

ANNOUNCING RANCHO VISTA GATEWAY



PACIFIC
COMMERCIAL REALTY ADVISORS
INDEPENDENTLY OWNED AND OPERATED

SEQ W AVENUE P AND 10TH STREET WEST
PALMDALE, CALIFORNIA

ANOTHER
PROJECT BY



**ANTELOPE
VALLEY MALL**



KOHL'S



JO-ANN
fabric and craft stores

**8,335SF
AVAILABLE
NEXT TO ALDI**



T.J. MAXX
**BED BATH &
BEYOND**
PETSMART



Burlington
cost factory
COURTYARD
by Marriott

LOWE'S



ROSS
DRESS FOR LESS

TARGET

SPORT CHALET

**JOIN THESE
TENANTS**



the Habit
BURGER GRILL



CALIFORNIA BANK
TRUST



Yogurtland

PizzaRev
Craft Your Own

Chick-fil-A

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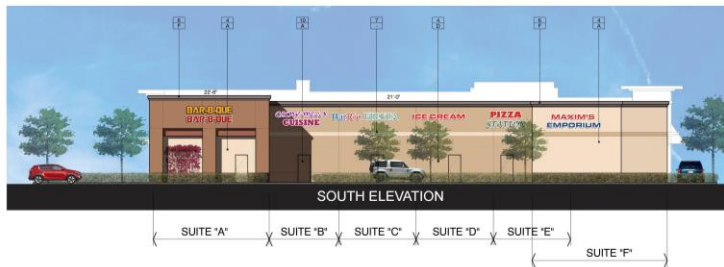
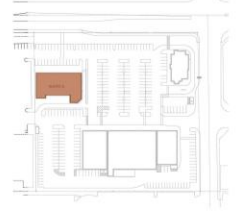


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RANCHO VISTA GATEWAY PALMDALE, CALIFORNIA

RETAIL SPACE
FOR LEASE
PALMDALE, CA



FINISH SCHEDULE:

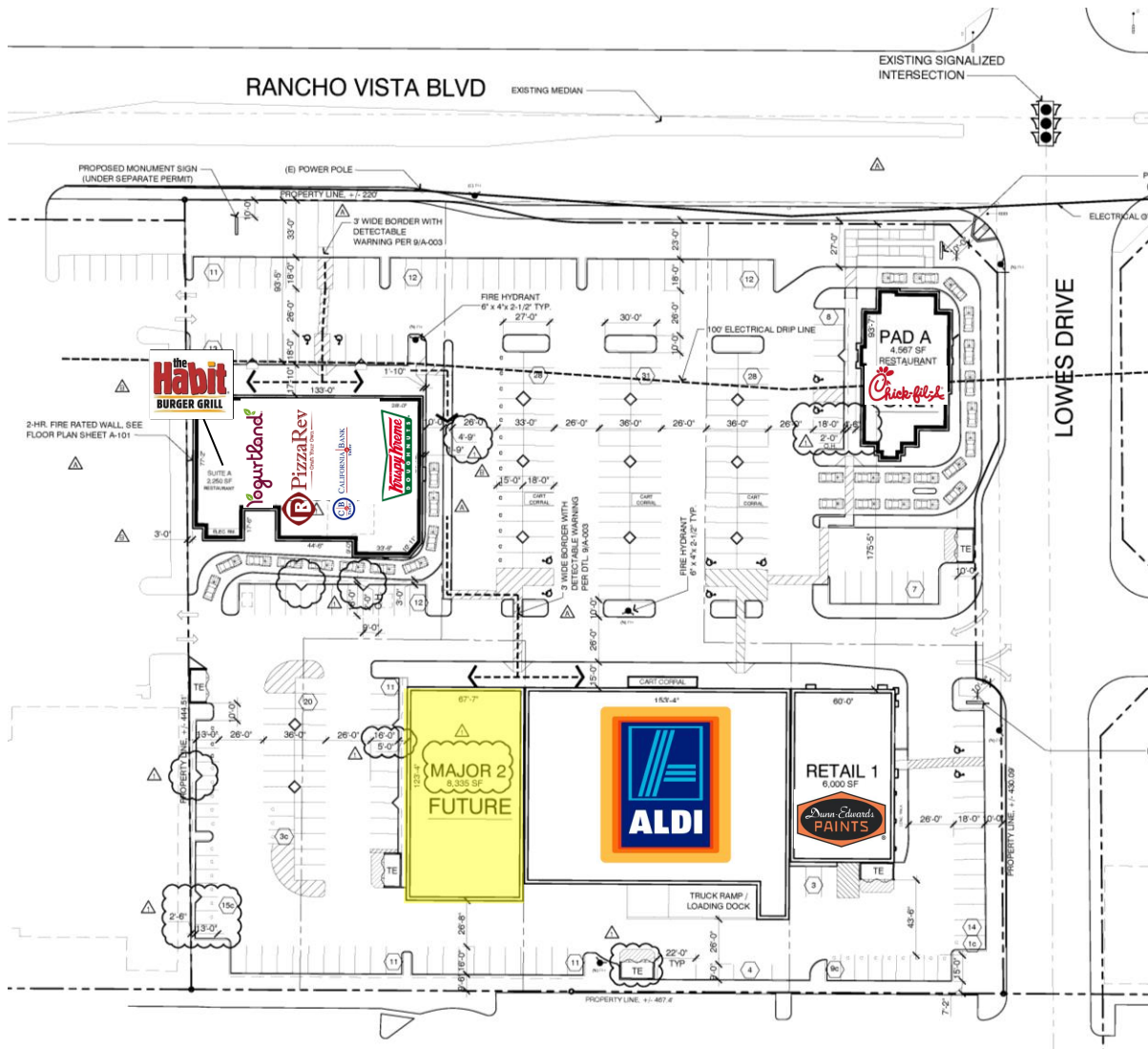
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|------------------------|------------------------------|
| 1. METAL ROOFING | 11. SCENCE LIGHT FIXTURE |
| 2. HARD BOARD | 12. CLEAR GLASS STOREFRONT |
| 3. CANVAS AWNING | 13. METAL DOOR/ROLL-UP DOOR |
| 4. EXT. PLASTER FINISH | 14. LOADING DOCK SCREEN WALL |
| 5. CANOPY | 15. PLASTER |
| 6. FOAM TRIM/ACCENT | 16. METAL ARBOR |
| 7. REVEAL LINES, TYP. | 17. TILE WAINCOT |

