



WSS

Palmdale Marketplace

39202 10th Street W
Palmdale, CA 93551





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WSS Palmdale Marketplace

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DEMOGRAPHICS

**WSS
Palmdale Marketplace**

39202 10th Street W
Palmdale, CA 93551

Land:

0.52 Acres
(22,651 SqFt)

**Approximate
Building Size:**

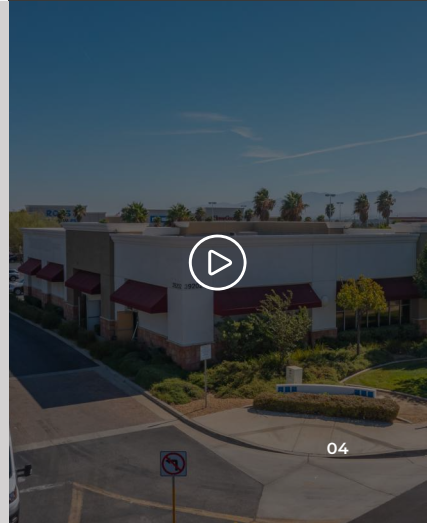
9,200 SqFt

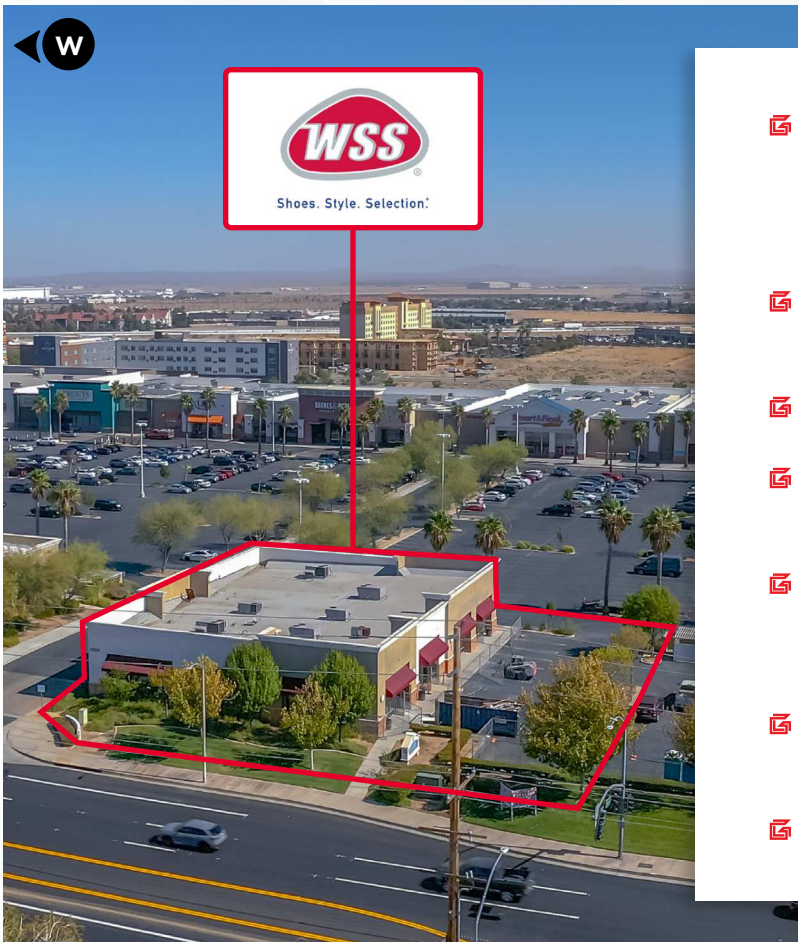


GOMEZGROUP

Year Built:

2021





- ❏ Part of the Dominant Community Center *Palmdale Marketplace* that has 6.3MM Visits Per Year, Per Placer.ai
- ❏ Brand New 10 Year NN Lease with Limited Landlord Responsibilities
- ❏ Four 5-Year Options
- ❏ Average Household Income of \$104,600+ in 1 Mile Radius
- ❏ Ideal Placement on 10th St W (32,000 VPD) at Entry Point with Excellent Visibility
- ❏ Tenant Completing Over \$320k in Improvements
- ❏ Opened January 2025

