

# PALMDALE TRADE & COMMERCE CENTER

Located between 10<sup>th</sup> St West & Hwy 14 | Palmdale, CA

## Building and Ground Lease Opportunities

### Excellent Highway 14 access & visibility

Palmdale Trade & Commerce Center is ideally located within Palmdale's prime business district including the Antelope Valley Mall, 2 million square feet of additional retail, Palmdale Regional Medical Center, Auto Mall, hotels, restaurants, a proposed Palmdale conference center and 280,820sf warehouse/distribution center.

Ground Lease 6.07 acres

Building Lease



For more information, please contact:



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# The Properties

## PALMDALE TRADE & COMMERCE CENTER Palmdale, California



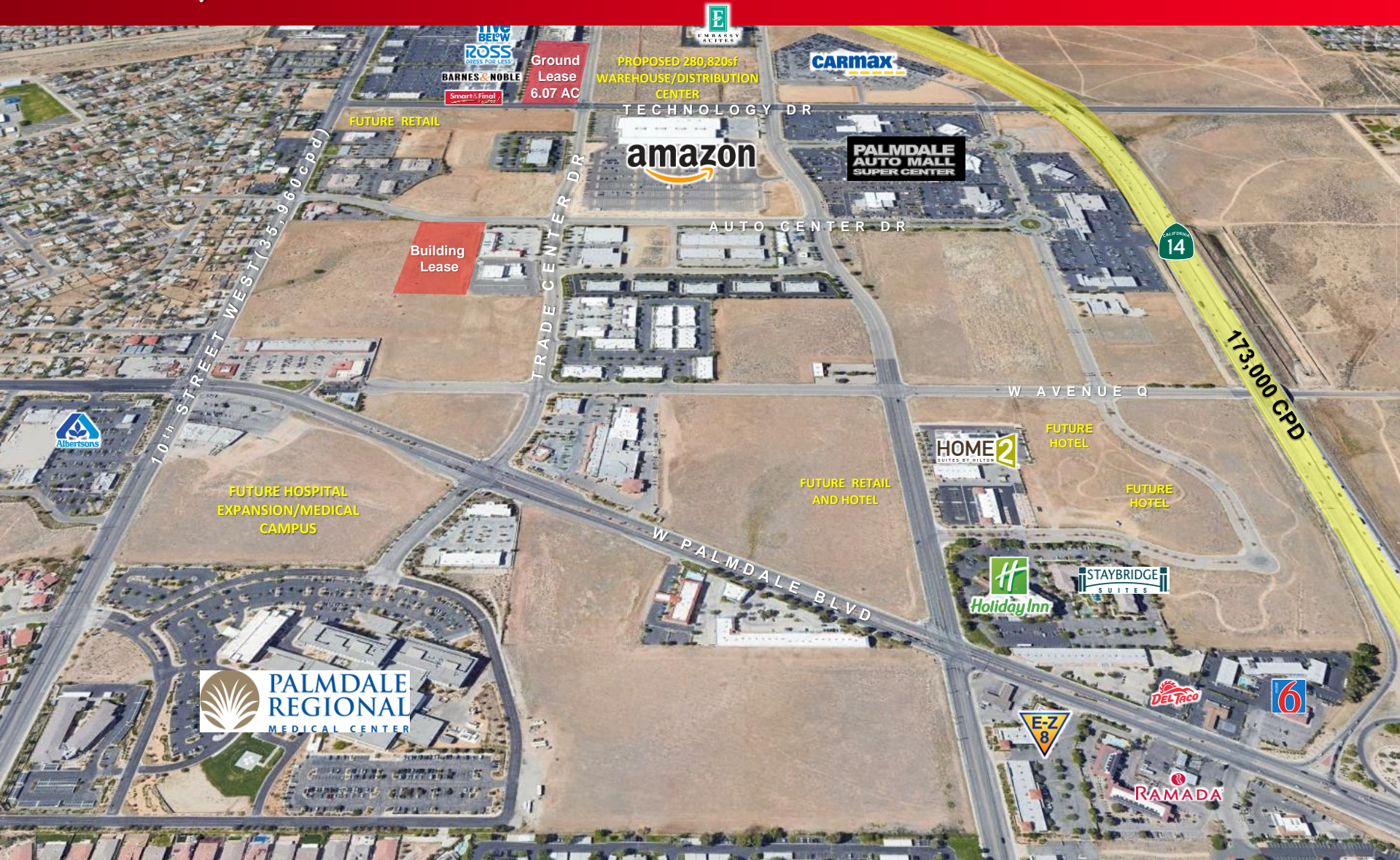
- Fully improved land - graded pads - off sites complete, all utility services installed
- Over 750 hotel rooms and over 100 food establishments
- Zoning allows a mix of commercial, retail, industrial & public uses
- Foreign trade zone designation offers international traders, large and small, significant advantages
- Enterprise zone benefits [www.caez.org](http://www.caez.org), cooperative local government
- Accessible infrastructure provides access to the ports of Long Beach and Los Angeles
- Skilled & educated workforce comprising over 50,000 people





