

30th & E Palmdale Blvd

Palmdale, CA

1.83-ACRE GROUND LEASE OR
BUILD-TO-SUIT OPPORTUNITY

HIGHLIGHTS

- Signalized corner location with +/- 28,000 VPD traffic counts
- Palmdale is one of the hottest markets for development in Los Angeles County
- Parcel size and zoning allow for multiple potential uses
- The only undeveloped, signalized-corner lot larger than 1 acre between subject site and CA-14
- Double-digit growth in the Palmdale/Lancaster metro over the past 5 years



PROXIMATE TO MAJOR MILITARY SUPPLIERS

LOCKHEED MARTIN AIR FORCE PLANT 42

NORTHROP GRUMMAN BOEING

TSC TRACTOR SUPPLY CO

VALLARTA SUPERMARKETS CVS O'Reilly AUTO PARTS

#1 VALLARTA IN THE ENTIRE 48-UNIT SYSTEM WITH 1.1M VISITS*

47TH STREET PAVILION

target THE HOME DEPOT Starbucks ROSS DRESS FOR LESS

PET SMART AMERICA'S

A TOP 25% TARGET IN THE COUNTRY*

FAMILY DOLLAR

AutoZone

Advance Auto Parts

Pep Boys

28,000 VPD

Chevron

30TH STREET E

Bowlero

SUBJECT PROPERTY

PHYSICAL DESCRIPTION

Address: NEC of E Palmdale Blvd
and 30th Street

APN: 3018-024-010

Zoning: PDC3*

GLA: ± 79,715 SF

Lot Size: ± 1.83 Acres

PALMDALE NEWS

- Northrup Grumman developing new B-21 Bombers for the US Air Force (read more)
- High-speed rail connection being developed between Northern and Southern California that will pass through Palmdale (read more)



Demographics (2021)	1-Mile	3-Mile	5-Mile
Estimated Population	13,879	96,900	126,886
Average Household Income	\$59,085	\$64,300	\$70,709
Average Age	32	32	33

DEVELOPMENT OPTIONS

The subject site is zoned C-3 (General Commercial) and has a General Plan land use designation of CC (Community Commercial). Chapter 17.76 of the Palmdale Municipal Code (PMC) regulates the land uses that are allowed within the C-3 General Commercial Zone. The development regulations are per 17.53 of the PMC.

CUP Conditional Use Permit	SPR Site Plan Review Approval	- Not Permitted
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RETAIL

LAND USE	PERMIT REQUIRED
Agricultural supplies and equipment	-
Antique stores	SPR
Apparel and clothing accessories	SPR
Appliances, household	SPR
Art, drafting and graphics supplies	SPR
Automotive parts and supplies, new (wholesale or retail)	SPR
Automotive parts and supplies, used (wholesale or retail)	-
Bicycles, parts and accessories	SPR
Boats and other marine products and accessories	SPR
Book stores	SPR
Building materials and supplies	-
Carpeting, tile and floor coverings	SPR
Caskets and other funeral supplies	SPR
Coffee and tea, specialty stores	-
Computers and accessories, sales and service	SPR
Confectionery and candy stores	SPR
Contractor's equipment and supplies	-
Convenience stores	CUP
Cosmetics and accessories	SPR
Decorators showrooms and supplies, including sale of paint and varnish, wallcoverings, floor coverings, window coverings, and tile	-
Department stores and general merchandise stores	SPR
Dishes, china, glassware, and metalware	SPR
Draperies, blinds, shades and other window coverings	SPR
Drug stores and pharmacies	SPR
Dry goods and notions	SPR