- Palmdale is the Sixth Largest City in Los Angeles County, known for its Aerospace Industry
- 0.52 Acre Lot with Ample Parking
- Directly Across from Target Anchored Shopping Center with National and Local Retailers
- Close Access to Antelope Valley Fwy, a State Freeway with 85,000 VPD

[▶ WATCH PROPERTY VIDEO](#)



- ❏ Situated in a Concentrated Retail Corridor with Strong, Nationally Credited Tenants such as Sprouts Farmers Market, Ross Dress for Less, Best Buy, Barnes and Noble, Target, Lowe's Home Improvement, T.J. Maxx, and More

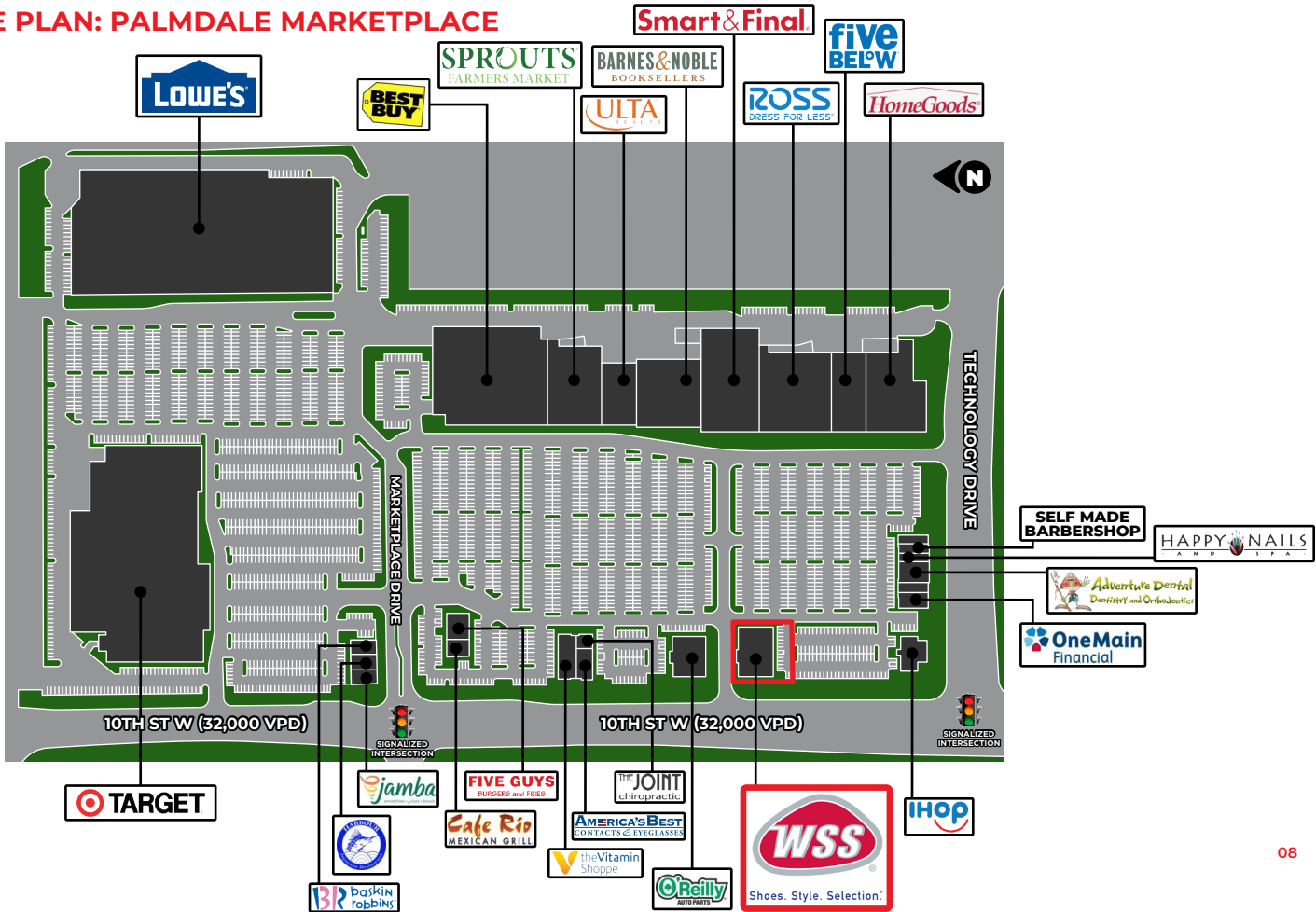
- ❏ Near Several Hotels with Over 1,500 Rooms in 2 Mile Radius

