

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



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RETAIL GROUP**



- 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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# 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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