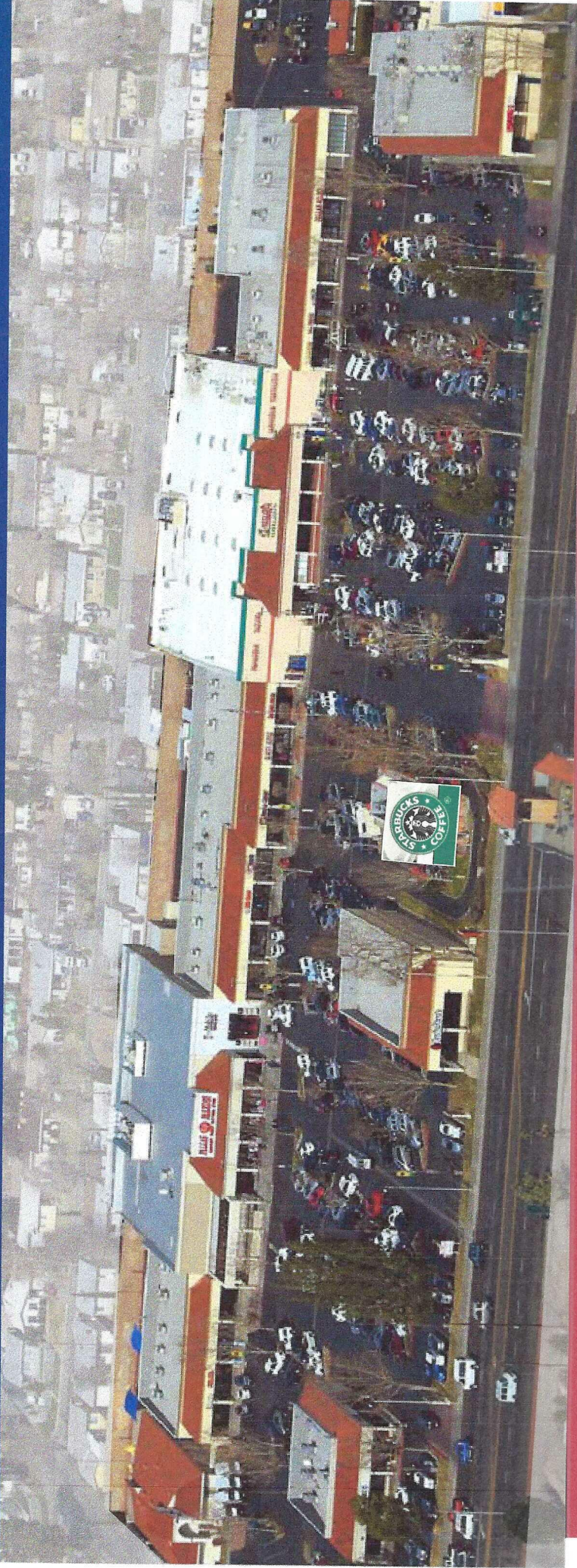


PALMDALE GATEWAY SHOPPING CENTER

1703 - 1823 E. PALMDALE BLVD, PALMDALE CALIFORNIA



Space Available

Rosanne Morgiewicz, CRX, CLS
The Morgiewicz Company, Inc.
18120 Coastline Drive
Malibu, CA 90265