- ❏ Less than 1 Mile from Palmdale Regional Medical Center with More than 1,000 Employees

- ❏ Dense Residential Area with 127,100+ Population in 5 Mile Radius



► SITE PLAN: PALMDALE MARKETPLACE





SHOES. STYLE. SELECTION.



39202





AMARGOSA COMMONS







ANTELOPE VALLEY MALL


TARGET


Cafe Rio


FIVE GUYS
 BURGERS and FRIES


AMERICA'S BEST
 CONTACTS & EYEGASSES


THE JOINT
 chiropractic


THE VITAMIN SHOPPE


O'Reilly
 AUTO PARTS


WSS PALMDALE
MARKETPLACE

10TH ST W 32,000 VPD



Ashley FURNITURE
 BEVMO!
 JARED HANDS
 SIERRA COMMONS

LOWE'S

HAMPTON INN & SUITES
 0.5 Miles | 85 Rooms

COURTYARD PALMDALE
 0.8 Miles | 90 Rooms

RESIDENCE INN PALMDALE LANCASTER
 0.8 Miles | 90 Rooms

THE FRAME WORKS
 Durlington Public Storage
 jiffy lube
 American Freight

PALMDALE PROMENADE

EMBASSY SUITES BY HILTON
 0.4 Miles | 123 Rooms

ELEMENT PALMDALE

Cafe Rio MEXICAN RESTAURANT
 TARGET
 THE VITAMIN SHOPPE
 THE JOINT chiropractic
 AMERICA'S BEST CONTACTS & EYEGLASSES

O'Reilly AUTO PARTS

FIVE GUYS
 Jamba
 BEST BUY
 IHOP
 SPROUTS FARMERS MARKET
 BARNES & NOBLE
 ROSS DRESS FOR LESS
 O'Reilly AUTO PARTS
 HomeGoods
 ULTA

PALMDALE MARKETPLACE

WSS PALMDALE MARKETPLACE

10TH ST W
 32,000 VPD

amazon

STAYBRIDGE SUITES
1.5 Miles | 99 Rooms

MOTEL 6 PALMDALE
1.7 Miles | 105 Rooms

PALM INN & SUITES
1.6 Miles | 112 Rooms

PALMDALE REGIONAL
MEDICAL CENTER
0.9 Miles
More than 1,000 Employees

1.3 Miles | 93 Rooms
HOME 2 SUITES
BY HILTON PALMDALE

1.4 Miles | 148 Rooms
HOLIDAY INN
PALMDALE-LANCASTER

PALMDALE MARKETPLACE

FIVE GUYS BURGERS AND FRIES | Jamba | BEST BUY | IHOP

SPROUTS FARMERS MARKET | BARNES & NOBLE | ROSS DRESS FOR LESS

O'Reilly AUTO PARTS | HomeGoods | ULTA

WSS PALMDALE MARKETPLACE

O'Reilly AUTO PARTS

10TH ST W 32,000 VPD



PALMDALE REGIONAL AIRPORT



14
(31,000 VPD)

10TH ST W (39,000 VPD)



ANTELOPE VALLEY MALL
1.5 MILES

BLAZE
foot Locker
H.M. U-HAUL
AUTHORIZED DEALER
OLD NAVY
TILLYS
macy's

1.1 MILES

Wendy's
Starbucks
Popeyes
Chick-fil-A
McDonald's
Lowe's

COURTYARD
BY HARRIOTT
90 ROOMS
0.8 MILES



RANCHO VISTA BLVD (37,000 VPD)

AMARGOSA COMMONS
0.4 MILES

PETSMART
BURGER KING
IN-SHAPE
FAMILY FITNESS

amazon hub
CARMAX

THE TRUMP HOTEL
1.1 MILES

jiffy lube
Burlington

jamba
BR
KASKIN - ROBBINS
Goong chu

1569 ANNUAL STUDENTS

156 ROOMS
0.4 MILES



Camacho Mitsubishi

WSS
Shoes. Style. Selection.

