



## PROPERTY HIGHLIGHTS

- Easy access to I-14 Fwy
- Ample surface parking
- Busy trade area with a good density
- Located on a signalized intersection
- Co-tenant with Home Depot, Home Town Buffet and Burlington

- Located in 99 Cents anchored center
- Signage opportunity
- Great daytime population
- Best density in trade area
- Population 133,994 – 5 Miles
- Household Income \$87,403– 5 Miles

## LOCATION OVERVIEW

Palmdale Promenade is a neighborhood retail strategically located at the center of I-14 freeway and Rancho Vista Boulevard. The area has 119,057 total populations within 5 miles radius with average household income of \$66,105.

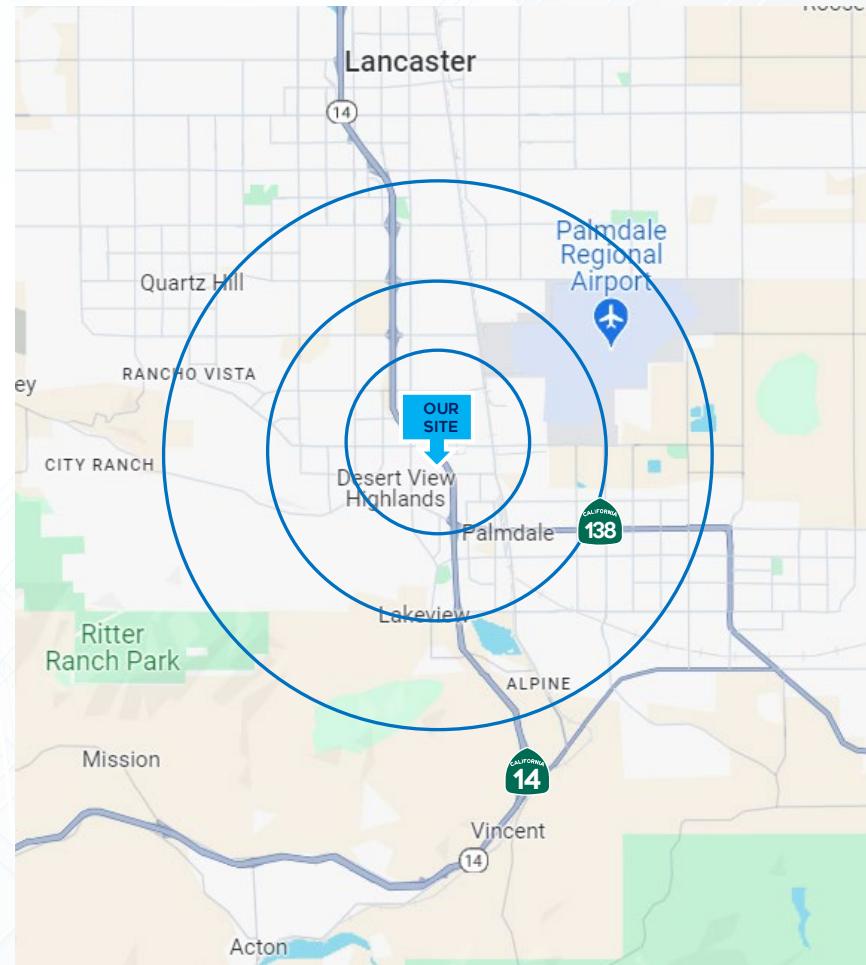
The City of Palmdale is emerging as a growing and thriving community. An upper-middle class where residents enjoy a comfortable hometown feel with a strong family orientation, excellent education system and abundant recreational opportunities.