# The Properties

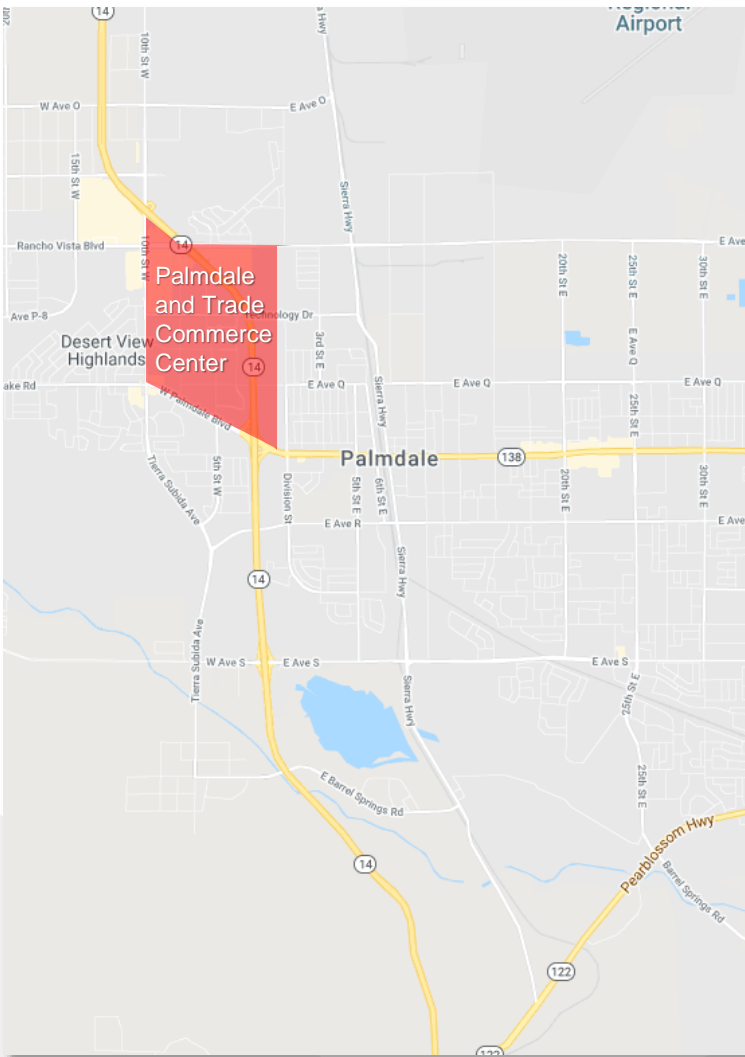
## PALMDALE TRADE & COMMERCE CENTER Palmdale, California





