

±80 AC - For Sale

Mixed-Use Development Opportunity

Highlights

- Unique mixed-use zoning allowing for up to 5 DU/AC and a variety of commercial uses
- Gas station user under contract at the corner of Pearblossom Hwy & 47th St

 24,078 CPD



Pearblossom Hwy

±80 AC
MIXED-USE
DEVELOPMENT

Future High School

47th Street

Palmdale, California



COLDWELL BANKER
COMMERCIAL
LAND TEAM

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Executive Summary

PROPERTY FACTS

- LOCATION: Palmdale - Los Angeles County, CA
- TOTAL SITE AREA: ±80.0 Acres
- APN(s):
3052-027-027, 028
3052-028-008, 009
- ZONING: MXD – RU

PROPERTY OVERVIEW

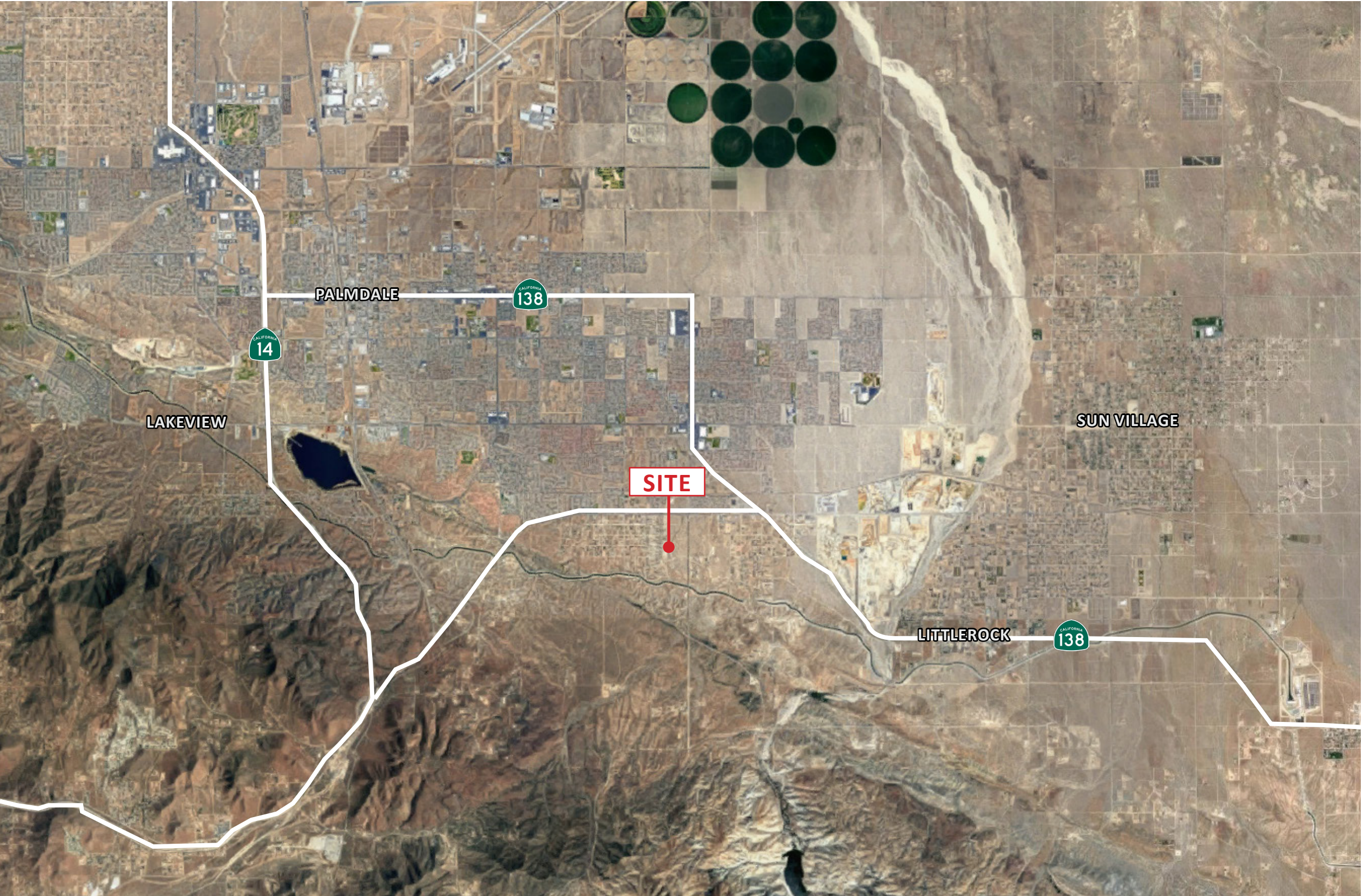
The subject property consists of approximately 80 acres located on the southwest corner of Pearblossom Highway and 47th E Street in Palmdale, California. The property is located in Los Angeles County and is part of the Antelope Valley Plan. The property is relatively flat in topography and has significant frontage to 47th St E as well as Pearblossom Hwy. Adjacent to the property's easterly border is property owned by Antelope Valley Union High School District with plans for future high school. To the south of the property is vacant land, to the west there is an existing residential community, and to the north there is a vacant parcel as well as several medium density residential communities.

