

FOR LEASE

RETAIL / MEDICAL / OFFICE

520 - 540

WEST PALMDALE PLAZA
PALMDALE, CA



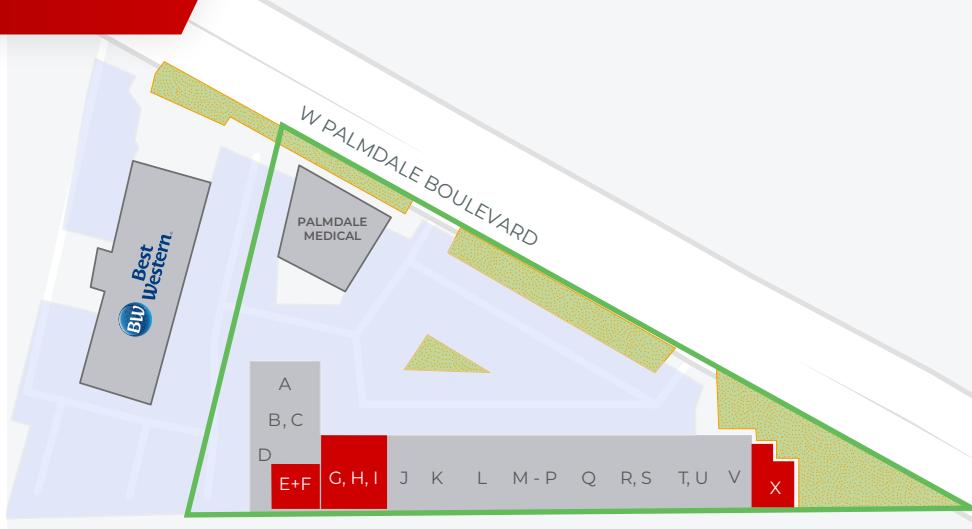
JOIN:

CA DERMATOLOGY
INSTITUTE

SIERRA
DENTAL & ORTHODONTICS

PALMDALE
Medical Pharmacy

SITE MAP



YAIR HAIMOFF, SIOR

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MATT SREDEN

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PROPERTY FEATURES

-  Retail/Medical Center
-  Excellent Tenant Mix
-  Tremendous Visibility and Signage Opportunity
-  Located on Major Thoroughfare
-  Heavy Traffic Count
-  Excellent Demographics
-  Adjacent to Palmdale Regional Medical Center, Area Amenities, Restaurants, Hotels with Immediate Access to 14 Freeway

ADDRESS

520-540 W. Palmdale Blvd, Palmdale CA

SPACE AVAILABLE

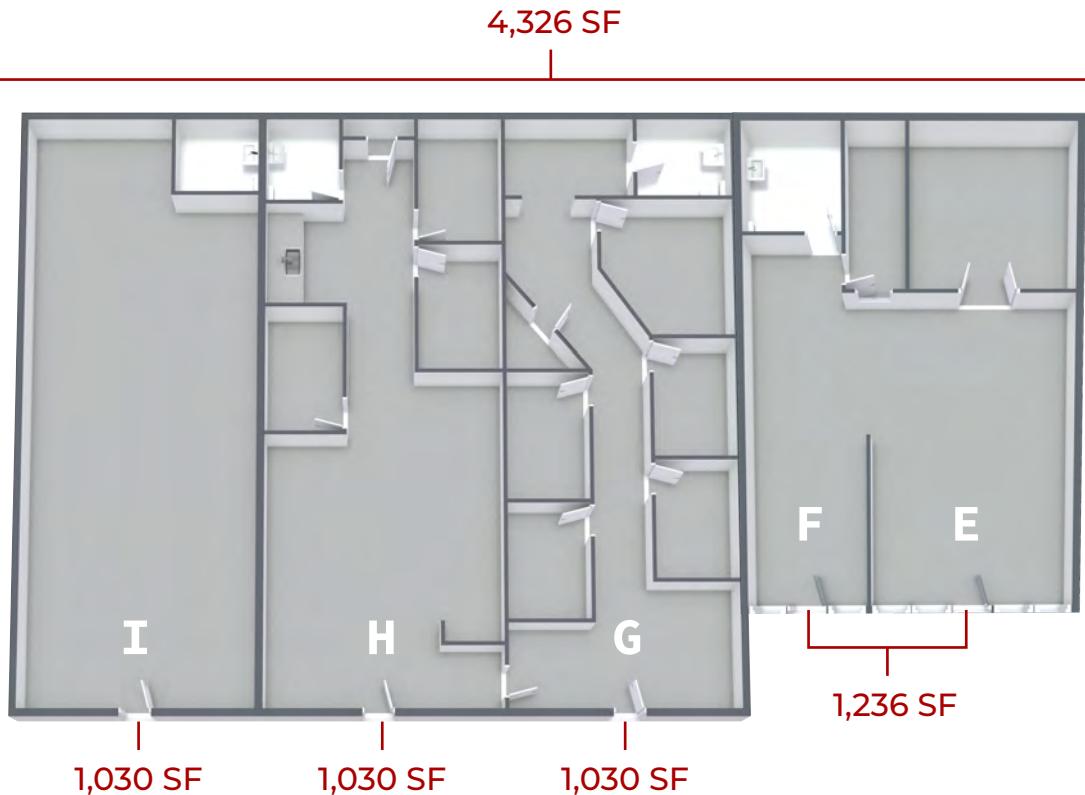
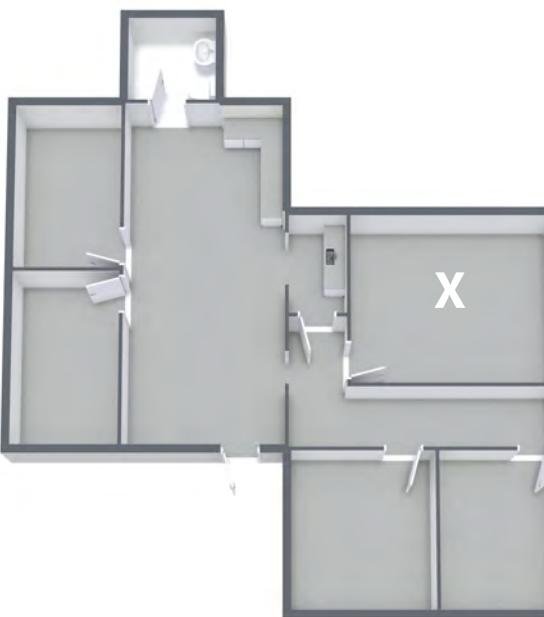
1,030 - 4,326 SF (divisible)

