



1,731 - 7,000 SF

OFFERING MEMORANDUM

Towne Square Plaza

2140 E Palmdale Blvd, Palmdale, CA 93550

built 1987 • renovated 2007

RE/MAX

PRESENTED BY



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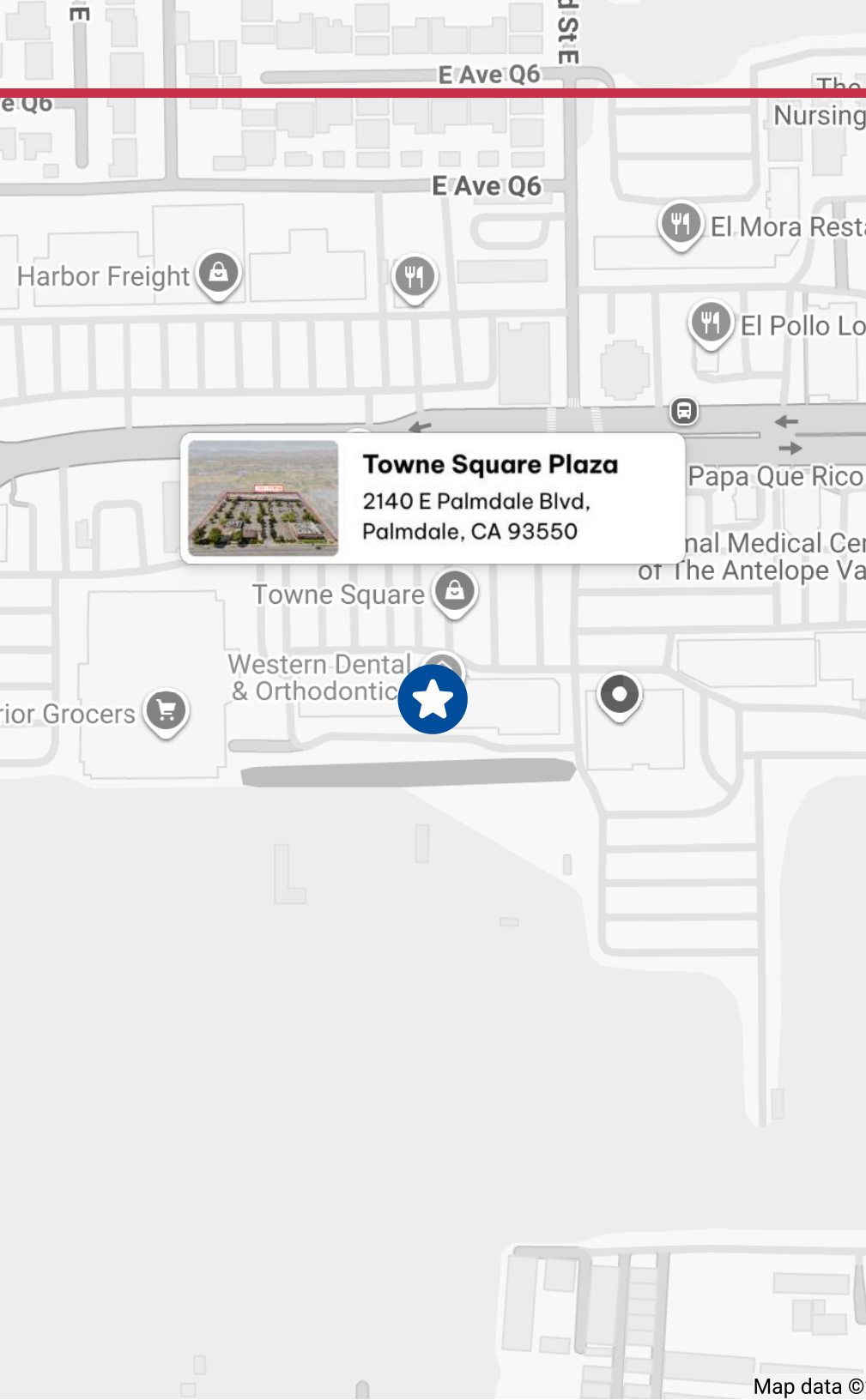


TABLE OF CONTENTS

The Asset 01

Market Overview 02

Outro 03



1

The Asset

Executive Summary for Lease

Property Overview

Area

Points of Interest

Area Photos

Towne Square Plaza

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EXECUTIVE SUMMARY FOR LEASE

SF	Price/SF/yr	Spaces	Built/Renovated
1,731 - 5,269	\$25.80	2	1987/2007

Property Info	
Property type	Retail
Building size	7,000 SF
Lot size	345,866 SF
Zoning code	C3
APN	3018-028-039

