax

www.TheAbbeyCo.com



FOUNTAIN PLAZA

3005 EAST PALMDALE BOULEVARD, PALMDALE, CA 93550

TENANT IMPROVEMENTS AVAILABLE

NEW SUITES MOVE-IN READY

The information contained within has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



PROPERTY HIGHLIGHTS

Located in a major retail trade area and situated with perfect visibility at the high identity intersection of Palmdale Boulevard and 30th Street, Fountain Plaza is a well-established and well-maintained center.

- Tenant improvements available
- Antelope Valley College located less than a mile away from the property with an estimated enrollment of 4,000 students
- Palmdale Aerospace Academy located less than a mile away from the property with an estimated enrollment of 1,000 students
- Located on the city's major commercial corridor, Palmdale Boulevard, with an Average Daily Traffic count of 35,000
- Monument signage available
- Abundant parking available
- A wide array of space accommodations
- Professional and responsive leasing and property management teams one mile away
- Convenient access to Antelope Valley Freeway (California Route 14), less than three miles away
- Ideally located property with close proximity to residential neighborhoods
- On-site AVTA bus stop with service from 5:00 a.m. - 12:00 p.m.
- New exterior paint and parking lot



LOCATION SUMMARY

Fountain Plaza boasts high traffic and visibility as it is ideally located on Palmdale Boulevard, the main artery in the city of Palmdale, at the signalized intersection at 30th Street. The center is situated three miles from the Antelope Valley Freeway (aka California Route 14, which is a major freeway running north and south through the cities of the Mojave Desert). Just across the street are the U.S. Post Office, Universal Fitness Club, and Goodwill. Palmdale's City Hall, Cultural Center, three hotel/motels, seventeen schools and two theaters are all located within a two mile radius of Fountain Plaza. Clearly, this retail/medical center has a prime location.

PROPERTY INFORMATION

ADDRESS
3005 East Palmdale Boulevard
Palmdale, CA 93550

CONSTRUCTION
Concrete block, wood frame
and stucco

BUILDINGS
3

TOTAL SF
34,366 SF

LAND AREA
2.25 Acres

PROPERTY TYPE
Multi-Tenant Retail
Office & Medical Buildings

YEAR BUILT
1987

PARKING
134 Spaces

ZONING
C-3 (General Commercial)

BUILDINGS
3



AREA OVERVIEW

Situated in the northern portion of Los Angeles County, Palmdale is also part of the geographic region known as the Antelope Valley between the San Gabriel and Tehachapi mountain ranges. In total, the Antelope Valley encompasses 475,000 people, with its two largest cities being Palmdale and Lancaster. Palmdale is a city that has enjoyed tremendous growth and prosperity over the last two decades. More than 169,000 residents who call Palmdale home enjoy a pleasant quality of life in this family-oriented, bedroom community to the Greater Los Angeles area. The average household income is \$65,000. Over the last 25 years, Palmdale has consistently been ranked in the top 25 fastest growing cities in the U.S. and the fastest growing city in Los Angeles County. By land area, Palmdale is the second largest city in Los Angeles County, sixth largest in California and one of the top 100 largest cities in the U.S.