

PROPERTY HIGHLIGHTS

Located in a major retail trade area and situated with perfect visibility at the high identity intersection of Palmdale Boulevard and 25th Street, Palm Plaza is a well-established and well-maintained center.

- Tenant improvements available
- Antelope Valley College located across the street with an estimated enrollment of 4,000 students
- Palmdale Aerospace Academy located less than a mile away from the property with an estimated enrollment of 1,000 students
- Professional and responsive property management and leasing teams located across the street
- Located on the city's major commercial corridor, Palmdale Boulevard, with an Average Daily Traffic count of 35,000
- Monument signage available
- Abundant parking available
- A wide array of space accommodations
- Convenient access to Antelope Valley Freeway (California Route 14), less than two miles away
- Ideally located property with close proximity to residential neighborhoods
- On-site AVTA bus stop with service from 5:00 a.m. - 12:00 p.m.
- New exterior paint and parking lot



LOCATION SUMMARY

Palm Plaza boasts high traffic and visibility as it is ideally located on Palmdale Boulevard, the main artery in the city of Palmdale, at the signalized intersection at 25th Street. The center is situated two miles from the Antelope Valley Freeway (aka California Route 14, which is a major freeway running north and south through the cities of the Mojave Desert). Just across the street are the U.S. Post Office, Universal Fitness Club, and Goodwill. Palmdale's City Hall, Cultural Center, three hotels/motels, seventeen schools, and two theaters are all located within a two-mile radius of Palm Plaza. Clearly, this retail/medical center has a prime location.

PROPERTY INFORMATION

ADDRESS 2501-2505 East Palmdale Boulevard Palmdale, CA 93550	TOTAL SF 17,488 SF	YEAR BUILT 1985
CONSTRUCTION Concrete block, wood frame and stucco	LAND AREA 1.76 Acres	PARKING 4.80/1,000
BUILDINGS 2	PROPERTY TYPE Multi-Tenant Retail, Office & Medical Buildings	ZONING C-3 (General Commercial)

AREA OVERVIEW

Situated in the northern portion of Los Angeles County, Palmdale is also part of the geographic region known as the Antelope Valley between the San Gabriel and Tehachapi mountain ranges. In total, the Antelope Valley encompasses 475,000 people, with its two largest cities being Palmdale and Lancaster. Palmdale is a city that has enjoyed tremendous growth and prosperity over the last two decades. More than 169,000 residents who call Palmdale home enjoy a pleasant quality of life in this family-oriented, bedroom community to the Greater Los Angeles area. The average household income is \$65,000. Over the last 25 years, Palmdale has consistently been ranked in the top 25 fastest growing cities in the U.S. and the fastest growing city in Los Angeles County. By land area, Palmdale is the second largest city in Los Angeles County, sixth largest in California and one of the top 100 largest cities in the U.S.