COLORS AND MATERIAL:

- | | |
|---|---------------------------------|
| 1. FIELD COLOR | 11. STANDING SEAM PANEL |
| 2. DE 614 "SHORTBREAD" BY DUINN EDWARDS | 12. COLOR: PLASTIC RED |
| 3. ACCENT COLOR | 13. TYPE: "SPARKLE" HP |
| 4. DE 616 "SOME BREAD" BY DUINN EDWARDS | 14. BY: REP SPAN |
| 5. ACCENT COLOR | 15. ALUMINUM STOREFRONT FRAMING |
| 6. DE 619 "WARM HEARTY" BY DUINN EDWARDS | 16. COLOR: SEA WOLF GRAY |
| 7. ACCENT COLOR | 17. BY: KAMBER |
| 8. DE 618 "TERRACOTTA SAND" BY DUINN EDWARDS | 18. CANVAS AWNING |
| 9. CANOPY COLOR | 19. PACIFIC BLUE |
| 10. DE 620 "SILVER LINED" BY DUINN EDWARDS | 20. BY: SUNBELLA |
| 11. BASE/CORNER COLOR | 21. CANVAS AWNING |
| 12. DE 624 "COBBLSTONE PATH" BY DUINN EDWARDS | 22. "BURBUNDY" |
| 13. BY: DUINN EDWARDS | 23. BY: SUNBELLA |

SHOPS A

- SUITE A: The Habit
- SUITE B: Yogurtland
- SUITE C: Pizza Rev
- SUITE D: CA Bank & Trust
- SUITE E: Krispy Kreme



