

Walmart Anchored Building
Available For Sale
40038 10th Street W, Palmdale, CA
5,838 SqFt on 0.80 Acre Lot




Contact Us:

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PRIME
RETAIL GROUP

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- High Visibility
 - 5,838 SqFt Building on 0.80 Acre Lot
 - Built 2013
 - Over 8 Million Visitors at Destination 8 Shopping Center
 - Single Story
 - Spacious Parking

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10th St W AADT 28,000

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Palmdale Demographics

Population & Age

- Palmdale had a population of 169,450 according to the 2023 U.S. Census.
- The median age is young: roughly 33.1–33.2 years old.
- Age distribution (2023):
 - ~ 27.8% under 18
 - ~ 11.0% aged 18–24
 - ~ 26.1% aged 25–44
 - ~ 24.6% aged 45–64
 - ~ 10.5% aged 65 or older

Palmdale is a relatively young city overall, with many families and households likely including children or working-age adults.

Race & Ethnicity

According to the 2023 U.S. Census:

- Hispanic / Latino (of any race) — ~ 61.8% (≈ 104,742 people)
- Non-Hispanic population (by race):
 - White alone: ~ 17.0% (≈ 28,739)
 - Black or African American alone: ~ 13.0% (≈ 22,000)
 - Asian alone: ~ 4.1% (≈ 7,007)
 - American Indian / Alaska Native alone: ~ 0.3%
 - Native Hawaiian / Pacific Islander alone: ~ 0.2%
 - Some Other Race alone: ~ 0.7%
 - Two or More Races (multiracial): ~ 3.0%

Income & Economic Profile

Recent estimates show:

- Median household income: ~\$81,000–\$83,000 (2023 data).
- Per capita income: ~\$28,767 (2023 Census data)
- Poverty rate: ~ 14.6% of the population.
- Income distribution (by household income brackets — recent):
 - Households earning \$100,000–\$149,999 represent the largest segment (~ 19.6%).

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