Exclusive Broker- Leasing Information

(310) 454-4407
(310) 454-4337 fax
RosanneMorg@aol.com
DRE#00845947

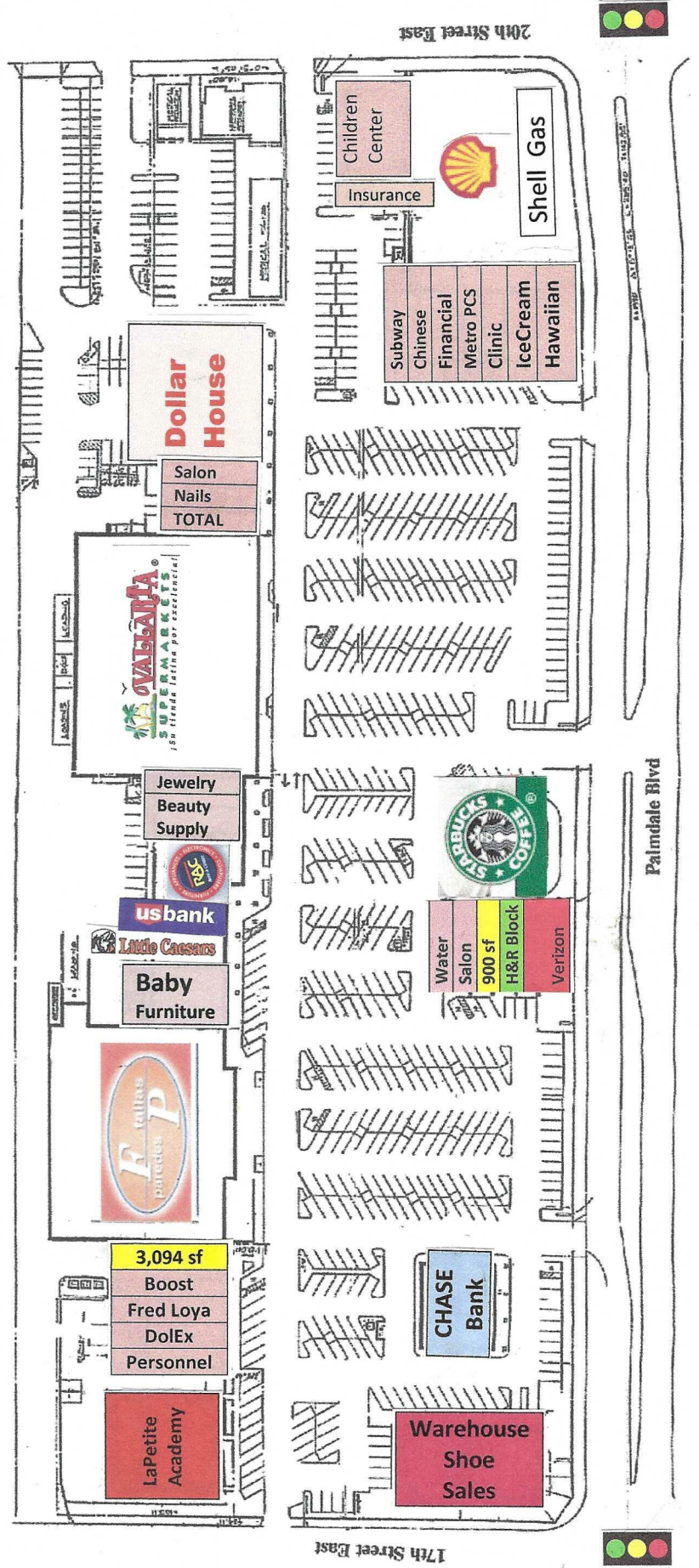
**Gateway Shopping Center
NWC of Palmdale Blvd & 20th Street East
Palmdale, CA**

Space Available

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Rosanne Morgiewicz, SCLS
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Gateway Shopping Center

Palmdale, CA

Tenant Roster

10-25-2025

Suite	Sq Ft	Tenant
1703	7,600	WSS Warehouse Shoe Sales
1713-A	1,505	Partners Personnel
1713-C	1,050	Dol Ex Dollar Express
1713-E	1,050	Fred Loya Insurance
1713-G	1,050	Boost Mobile
1713-I	3,094	Available
1753-A	900	Agua Pura Water
1753-B	900	Serenity Beauty Salon
1753-C	900	Available
1753-D	960	H&R Block
1753-E/F	1,956	Verizon
1773-A	3,454	Pink & Blue Baby Furniture
1773-E	1,950	Little Caesars Pizza
1773-G	1,625	US Bank
1773-K/M	4,255	Rent A Center
1773-M	2,303	Genesis Beauty Supply
1773-P	2,000	Don Roberto Jewelers
1813-A	1,430	Total Wireless
1813-C	1,159	Nail Trendz
1813-E	1,105	Yesenia's Beauty Salon
1813-H	12,320	Dollar House
1823-A	1,200	Subway
1823-C	1,500	Chinese Restaurant
1823-E	928	Progreso Financiero
1823-G	1,172	Metro PCS
1823-I	900	Clinica De Salud
1823-J	1,260	La Michoacana Ice Cream
1823-K	1,440	Ahi Hawaiian BBQ
38417-E	1,000	Global First Insurance
38417-A	4,000	Wow Flower Project for Children
1709	7,400	La Petite Academy
1723	5,098	Chase Bank
1743	30,264	Last Chance
1763	1,872	Starbucks
1803	33,963	Vallarta Supermarket

Area Map



Demographic Profile



BASE RENT	1.00 MILE		3.00 MILES		5.00 MILES	
		%		%		%
Population						
2015 Projection	22,335		95,355		146,705	
2010 Estimate	20,533		87,846		133,945	
Growth 1990-2000		11.59%		27.60%		42.43%
Households						
2015 Projection	6,819		27,652		41,805	
2010 Estimate	6,279		25,667		38,547	
Growth 1990-2000		3.77%		18.69%		31.49%
2010 Est. Population by Single Classification Race						
White Alone	7,745	37.72%	38,403	43.72%	61,104	45.62
Black or African American Alone	4,180	20.36%	15,823	18.01%	24,772	18.49%
American Indian and Alaska Native Alone	166	0.81%	758	0.86%	1,153	0.86%
Asian Alone	368	1.79%	2,322	2.64%	4,399	3.28%
Native Hawaiian and Other Pacific Islander Alone	24	0.12%	133	0.15%	212	0.16%
Some Other Race Alone	6,771	32.98	25,622	29.17%	34,894	26.05%
Two or More Races	1,279	6.23%	4,784	5.45%	7,412	5.53%
2010 Est. Population Hispanic or Latino						
Hispanic or Latino	11,630	56.64%	44,490	50.65%	63,726	47.58%
Not Hispanic or Latino	8,903	43.36%	43,355	49.35%	70,220	52.42%
2010 Est. Average Household Income	\$40,323		\$59,653		\$66,335	
2010 Est. Median Household Income	\$28,920		\$48,814		\$56,576	
2010 Est. Per Capita Income	\$12,357		\$17,468		\$19,131	