



# MEDICAL CAMPUS FOR LEASE

W. AVE Q @ TRADE CENTER DR.  
PALMDALE, CA

OFFICIAL LEASING BROCHURE

[www.QREAdvisors.com](http://www.QREAdvisors.com)  
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# PROPERTY HIGHLIGHTS



### AVAILABILITY

Premier medical opportunity  
221,568 SF or 5.08 Acres of developable medical space



### REGIONAL HOSPITAL

184 bed + 400 medical staffed regional hospital adjacent to property  
Owned by UHS, a Fortune 500 Company



### 3 MILE RADIUS

5.7M SF Retail Space  
1M SF Office Space  
4M SF Industrial Space  
19,612 Households



### LOCATION

2 minute drive to 14 Freeway  
Surrounded by 382K SF of medical office space within 1 mile



### EMERGENCY ROOM

Palmdale Regional ER  
50,000+ Annual Visits



### TRAFFIC COUNTS

Palmdale Blvd. 19,342 VPD  
10th St. 19,499 VPD  
Trade Center Dr. 1,643 VPD



### POPULATION

1 MILE 8,646  
3 MILES 60,551  
5 MILES 116,941



### AVERAGE HH INCOME

1 MILE \$76,339  
3 MILES \$61,360  
5 MILES \$63,393

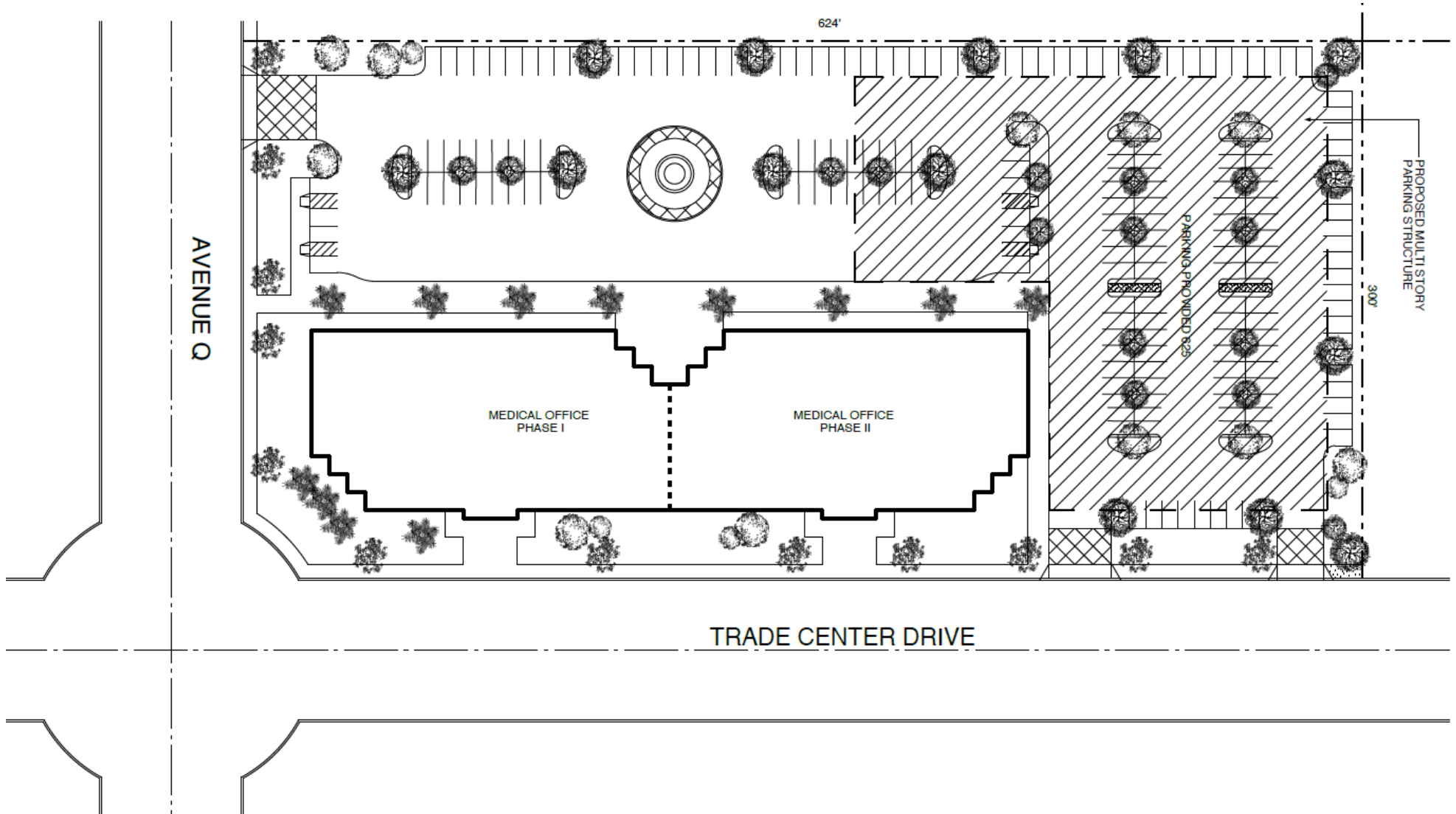


### DAYTIME POPULATION

1 MILE 5,955  
3 MILES 22,044  
5 MILES 33,485

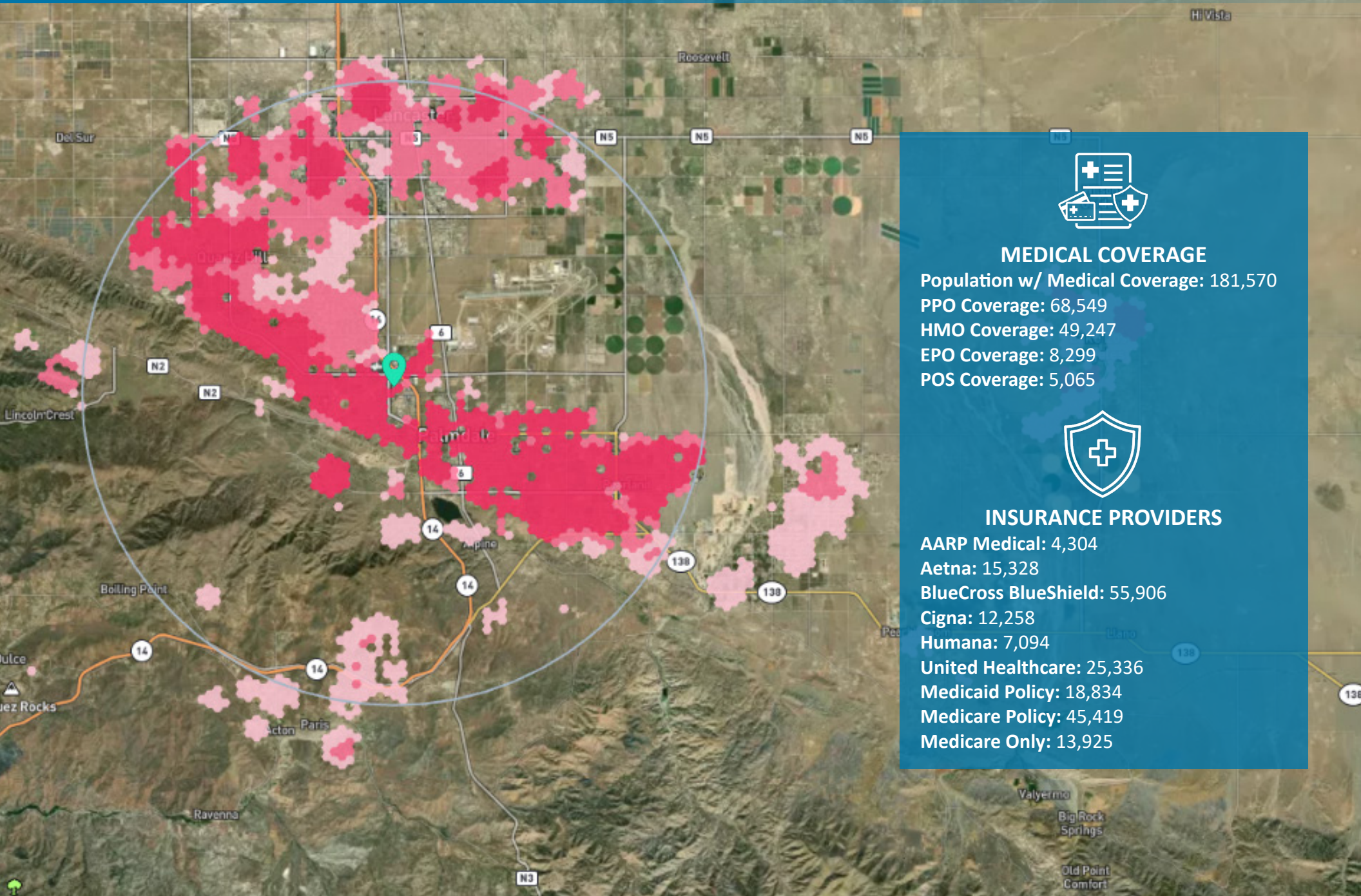


# SITE PLAN





# CATCHMENT AREA & PAYER MIX



## MEDICAL COVERAGE

Population w/ Medical Coverage: 181,570  
PPO Coverage: 68,549  
HMO Coverage: 49,247  
EPO Coverage: 8,299  
POS Coverage: 5,065



## INSURANCE PROVIDERS

AARP Medical: 4,304  
Aetna: 15,328  
BlueCross BlueShield: 55,906  
Cigna: 12,258  
Humana: 7,094  
United Healthcare: 25,336  
Medicaid Policy: 18,834  
Medicare Policy: 45,419  
Medicare Only: 13,925



## 8 MILE RADIUS



**Population**

**316,705**  
Civilian Noninstitutionalized Population (ACS)

**Exercise (Percent of Adults)**

**39.8%**  
Exercise at home 2+ times per week

**13.5%**  
Exercise at club 2+ times per week