ZONING

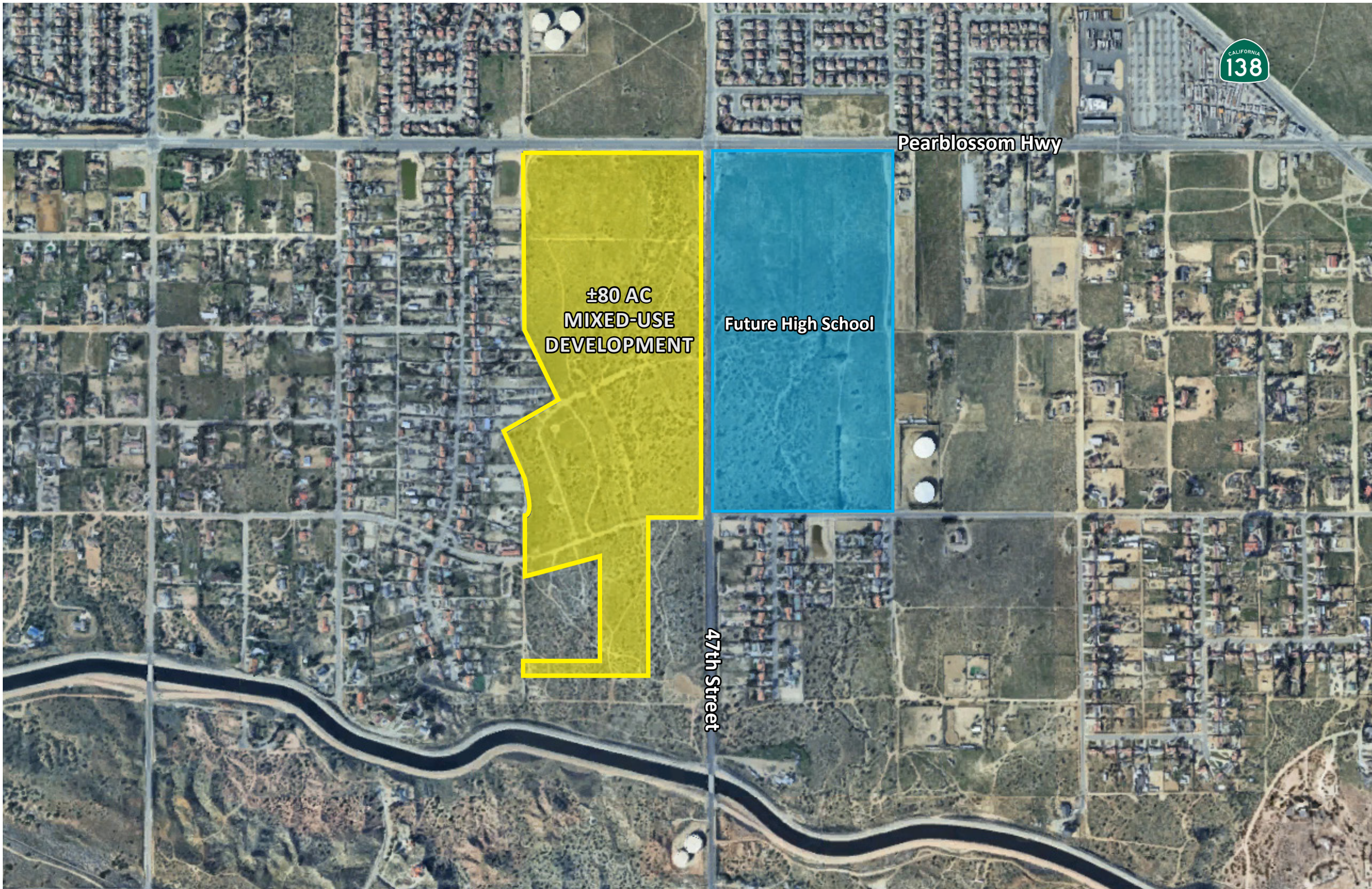
The subject property is zoned MXD – RU (Rural Mixed Use Development Zone) with a MU-R (Mixed Use-Rural) land use designation which allows for a wide range of potential uses. The property has a recently expired Tentative Map for a large scale mixed use project. Current zoning will allow for the development of various residential product types with a maximum density of up to 5 Dwelling Units per Net