# Location & Demographics

## PALMDALE TRADE & COMMERCE CENTER Palmdale, California



### POPULATION

3 Mile	68,000
5 Miles	126,310
7 Miles	232,207



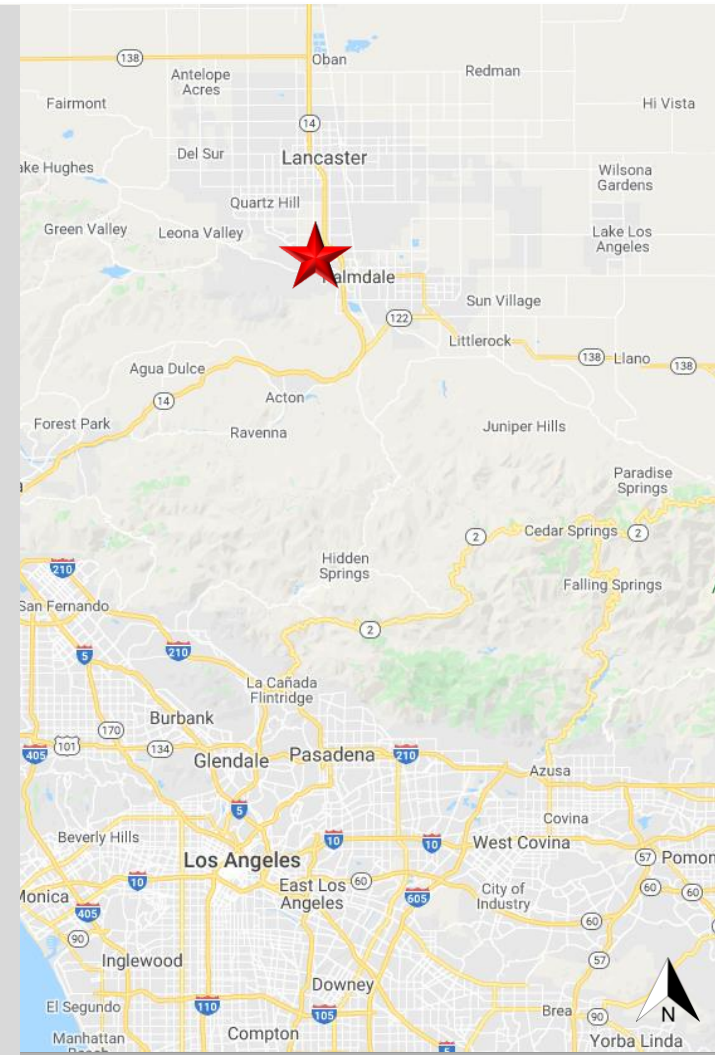
### AVERAGE HOUSEHOLD INCOME

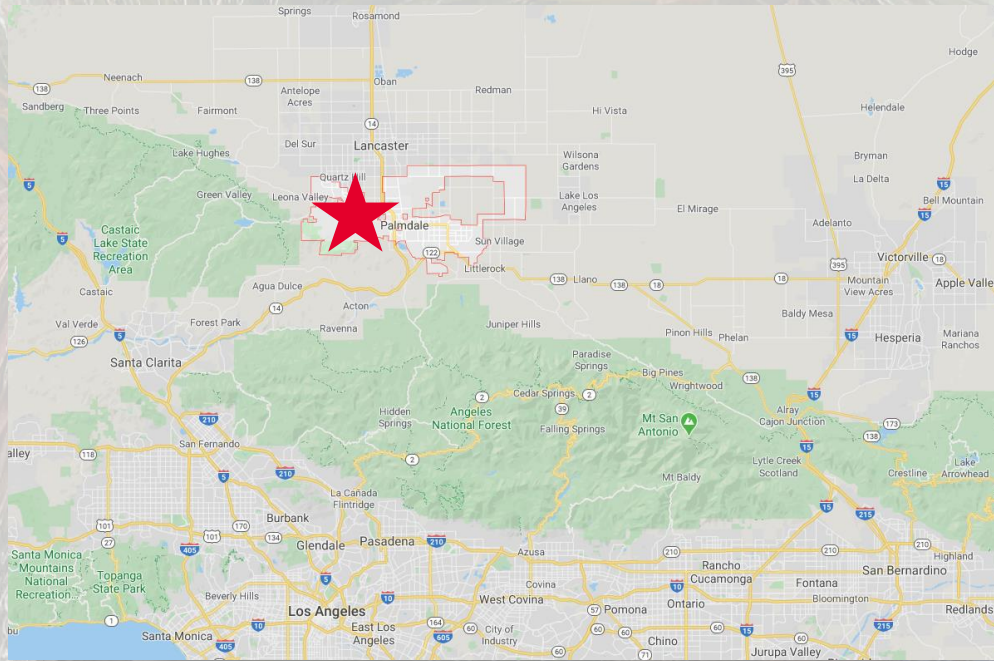
3 Mile	\$91,005
5 Miles	\$103,190
7 Miles	\$104,370



### DAYTIME POPULATION

3 Mile	17,644
5 Miles	28,011
7 Miles	46,815





## DEMOGRAPHICS – PALMDALE



2023 Population	161,259
2010 Census	152,760
Growth 2010-2023	.4%



2023 Total Households	46,784
2010 Census	42,976
Growth 2010-2023	.7%



Average HH Income	\$106,714
Median HH Income	\$81,671
Est. Per Capita Income	\$30,980

For more than 50 years, Palmdale has been on the leading edge of America's newest technologies, with major breakthroughs in aerospace, materials science, energy and the environment.

Today, Palmdale is a thriving community of nearly 2,000 businesses that encompass not only world-class engineering and state-of-the-art manufacturing facilities, but remarkable new medical facilities, a strong service sector and a robust retail marketplace.

America's aerospace industry has relied on Air Force Plant 42 in Palmdale and the city's skilled workers to arrive at ingenious solutions to tough challenges. Each of the six space shuttles was built in Palmdale. It is home to Lockheed Martin's famed Skunk Works®, as well as The Boeing Company, Northrop Grumman, and NASA's Armstrong Research Center. More recently, Japan's Kinkisharyo opened a plant here to assemble light rail cars, and a new power plant is in the works.

Palmdale companies like Delta Scientific create products that keep people safe across the globe. Vision Engineering is pioneering innovative energy saving LED lighting technology that provides comprehensive solutions with minimal energy use.

With low taxes, streamlined permitting, creative incentives, modern business parks, and affordable costs, Palmdale is the ideal environment to start and grow a business. The city offers Foreign Trade Zone status; industrial development bonds; free job placement and training for employers and employees; and educational opportunities at AERO Institute which addresses the need for technically skilled workforce and STEM education at all levels.

Palmdale offers a rich lifestyle, with diverse housing from starter homes to luxurious executive estates and award winning schools. Palmdale Regional Medical Center is recognized as the area's premier healthcare provider, specializing in cardiology, emergency medicine, rehabilitation, advanced robotics, and bariatric treatment for chronic wounds.