

FOR SALE

38440 5TH ST W ST - BLDG 2



- Plug & Play
- Medical Clinic with Furniture & Equipment Included



Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260

38440 5TH ST W ST - BLDG 2

is a 6,700 square foot medical office building located in the Sierra Pelona Plaza in Palmdale. The Sierra Pelona Plaza consists of 7 different single-story buildings all parked at an approximately 5/1,000 parking ratio, making it ideal for various medical uses. The building is well located with the Palmdale Regional Medical Center less than a mile away, along with easy access to the 14 freeway.



PROJECT DETAILS



PRICE

\$1,675,000

NO. OF STORIES

1

BUILDING AREA

6,700 SF

SALE TYPE

Owner-User

APN/PARCEL ID

3004-002-024

PARKING RATIO

+/- 5/1,000

PROPERTY TYPE

Medical Office

LOT SIZE

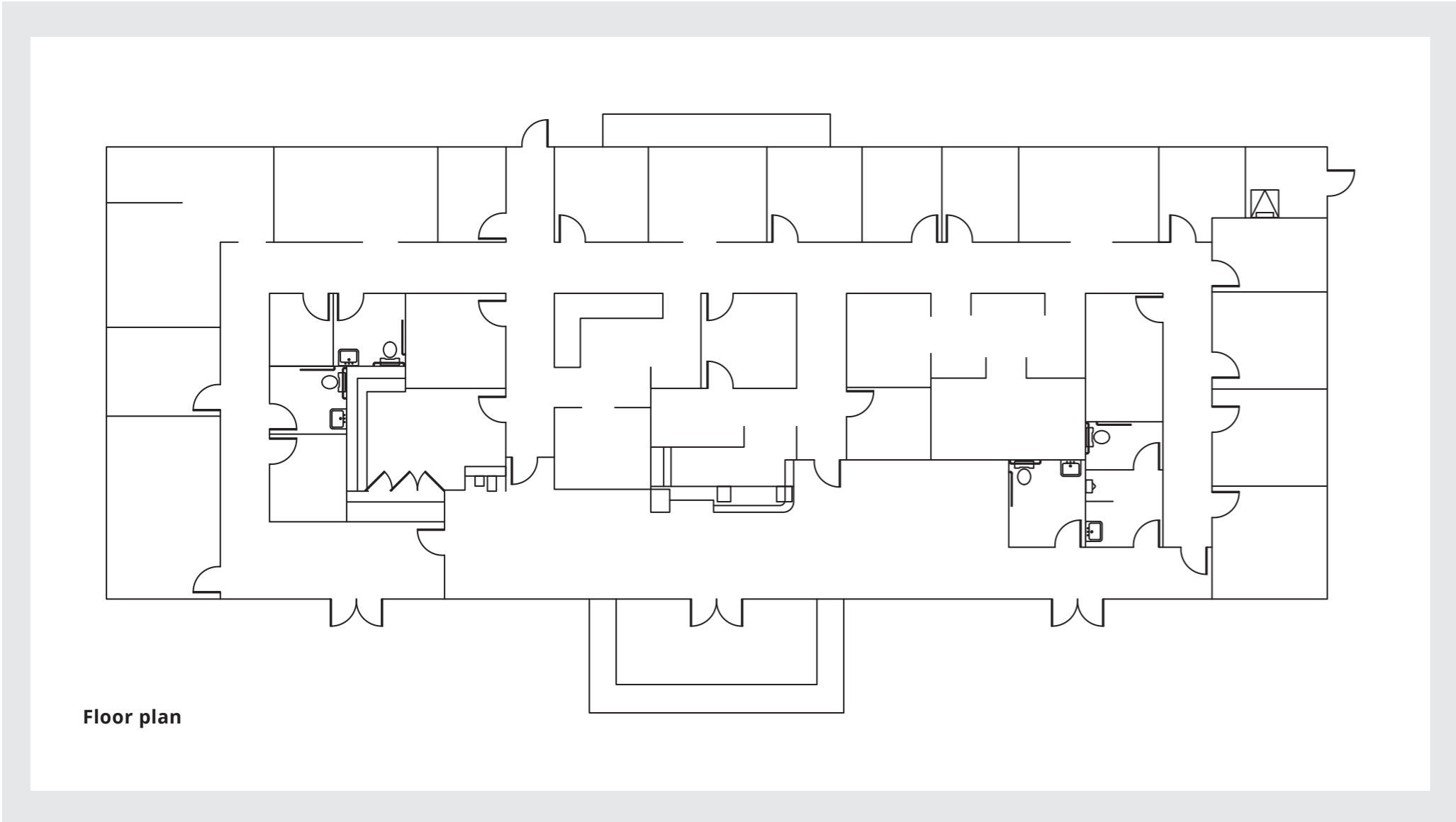
29,359 SF

YEAR BUILT

2008

ZONING DESCRIPTION

VC, Visitor Commercial



AS-BUILT PLAN



AREA AMENITIES

- Restaurants
- Hotels
- Shopping Centers

Circle K

Starbucks

Five Guys

Starbucks

Palmdale Marketplace

Home2 Suites by Hilton Palmdale
Staybridge Suites Palmdale, an IHG Hotel
Holiday Inn Palmdale-Lancaster, an IHG Hotel
Palms Inn & Suites
DoubleTree by Hilton Palmdale
Best Western Plus John Jay Inn & Suites

Los Cipotes

Tom's Burgers

Palmdale Regional Medical Center

38440 5th St

ampm

Mi Ranchito

Starbucks

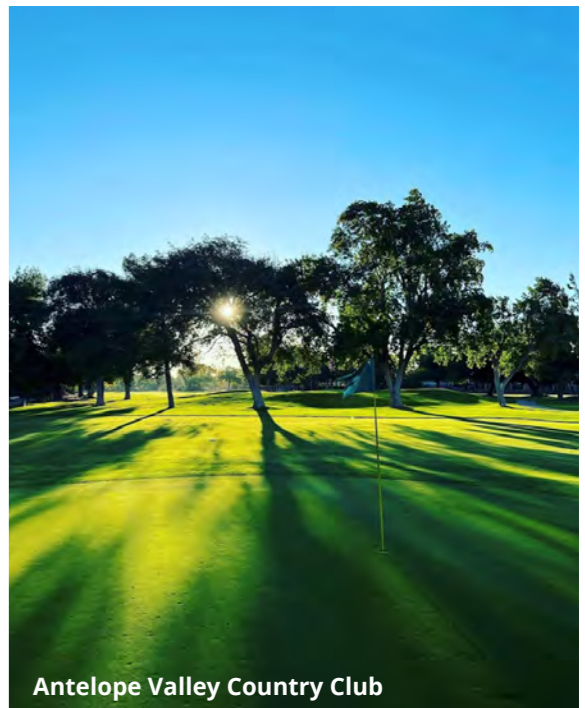
na's Kitchen

Red Roof Inn Palmdale/Lancaster
Hotel Palmdale - Antelope Valley



PALMDALE REGIONAL HOSPITAL

Palmdale Regional Hospital is a 200+ bed private hospital serving the greater Palmdale area and is the hub for medical services in the region. The hospital is situated on a 34 acre site.





Palmdale Regional Medical Center

38440 5th St

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- BLDG 2

PRIME PALMDALE LOCATION

With new construction, in-place tenant improvements, ample parking and walkable amenities.

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