Aerial Map

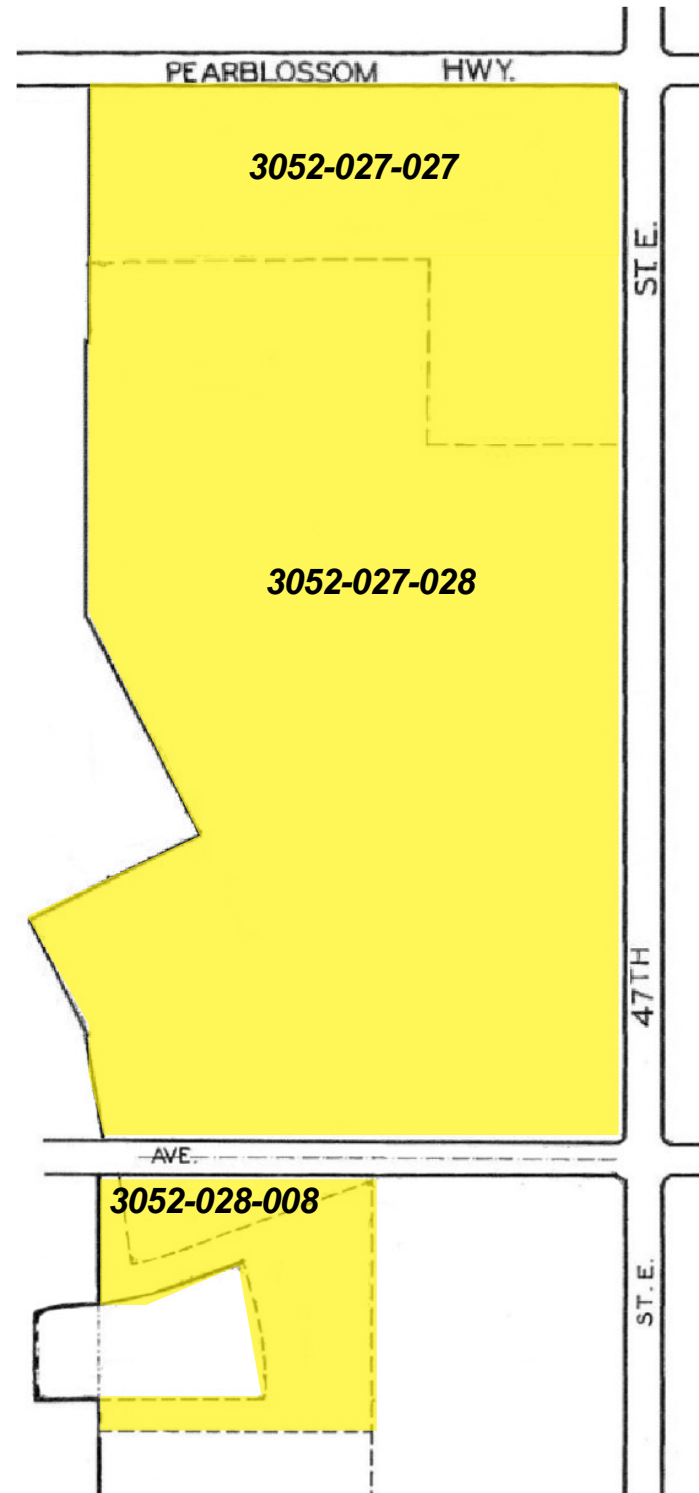


Property Map

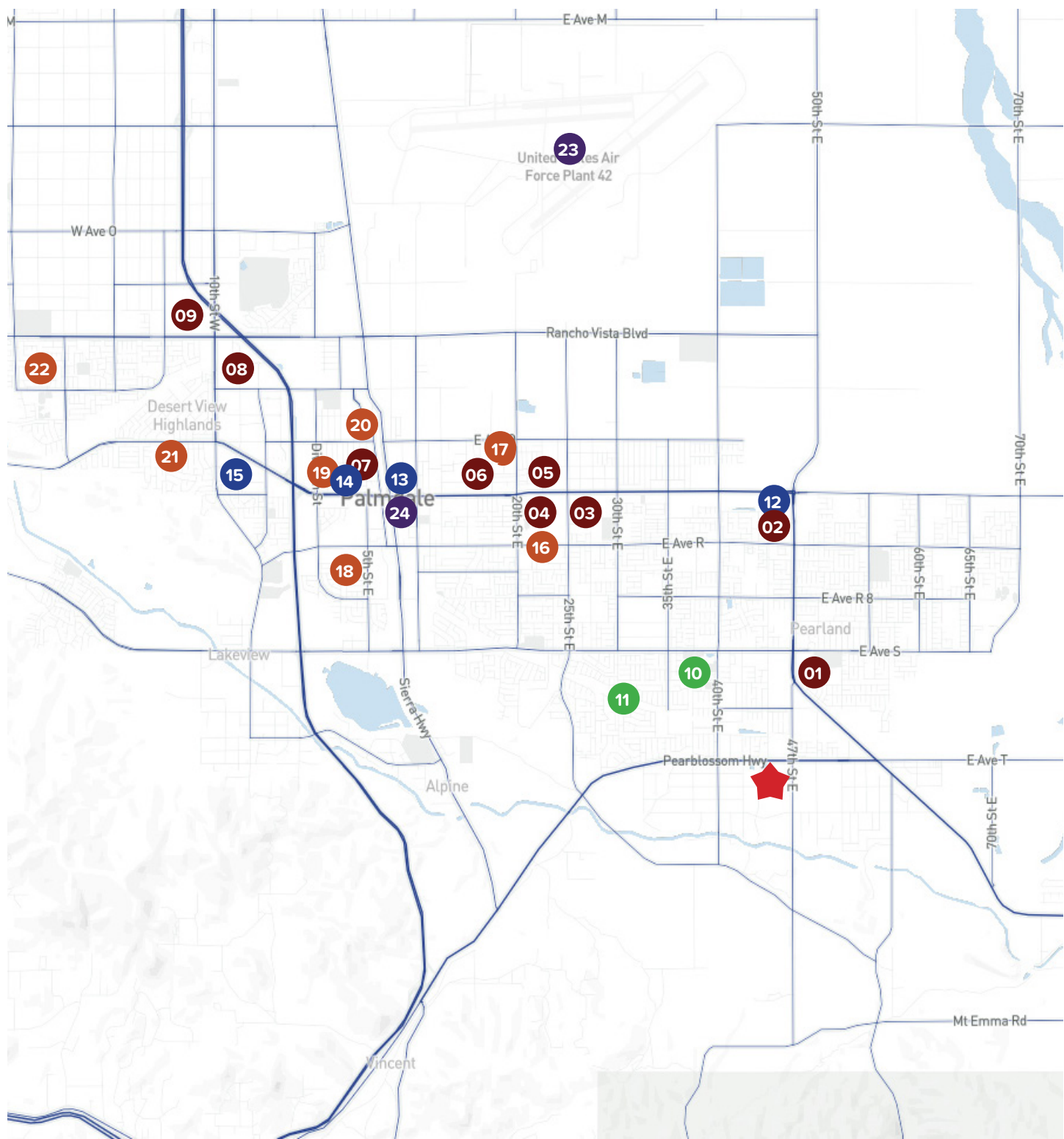


Assessor's Map

PROPERTY OVERVIEW



Surrounding Retail & Public Works



SHOPPING CENTERS

- 01 Palmdale Marketplace
- 02 47th Street Pavillion
- 03 Palmdale Int. Shopping Mall
- 04 Towne Square
- 05 Palm Knolls Shopping Center
- 06 Gateway Center
- 07 Plaza Del Centro
- 08 Palmdale Marketplace
- 09 Antelope Valley Mall