SUMMARY PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups

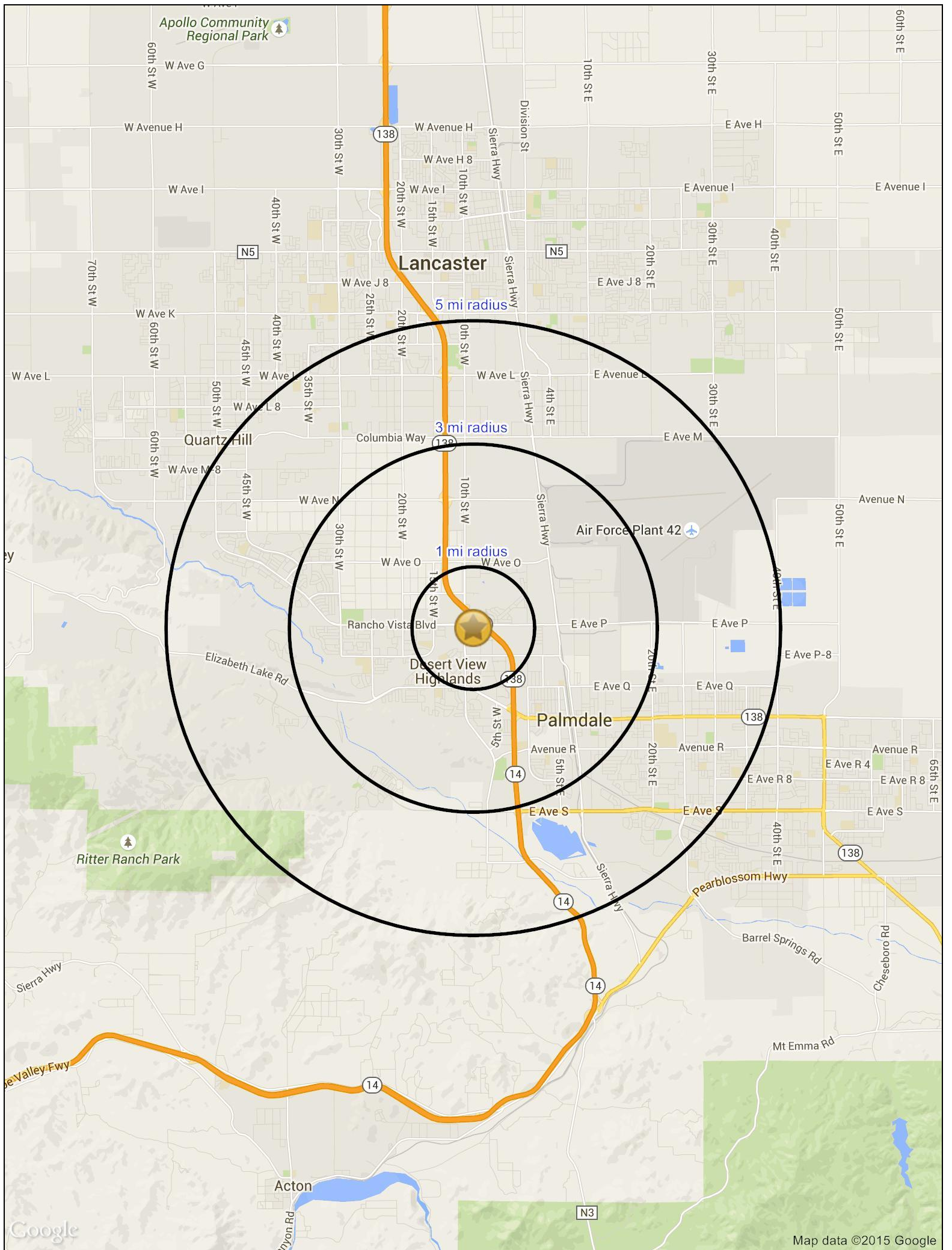


Lat/Lon: 34.6011/-118.1451

RS1

Rancho Vista Gateway		1 mi radius	3 mi radius	5 mi radius
Palmdale, CA 93551				
POPULATION	2015 Estimated Population	6,153	55,462	130,016
	2020 Projected Population	6,386	57,616	134,968
	2010 Census Population	5,779	51,924	122,337
	2000 Census Population	4,516	40,630	97,685
	Projected Annual Growth 2015 to 2020	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2015	2.4%	2.4%	2.2%
	2015 Median Age	35.3	32.2	32.3
HOUSEHOLDS	2015 Estimated Households	1,914	16,761	40,083
	2020 Projected Households	1,984	17,360	41,513
	2010 Census Households	1,784	15,587	37,412
	2000 Census Households	1,447	12,455	30,826
	Projected Annual Growth 2015 to 2020	0.7%	0.7%	0.7%
	Historical Annual Growth 2000 to 2015	2.2%	2.3%	2.0%
RACE AND ETHNICITY	2015 Estimated White	53.6%	48.5%	50.9%
	2015 Estimated Black or African American	12.4%	15.1%	15.0%
	2015 Estimated Asian or Pacific Islander	7.0%	6.8%	5.9%
	2015 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.8%
	2015 Estimated Other Races	26.4%	28.8%	27.4%
	2015 Estimated Hispanic	43.9%	48.2%	47.5%
INCOME	2015 Estimated Average Household Income	\$72,990	\$67,794	\$67,116
	2015 Estimated Median Household Income	\$61,624	\$57,356	\$56,014
	2015 Estimated Per Capita Income	\$22,724	\$20,507	\$20,713
EDUCATION (AGE 25+)	2015 Estimated Elementary (Grade Level 0 to 8)	9.9%	15.0%	15.3%
	2015 Estimated Some High School (Grade Level 9 to 11)	17.4%	20.0%	19.2%
	2015 Estimated High School Graduate	22.8%	18.1%	18.9%
	2015 Estimated Some College	23.0%	20.3%	20.6%
	2015 Estimated Associates Degree Only	6.7%	6.0%	6.6%
	2015 Estimated Bachelors Degree Only	10.1%	10.2%	9.6%
	2015 Estimated Graduate Degree	10.3%	10.4%	9.8%
BUSINESS	2015 Estimated Total Businesses	300	2,123	4,256
	2015 Estimated Total Employees	4,824	21,161	37,754
	2015 Estimated Employee Population per Business	16.1	10.0	8.9
	2015 Estimated Residential Population per Business	20.5	26.1	30.5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



Lancaster

Quartz Hill

Palmdale

Desert View Highlands

5 mi radius

3 mi radius

1 mi radius