**Health Care Expenditure**

**\$4,129**  
Annual Health Insurance Expenditures

**\$2,090**  
Medical Care

**Medicare: Population 65+**

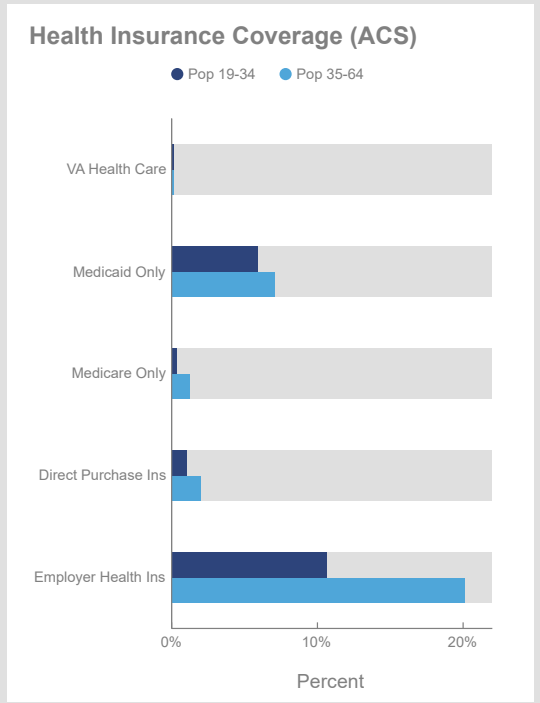
**13,925**  
Medicare Only

**2,081**  
Direct-Purch & Medicare

**5,960**  
Employer & Medicare

**5,766**  
Medicare & Medicaid

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,073.9
Medicare Payments	\$773.5
Physician Services	\$254.9
Dental Services	\$417.1
Eyecare Services	\$68.5
Lab Tests/X-rays	\$68.2
Hospital Room & Hospital Service	\$203.6
Convalescent/Nursing Home Care	\$34.8



## OVERVIEW

Palmdale is a city located in northern Los Angeles County, California, United States. It is situated in the Antelope Valley region, which is located in the western Mojave Desert. Palmdale has a population of around 159,000 people and covers an area of approximately 106 square miles.

