

Available for lease!

2553 E Palmdale Blvd
Palmdale, California 93550



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**AVISON
YOUNG**

Location Overview

DEMOGRAPHICS | 2024 | 3-MILE RADIUS

48K

POPULATION

\$87K

AVG HOUSEHOLD
INCOME

17K

HOUSEHOLDS

About Palmdale, California

Palmdale, California, is a city in the Antelope Valley with a prime location that offers easy access to major highways and a growing economy. Known for its wide-open spaces and beautiful desert landscapes, Palmdale provides an attractive environment for businesses to flourish. With a strong mix of industrial, commercial, and residential development, the area is perfect for companies seeking both accessibility and expansion opportunities. The city is strategically positioned between Los Angeles and the high desert, making it an ideal hub for businesses looking to connect with regional and national markets.





Palmdale

LA CAJON

MILO'S SMOKE SHOP

MASSAGE

Sole Steps

CANITAS

NAUGHTY BY NIGHT
LAS CAJONAS RESTAURANT
ACE OF SPADES
MASSAGE
LIVORON

BARBER



RESTAURANT
The Best Mexican Food

Age of Pines
BARBER SHOP

MILO'S
SMOKE SHOP

MASSAGE

Bald Styles

ANITA'S
INSURANCE
SERVICES
601-412-3294

NOTARY PUBLIC
INSURANCE
GENERAL LIABILITY
COMMERCIAL
UP TO \$1M LIFE



HIGHLIGHTS

- Spaces available from 900 to 2,000 sq.ft.
- Excellent tenant mix
- Situated on heavily-trafficked Palmdale Blvd.
- Close proximity to national tenants including Burger King, Bowlero, and El Pollo Loco, Circle K, and more!
- Ample parking for the entire center

Leasing terms

SF AVAILABLE: 900 - 2,000 ± SF

TERM: 3 to 5 years

DATE AVAILABLE: Available

Available units

Suite	SF	Asking Rent
G	1,200	\$1,900
H1	900	\$1,650
H2	1,650	\$2,400
H	2,000	\$2,500

Modified gross lease, where the tenant only pays for their utilities.



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We look forward to
speaking with you!

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