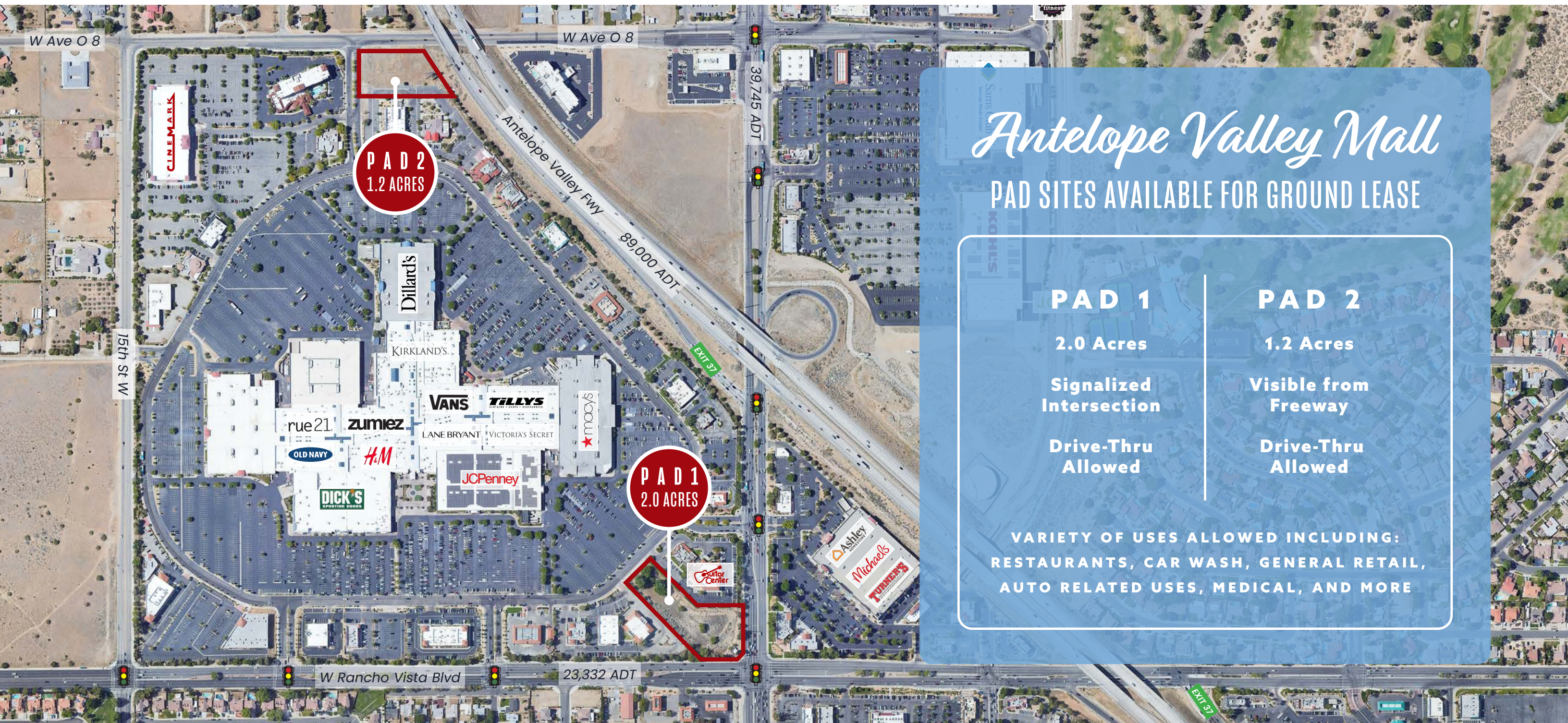


Palmdale, Ca

1233 RANCHO VISTA BLVD, PALMDALE, CA 93551



Antelope Valley Mall PAD SITES AVAILABLE FOR GROUND LEASE

PAD 1

2.0 Acres

Signalized
Intersection

Drive-Thru
Allowed

PAD 2

1.2 Acres

Visible from
Freeway

Drive-Thru
Allowed

VARIETY OF USES ALLOWED INCLUDING:
RESTAURANTS, CAR WASH, GENERAL RETAIL,
AUTO RELATED USES, MEDICAL, AND MORE



PROJECT DETAILS

Market
Palmdale, CA

County
Los Angeles, CA

Available Space
1.2 Acre Pad
2.0 Acre Pad

Traffic Counts

89,000 ADT on Hwy 14 - Antelope Valley Fwy

Property Highlights

- 2 Pads Available
- Located at Main & Main
- Less Than 1/4 Mile From Freeway
- 1M SF Regional Mall
- Retail Hub for Antelope Valley

Market Aerial

ANTELOPE VALLEY MALL



	1 MILE	3 MILE	5 MILE	7 MILE
Population	7,260	52,302	136,379	295,484
Daytime POP	12,800	54,255	131,412	130,411
Median Age	35.9	33.4	33.0	32.8
Households	2,188	16,222	43,718	91,841
Average HHI	\$121,222	\$107,817	\$98,731	\$94,390