3322 ANNUAL STUDENTS

FAITH COMMUNITY CHURCH

element
123 ROOMS
0.3 MILES

Best

NISSAN

HYUNDAI

BUICK
GMC

VW

CAMACHO AUTO SALES

2532 ANNUAL STUDENTS

ELIZABETH LAKE RD (17,000 VPD)

TERRA SUBIDA AVE

14
(35,000 VPD)

W AVE Q

E AVE Q

PALMDALE MARKETPLACE

BEST BUY
BARNES & NOBLE
five BELOW
HomeGoods
Cafe Rio
O'Reilly
IHOP
Smart & Final
ULTA
ROSS
DRESS FOR LESS
FIVE GUYS
BAGGED AND FRESH

Albertsons
1.0 MILES

2500 ANNUAL STUDENTS

Best Western
46 ROOMS
1.3 MILES

PALMS INN & SUITES
112 ROOMS
1.6 MILES

CHAPARRAL APARTMENTS
1.9 MILES

DOUBLE TREE
1.8 MILES

Holiday Inn
148 ROOMS
1.3 MILES

HOME 2
95 ROOMS
1.3 MILES

105 ROOMS
1.7 MILES

YUCCA RAVENS
2511 ANNUAL STUDENTS

McDonald's

SUBWAY

PALMDALE GARDENS SENIOR APARTMENTS
2.9 MILES

SUNRIDGE APARTMENTS
3.1 MILES

McDonald's
Starbucks
F Mobile

WIPALMDALE BLVD
ANTELOPE VALLEY FWY

E PALMDALE BLVD

138

E PALMDALE BLVD (21,000 VPD)

IN-N-OUT
BURGER

DOLLAR TREE

WALGREENS

AutoZone



Lease Type

NN

Landlord Responsibilities

Roof & Structure

Lease Guarantor

EUROSTAR, Inc., a Delaware Corporation

Rent Commencement Date

March 25, 2025

Lease Commencement Date

June 28, 2024

Lease Expiration Date

March 24, 2035

Term Remaining on Lease

±10 Years

Options

Four 5-Year

Increases

10% Increases Every 5 Years



TENANT NAME	LEASE TYPE	AREA	LEASE FROM	LEASE TO	ANNUAL RENT	ANNUAL RENT PER AREA	RENT INCREASE	RENT INCREASE DATE	OPTIONS
WSS	NN	9,200	06/28/2024	03/24/2035	\$253,000	\$27.50	\$278,300	03/25/2030	FOUR 5-YEAR

► RENT ROLL

	YEAR	MONTHLY BASE RENT	ANNUAL BASE RENT
CURRENT PERIOD	03/25/2025 – 03/24/2030	\$21,083	\$253,000
	03/25/2030 – 03/24/2035	\$23,191	\$278,300
	03/25/2035 – 03/24/2040 (OPTION 1)	\$25,514	\$306,176
	03/25/2040 – 03/24/2045 (OPTION 2)	\$28,067	\$336,812
	03/25/2045 – 03/24/2050 (OPTION 3)	\$30,873	\$370,484
	03/25/2050 – 03/24/2055 (OPTION 4)	\$33,963	\$407,559

NOI
\$253,000 

Cap Rate
6.25% %

Price
\$4,048,000 

Price/ft Land
\$178.71 

Price/ft Bldg.
\$440 



Shoes. Style. Selection.®

Founded in 1984, WSS, formerly known as Warehouse Shoe Sale, is a national retail chain of shoe stores that provides a wide variety of clothing, accessories, and footwear at the best prices from all the major brands. WSS has over 100+ locations and is currently based in Los Angeles, CA. The company has a large selection of brands such as Jordan, Adidas, Vans, Puma, Converse, and Nike. In 2021, WSS Shoes was acquired by Foot Locker, Inc. (NYSE: FL), a leading global source of athletic footwear, accessories, and apparel. Foot Locker, Inc., has a portfolio of brands that includes Foot Locker, Champs Sports, Kids Foot Locker, Footaction, Sidestep, Eastbay, and WSS with an annual revenue of \$8.16B as of 2024. The company has headquarters in New York and has approximately 2,600 retail stores in 26 countries across Asia, Australia, New Zealand, Europe, and North America.