The city of Palmdale has an economy that is primarily driven by aerospace and defense, as it is home to the Air Force Plant 42 and major aerospace companies like Lockheed Martin, Northrop Grumman, and Boeing. Other major industries in Palmdale include healthcare, education, and retail.

The aerospace and defense industry is the largest employer in the region, providing thousands of high-paying jobs. This industry also supports a network of small businesses that provide support services and supplies to larger companies. The healthcare industry is also a significant employer in the area, with the Palmdale Regional Medical Center being a major healthcare provider. The retail industry in Palmdale is also growing, with the Antelope Valley Mall and many other retail centers providing numerous jobs.

Transportation in Palmdale, CA primarily relies on road networks, with the city being accessible by State Route 14, State Route 138, and State Route 18. The city also has a regional airport, the Palmdale Regional Airport, which serves general aviation and business aircraft. The nearest major airports are Bob Hope Airport in Burbank and Los Angeles International Airport, both of which are located about an hour's drive from Palmdale.

The city of Palmdale has a number of parks and recreation areas, including the Palmdale Amphitheater, which hosts concerts and events throughout the year. The city also has several golf courses, hiking trails, and sports facilities, as well as a range of shopping and dining options. Overall, Palmdale offers a mix of urban amenities and outdoor recreational opportunities, making it a popular destination for residents and visitors alike.

### PRINCIPAL EMPLOYERS

### EMPLOYEES

Lockheed Martin Corporation	4,300
Northrop Grumman Corporation	2,800
Antelope Valley Union High School District	2,000
Palmdale School District	1,300
Los Angeles County	1,200
City of Palmdale	1,100
Palmdale Regional Medical Center	800
Antelope Valley College	700
Walmart	500
Target	400



10TH ST. 19,499 VPD

Antelope Valley  
Outpatient  
Imaging Center

**SUBJECT  
PROPERTY**

Sizzler

Meridian Medical  
Campus  
72K SF of Medical Space  
FRESENIUS KIDNEY CARE NextRx Pharmacy

AUTO ROW  
NISSAN VW Ford MITSUBISHI

CLI Dentistry &  
AV Pharmacy

NEW RETAIL  
DEVELOPMENT  
In Negotiation  
7 ELEVEN Chick-fil-A

HOME 2  
SUITES BY HILTON

14

Albertsons

SUBWAY  
Little Caesars

California Retina  
Consultants

Summit Urgent  
Care & Heritage  
Medical Group  
SUMMIT URGENT CARE HERITAGE Sierra Medical Group

Holiday Inn STAYBRIDGE SUITES

MOTEL 6

14 FREEWAY 89,957 VPD

Palmdale Regional  
Medical Center  
(184 Beds)

Best Western

U-HAUL

DEL TRACO ARCO



BED BATH & BEYOND, Bright Now! DENTAL, Party City, jiffy lube  
 Mister ME Massage Easy, TRADER JOE'S, PETSMART  
 Rite Aids, McDonald's, Panera Bread, H&R BLOCK, BURGER KING  
 SPORTS DIRECT, petco, verizon, Knappa Home, O'Reilly, FIVE GUYS, LOWE'S  
 DRESS FOR LESS, Smart & Final, THE VITAMIN SHOPPE, ULTA, HomeGoods  
 ALDI, five habit, BEST BUY, Target, Hampton's, Sally Beauty, Wendy's, Popeyes, Starbucks

SUBWAY, SHERWIN WILLIAMS, LESLIE'S, Burlington, 99 CENTS ONLY, FIVE STAR, AF  
 RESIDENCE, Jack, COURTYARD

CARMAX

amazon

**SUBJECT PROPERTY**

**Meridian Medical Campus**  
 72K SF of Medical Space  
 FRESENIUS KIDNEY CARE, NextRx Pharmacy

PALMDALE BLVD. 19,342 VPD

Q AVE. 4,473 VPD

**Summit Urgent Care & Heritage Medical Group**  
 SUMMIT URGENT CARE, HERITAGE

Albertsons, SUBWAY, Little Caesars

California Retina Consultants

**Palmdale Regional Medical Center**  
 (184 Beds)

10TH ST. 19,499 VPD

14 FREEWAY 89,957 VPD

14





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