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PROPERTY SPECIFICS

Parcel Size
up to 10,000 SF

Available Space
2.0 Acres

PAD 1
2.0 ACRES

Lot Size
+/- 87,120 SF (+/- 2.00 Acres)

Parking
TBD



PROPERTY SPECIFICS

Parcel Size
up to 10,000 SF

Available Space
1.2 Acres

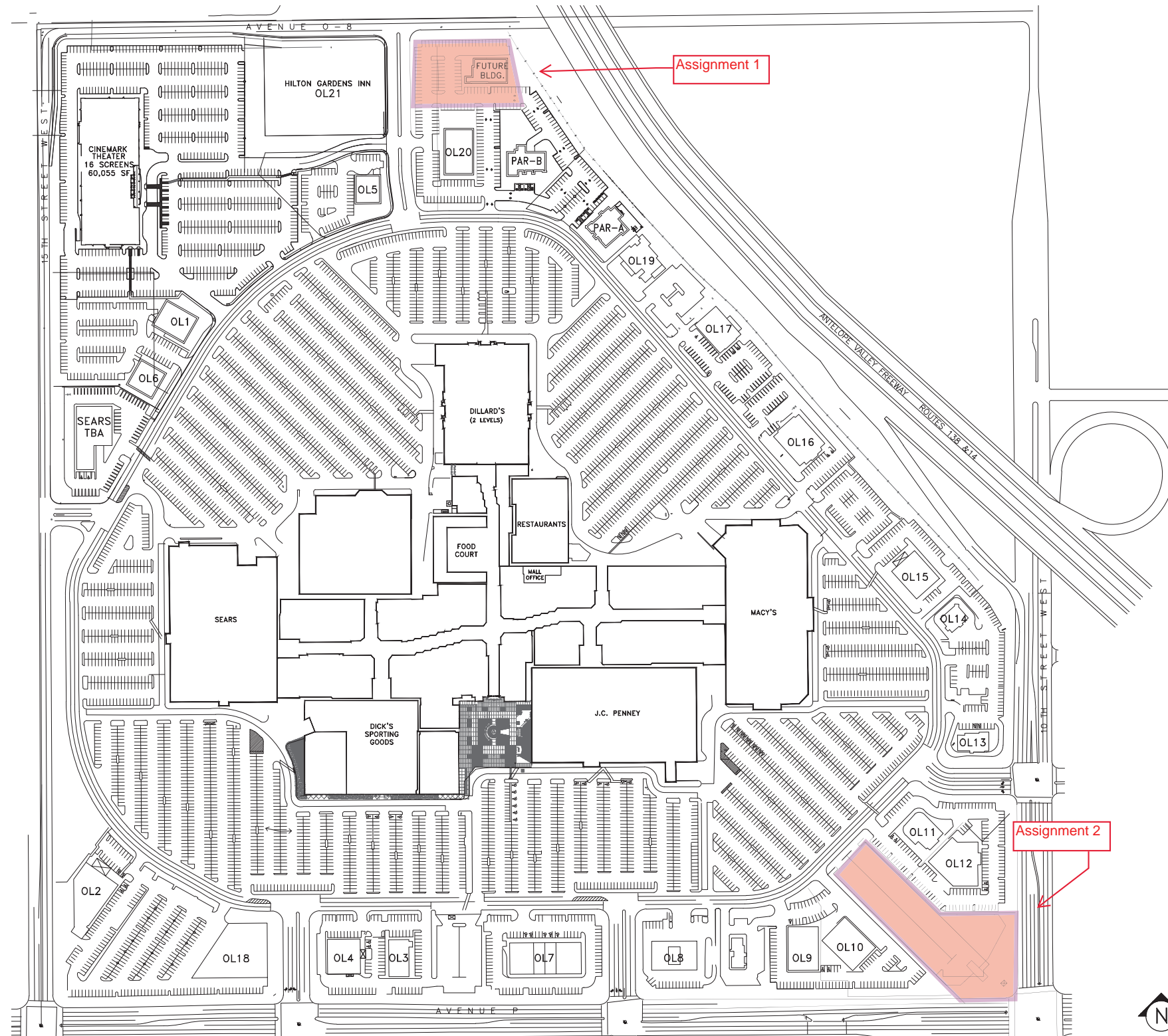
PAD 2
1.2 ACRES

Lot Size
+/- 47,916 SF (+/- 1.20 Acres)

Parking
TBD

Site Plan

ANTELOPE VALLEY MALL



Palmdale

1 2 3 3 R A N C H O V I S T A B L V D , P A L M D A L E , C A 9 3 5 5 1



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BOSTON

ORLANDO

CHARLOTTE

SANTA BARBARA

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