WSS LOCATIONS
100+



WSS 2023 REVENUE
\$1.1B



WSS EMPLOYEES
1,500+



WEBSITE
www.shopwss.com



WSS HEADQUARTERS
Los Angeles, CA



PALMDALE, CA

Palmdale is a city that lies within the high desert of the Antelope Valley region which is in the northern Los Angeles County in southern California. Palmdale is the sixth largest city in the Los Angeles County and the 33rd most populated city in California. Palmdale is part of the Los Angeles-Long Beach-Anaheim metropolitan area with a combined population of over 12.8MM and is the second most populated metropolitan area in the United States. The city is known as the “Aerospace Capital of America” since it's home to Air Force and NASA aircraft. Top employers within the area include NASA, Amazon, Boeing, Delta, and more. The primary industry within the area is the aerospace industry but many manufacturing companies have located to the area to seek affordable land which draws plenty of Los Angeles commuters. The city of Palmdale offers family-friendly amenities with access to good schools and popular outdoor recreations, such as Castaic Lake State Recreation area and Angeles National Forest.

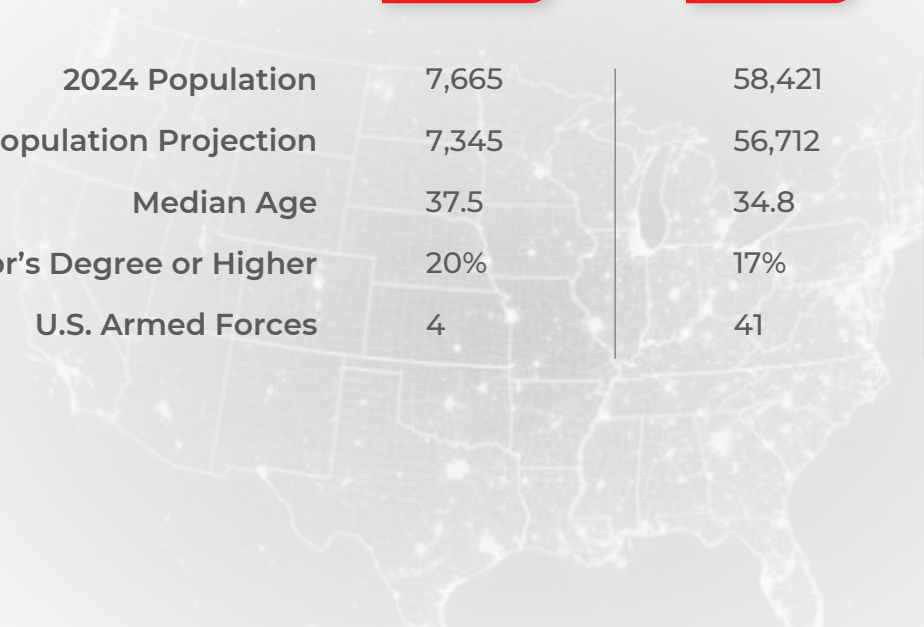
[▶ WATCH PROPERTY VIDEO](#)

► POPULATION

1
MILE

3
MILE

5
MILE



2024 Population	7,665	58,421	127,168
2029 Population Projection	7,345	56,712	123,530
Median Age	37.5	34.8	35.1
Bachelor's Degree or Higher	20%	17%	17%
U.S. Armed Forces	4	41	190

▶ HOUSEHOLDS

1
MILE

3
MILE

5
MILE

2024 Households	2,318	17,885	39,410
2029 Household Projection	2,215	17,324	38,239
Owner Occupied Households	1,567	9,590	22,095
Renter Occupied Households	648	7,734	16,144
Avg Household Size	3.2	3.2	3.2
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$88.4MM	\$607.3MM	\$1.3B

► INCOME

1
MILE

3
MILE

5
MILE

Average Household Income

\$104,656

\$89,088

\$88,944

Median Household Income

\$85,782

\$69,716

\$68,540

► HOUSING

Median Home Value

\$370,833

\$407,602

\$369,788

Median Year Built

1986

1987

1987



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