TRAFFIC COUNTS

| | |
|----------------------|-------------|
| ▪ CPD @ Intersection | 26,315 VPD |
| - West Palmdale Road | 19,342 VPD |
| - 5th Street West | 4,426 VPD |
| ▪ Highway 14 | 109,000 VPD |

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FLOOR PLANS



| UNITS | GLA |
|-------|-------------------------|
| E+F | 1,236 SF |
| G | 1,030 SF |
| H | 1,030 SF |
| I | 1,030 SF |
| X | 1,250 SF |
| E - I | 4,326 SF (divisible) |

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AREA OVERVIEW

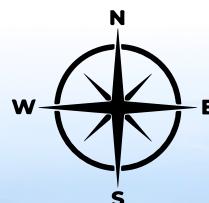
PALMDALE OVERVIEW

Palmdale is a city in northern Los Angeles County, California. It's the largest city in California's desert area and the 6th largest city in Los Angeles County. Palmdale is located in the Antelope Valley of Southern California, separated from the Los Angeles Basin by the San Gabriel Mountains. The City of Palmdale offers the opportunity to shape a highly-technical growing city. With major projects in the pipeline including two high-speed rail lines, re-establishing commercial air service, trans modal transportation planning for the future, mixed-use and walkability planning, and expansion of our aerospace industry, the City of Palmdale is expected to look very different 10-20 years from now, with a new landscape on the horizon. The City offers the opportunity to build a new downtown around transit-oriented development (TOD), and mixed-use opportunity planning.

At only 25% built out, the City offers amazing career potential now and well into the future for planners, builders, and doers. Major announcements include a new distribution center from an online retailer (Amazon) and potential headquarter relocation for defense and aerospace giants (Northrop-Grumman). There is no doubt the City of Palmdale is a hot commodity right now in the tech industry.

SURROUNDING NEIGHBORHOODS

LANCASTER



SANTA CLARITA

VICTORVILLE

PASADENA



EXCELLENT NEARBY AMENITIES

Home to many outdoor attractions such as DryTown Water Park and Antelope Valley Poppy Reserve, visitors can explore nature at its finest when visiting Palmdale. There are also plenty of cultural attractions including museums, galleries and art venues.



PARKS & RECREATION

The city of Palmdale operates 19 parks, totaling 370 acres which provides a variety of features for residents and visitors. Palmdale parks include active and passive leisure, amenities like grassy fields, numerous walking/hiking paths and playgrounds friendly to all ages.



TRANSPORTATION

The Palmdale Transportation Center is a state-of-the-art transportation facility. This regional multimodal hub offers connections between Antelope Valley Transit Authority and the following commuter services:

- Amtrak Throughway Bus Service
- Commuter Bus Service
- FlixBus
- Metrolink Commuter Rail Service
- Santa Clarita Transit



DEMOGRAPHIC DATA



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Estimated Population | 9,276 | 65,158 | 124,329 |
| Estimated Households | 2,965 | 20,161 | 37,535 |
| Median Age | 33.9 | 33.6 | 34.1 |