LAND USE	PERMIT REQUIRED
Farmer's markets	SPR
Feed, grain and hay	-
Firearms and related accessories, sales and service	SPR
Florist shops	SPR
Fur and leather goods	SPR
Furniture	SPR
Furniture, Small-scale (less than 6,000 SF)	-
Galleries for display and sale of paintings, sculpture, pottery and other works of art	SPR
Gift shops	SPR
Grocery stores, food, meat and produce markets, excluding convenience stores	SPR
Hardware stores	SPR
Hobby, yarn and craft shops	SPR
Home improvement centers	SPR
Ice	-
Jewelry, precious metals, coins, stamps and other collectibles	SPR
Jewelry stores	SPR
Lawn and garden equipment and supplies	SPR
Liquefied petroleum gas (LPG) dealers	-
Liquor stores	CUP
Lumber yards	-
Lumber yards, including cutting lumber to size but excluding any other milling operation	-
Machinery, equipment and supplies	-
Mail order businesses (excluding warehousing)	SPR
Mail order businesses (including warehousing)	-

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LAND USE	PERMIT REQUIRED
Mobile home sales	CUP
Motorcycles and offroad recreational vehicles, new	SPR
Musical instruments and supplies	SPR
Newsstands, newspaper and magazine sales	SPR
Nurseries, including the growing of nursery stock	-
Office furniture and equipment	SPR
Paint, varnish and lacquer	SPR
Pawn Shops	CUP
Pet shops and supplies	SPR
Pharmacies	-
Phonograph records, cassette tapes, compact disks and videotapes	SPR
Photographic equipment, processing and supply stores	SPR
Plumbing and heating equipment and supplies	SPR
Portable storage sheds (including assembly and display)	-
Prints and frames	SPR
Purchase and sale of secondhand tangible personal property, incidental to a primary permitted use	CUP
Radio, television, stereo and other audiovisual equipment	SPR
Recreational vehicle sales	-
Recreational vehicle sales, new	SPR
Specialty clothing shops	SPR
Stationery stores	SPR
Surveying equipment and supplies	-
Swap meet, flea market or similar use, indoor or outdoor	CUP
Swimming pools and spas	SPR

LAND USE	PERMIT REQUIRED
Technical publications and supplies	-
Thrift shops	SPR
Tobacco/smoking products retailer	CUP
Tools	-
Toys, sport and athletic equipment	SPR
Variety stores	SPR
Video rental and sales	SPR
Wallpaper, interior decorating supplies and upholstery	SPR

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FOOD SERVICES

LAND USE	PERMIT REQUIRED
Bakeries, including baking only when incidental to retail sales from the premises	SPR
Bars, nightclubs, cocktail lounges	CUP
Catering services	SPR
Coffee shops	SPR
Commissaries	-
Delicatessens and sandwich shops	SPR
Doughnut shops	SPR
Fast food restaurants, excluding drive-through windows	SPR
Fast food restaurants, including drive-through windows	SPR

LAND USE	PERMIT REQUIRED
Ice cream and yogurt shops	SPR
Microbrewery, brewpub or winery	CUP
Microbrewery, brewpub or winery with incidental food service	CUP
Restaurants	SPR
Restaurants, bona fide	CUP
Restaurant with incidental brewery	CUP
Walk-up food services	-
Water softener and bottled water supplies and service	SPR

AUTOMOTIVE SERVICES

LAND USE	PERMIT REQUIRED
Automobile and truck repair, general	-
Automobile and truck repair, heavy	-
Automobile and truck repair, light	-
Automobile rental and leasing	SPR
Automobile repair, general	CUP
Automobile repair, light	SPR
Automobile repair, light or general, as an accessory use to a department store, general merchandise store or warehouse retail store	-
Automobile sales (used)	-
Automobile service stations/gas stations	SPR
Automobile, truck and trailer rental	-
Bus and truck washing	-

LAND USE	PERMIT REQUIRED
Car washes, automated	-
Car washes, express	SPR
Car washes, full service	SPR
Industrial truck repair	-
Motor vehicle parts and service for zero- to low emissions vehicles	-
Motor vehicles, conversion to zero- or low-emissions engines	-
Recreational vehicle rental	SPR
Tire repair and retreading	-
Towing service and storage	-
Trailer rental	-
Trailer rental and vehicle storage	-
Truck rental and leasing	-
Utility trailer rental	-





AIR FORCE PLANT 42


SUBJECT PROPERTY



28,000 VPD



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