EDUCATION

- 16 Palmdale High School
- 17 Tamarisk Elementary School
- 18 Palm Tree Elementary School
- 19 Yucca Elementary School
- 20 R. Rex Parris High School
- 21 Ocotillo Elementary School
- 22 Highland High School

GOVERNMENT FACILITIES

- 23 Palmdale Regional Airport
- 24 City Hall

ENTERTAINMENT

- 10 Dry Town Waterpark
- 11 Joshua Hills Park

MEDICAL FACILITIES

- 12 Heritage Health Care
- 13 Palmdale Medical Center
- 14 Total Care Medical Center
- 15 Palmdale Regional Medical Center / Antelope Cancer Center

Palmdale, CA

Palmdale is a city in northern Los Angeles County in the U.S. state of California. The city lies in the Antelope Valley region of Southern California. The San Gabriel Mountains separate Palmdale from the Los Angeles Basin to the south.

On August 24, 1962, Palmdale became the first city in the Antelope Valley. Forty-seven years later, in November 2009, voters approved making it a charter city.

Palmdale was first inhabited by Native Americans. Populated by different cultures for an estimated 11,000 years, the Antelope Valley was a trade route for Native Americans traveling from Arizona and New Mexico to California’s coast.

The most important industry for Palmdale is the aerospace industry. Other manufacturing companies have relocated to Palmdale seeking more affordable land, proximity to Palmdale Airport, and special tax breaks.

The special tax breaks granted for companies that relocate to Palmdale is due to the city having the Antelope Valley Enterprise Zone and the Palmdale Federal Foreign Trade Zone. These are special zoning areas within the city that are given various state and federal tax breaks and municipal grant incentives to relocate their business there.

2025 Summary

Population	162,536
Households	45,574
Median Age	33.2
Average Household Income	\$99,706



Los Angeles County, CA

Los Angeles County, one of California’s original 27 counties, was established on Feb. 18, 1850. It is one of the nation’s largest counties with 4,084 square miles, and has the largest population of any county in the nation - nearly 10 million residents who account for approximately 27 percent of California’s population. As a subdivision of the state, the County is charged with providing numerous services that affect the lives of all residents, including law enforcement, tax collection, public health protection, public social services, elections and flood control. It has the 2nd largest economy in the world, with a nominal GDP of more than \$1.0 trillion.

Los Angeles County borders 70 miles (110 km) of coast on the Pacific Ocean and encompasses mountain ranges, valleys, forests, islands, lakes, rivers, and desert. The Los Angeles River, Rio Hondo, the San Gabriel River and the Santa Clara River flow in Los Angeles County, while the primary mountain ranges are the Santa Monica Mountains and the San Gabriel Mountains. The western extent of the Mojave Desert begins in the Antelope Valley, in the northeastern part of the county. Los Angeles County includes San Clemente Island and Santa Catalina Island, which are part of the Channel Islands archipelago off the Pacific Coast.

The county’s most visited park is Griffith Park, owned by the city of Los Angeles. The county is also known for the annual Rose Parade in Pasadena, the annual Los Angeles County Fair in Pomona, the Los Angeles County Museum of Art, the Los Angeles Zoo, the Natural History Museum of Los Angeles County, the La Brea Tar Pits, the Arboretum of Los Angeles, and two horse racetracks and two car racetracks (Pomona Raceway and Irwindale Speedway), also the RMS Queen Mary located in Long Beach, and the Long Beach Grand Prix, and miles of beaches—from Zuma to Cabrillo.

In the mountain, canyon, and desert areas one may find Vasquez Rocks Natural Area Park, where many old Westerns were filmed. Mount Wilson Observatory in the San Gabriel Mountains is open for the public to view astronomical stars from its telescope, now computer-assisted. Many county residents find relaxation in water skiing and swimming at Castaic Lake Recreation Area – the county’s largest park by area – as well as enjoying natural surroundings and starry nights at Saddleback Butte State Park in the eastern Antelope Valley – California State Parks’ largest in area within the county. The California Poppy Reserve is located in the western Antelope Valley and shows off the State’s flower in great quantity on its rolling hills every spring.

2025 Summary

Population	9.757 Mil.
Households	3,390,254
Median Age	37.9
Average Household Income	\$87,760



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