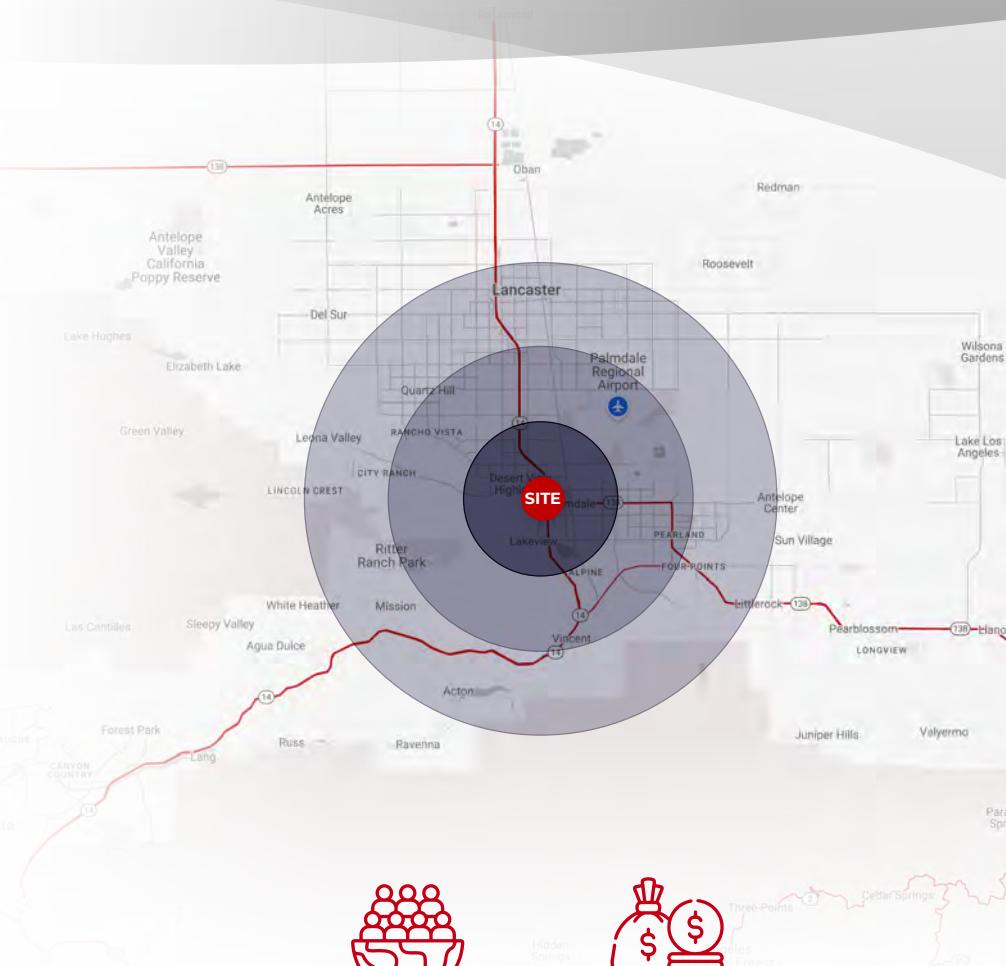
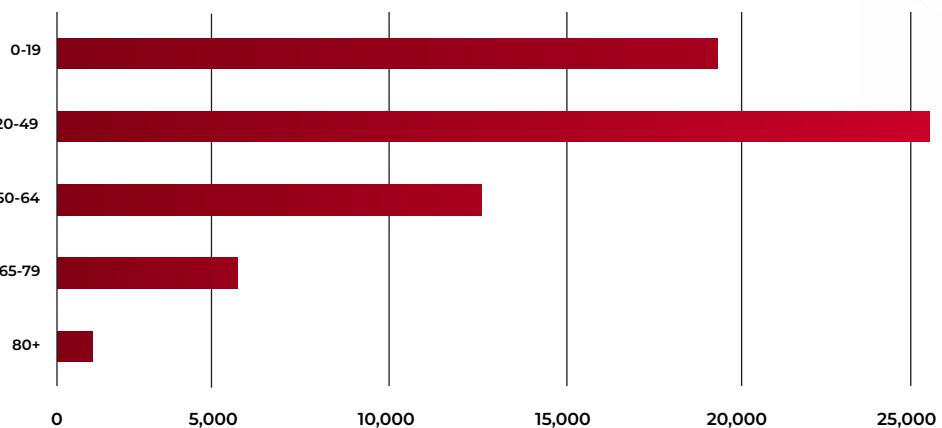


| HOUSEHOLD INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|----------|-----------|
| Average Household Income | \$84,805 | \$96,542 | \$104,683 |
| Median Household Income | \$71,683 | \$78,509 | \$83,780 |



| DAYTIME POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------|--------|---------|---------|
| Total Businesses | 585 | 2,342 | 3,733 |
| Total Employees | 4,646 | 17,045 | 26,550 |

AGE DISTRIBUTION



124,329*
TOTAL POPULATION



\$104,683*
AVERAGE INCOME



26,550*

DAYTIME EMPLOYMENT



3,733*

TOTAL BUSINESSES

* 5 MILE RADIUS

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