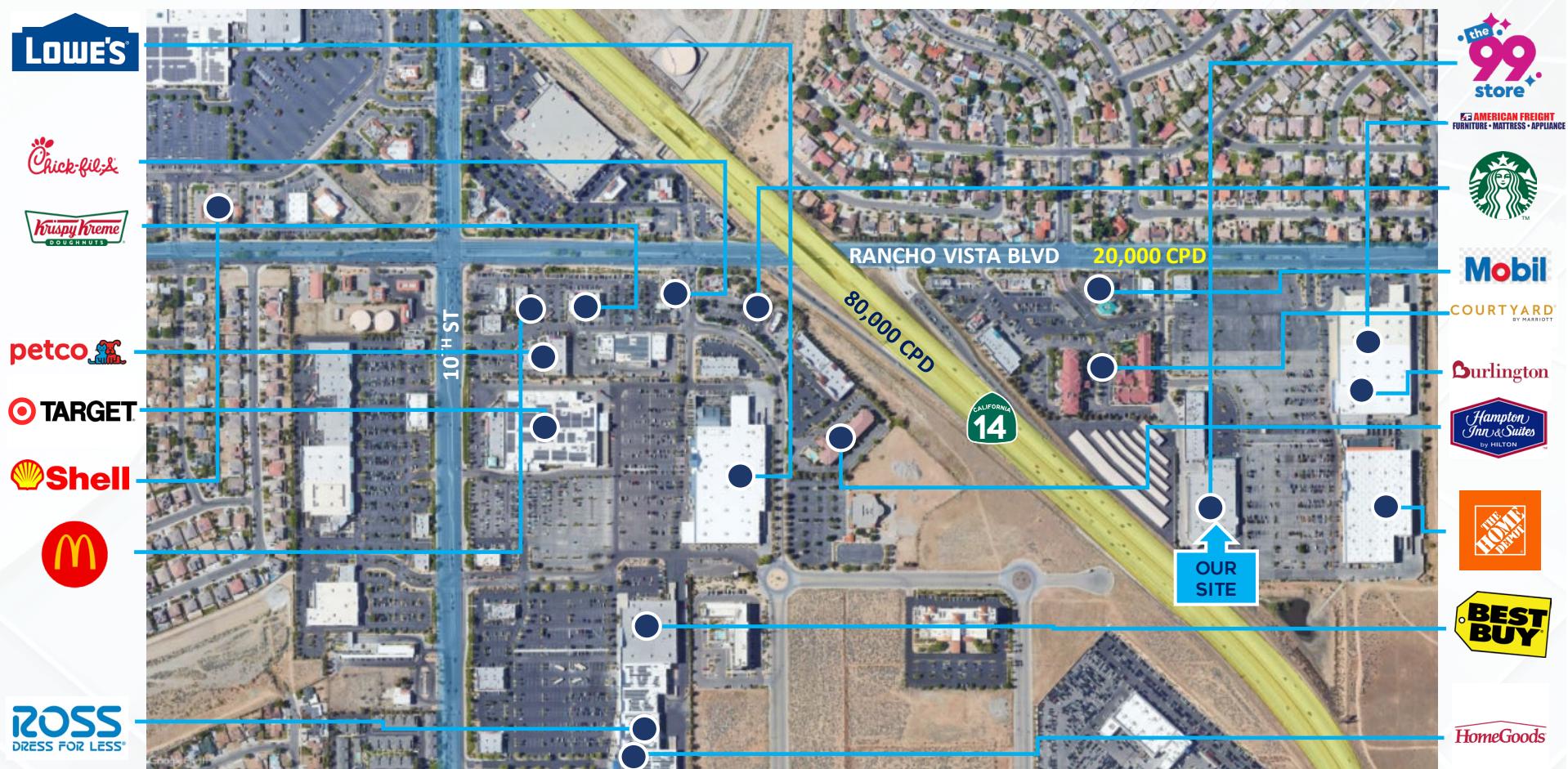
## DEMOGRAPHICS

	2 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
POPULATION (CURRENT)	29,533	57,130	133,994
POPULATION (5 YR FORECAST)	30,410	58,824	137,962
PERCENTAGE FORECAST(5 YRS)	2.98%	2.94%	2.91%
POPULATION BY AGE	32	32	33
<b>INCOME CHARACTERISTICS</b>			
MEDIAN HOUSEHOLD INCOME	\$61,237	\$64,045	\$67,910
AVERAGE HOUSEHOLD INCOME	\$81,349	\$84,080	\$87,403
AVERAGE HOUSEHOLD SIZE	3.07	3.39	3.32
<b>HOUSEHOLD INCOME</b>			
\$15,000 - \$24,999	1,201	2,256	4,621
\$25,000 - \$34,999	1,201	1,798	3,494
\$35,000 - \$49,999	1,035	1,661	3,649
\$50,000 - \$74,999	1,084	2,027	5,008
\$75,000 - \$99,999	1,418	2,752	6,926

SOURCE : US CENSUS 2021



## RETAILERS MAP



## SITE MAP



## FLOOR PLAN



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