Property Info	
Stories	1
Number of buildings	4
Property class	C
Parking	359

Spaces for lease

Name	Space Type	Space Size	Lease Rate	Lease Term
Suite M	Retail/Office/Medical	1,731 SF	\$25.80/SF/yr	60+ months
Suite L	Retail/Office/Medical	5,269 SF	\$25.80/SF/yr	60+ months
Total spaces: 2		7,000 SF		





— PROPERTY OVERVIEW

Description

RE/MAX Gateway Commercial – The Alonso Real Estate Group, is proud to present retail/office suites For Lease at The Towne Square Plaza, 2140 E Palmdale Blvd, Palmdale, CA, 93550, also known as Building 210. Don't miss this opportunity to lease +/- 7,000 square feet of open space, recently remodeled, turn-key suites in an established shopping center anchored by Western Dental "Access Dental Services" and Opportunities for Learning Public Charter School, with co-tenants including Star Nails Spa and Images Hair Design. The available suites were completely remodeled and improved with (but not limited to); new Luxury Vinyl Plank flooring throughout, fresh neutral white interior paint, new drop ceilings with LED recessed lighting, remodeled ADA compliant restrooms, an ADA compliant shower with grab bars, and a kitchenette/break room with new shaker cabinets, counters, and a stainless steel double sink. The wide-open floor plans are a blank canvas ready for retail, office, medical/dental, education, fitness, or service uses (Tenant to verify use with the City of Palmdale). Floor-to-ceiling glass storefronts under a covered pedestrian walkway provide excellent natural light and visibility, and each suite includes rear doors for deliveries, staff access, and emergency exit. Each suite holds it's own meters for electrical and water. Located on the high-traffic Palmdale Blvd corridor with signalized access, monument signage opportunity, and abundant parking throughout the center. The Plaza is surrounded by national retailers, restaurants, and fast-food pads, and sits directly adjacent to Palmdale High School and its athletic fields, providing a built-in daily customer base of students, families, and staff.

Property highlights

- ±7,000 sq. ft. of recently remodeled, turn-key retail/office suites (Building 210) available in an established Towne Square Plaza anchored by Western Dental "Access Dental Services" and Opportunities for Learning Public Charter School.
- Wide-open, flexible floor plans designed as a blank canvas for retail, office, medical/dental, education, fitness, or service concepts (Tenant to verify use with the City of Palmdale).
- New luxury vinyl plank flooring, fresh neutral white paint, brand-new drop ceilings with LED recessed lighting, and remodeled ADA-compliant restrooms throughout—ready for immediate occupancy.
- Convenient in-suite amenities include an ADA-compliant shower with grab bars and a kitchenette/break room with new shaker cabinets, counters, and a stainless steel double sink.
- High-visibility Palmdale Blvd location with floor-to-ceiling glass storefronts under a covered pedestrian walkway, rear doors for deliveries/staff access/emergency egress, individual meters for electrical and water, abundant parking, and daily foot traffic from nearby Palmdale High School.

— AREA

Area Description

Located along E Palmdale Blvd in a well-established Palmdale neighborhood, 2140 E Palmdale Blvd offers a convenient, everyday lifestyle with easy access to major retail and services. Residents enjoy proximity to popular shopping such as Antelope Valley Mall, along with numerous neighborhood retailers, professional offices, and everyday convenience stores nearby. The area also features a wide variety of dining options—ranging from casual eateries to family-friendly restaurants—plus essential amenities like pharmacies, banks, and healthcare services. Outdoor recreation is close at hand with local parks and open-space opportunities for weekend activities and leisurely strolls, while schools in the surrounding area provide a range of public and charter choices. For commuting and travel, the location provides straightforward access to key roadways including SR-14 and SR-138, making it convenient to reach surrounding communities, employment centers, and local attractions such as the Joe Davies Heritage Airpark and other Antelope Valley highlights. Overall, the area pairs suburban comfort with strong market appeal due to its central positioning, practical amenities, and time-saving connectivity.

Area Highlights

- Established Palmdale neighborhood feel along E Palmdale Blvd, offering a comfortable mix of nearby homes and neighborhood-serving businesses.
- Convenient access to everyday shopping and dining, with retail and restaurants located along Palmdale Blvd and other nearby major corridors.
- Outdoor lifestyle appeal with nearby parks, recreation areas, and sports-field amenities for weekend activities and family outings.
- Family-friendly location served by Palmdale-area schools, including a variety of public and charter options to meet different educational needs.
- Strong connectivity for commuting and errands, with quick access to major roadways and CA-14, plus local public transit options through Palmdale-area routes.



Walk score
Very Walkable

70



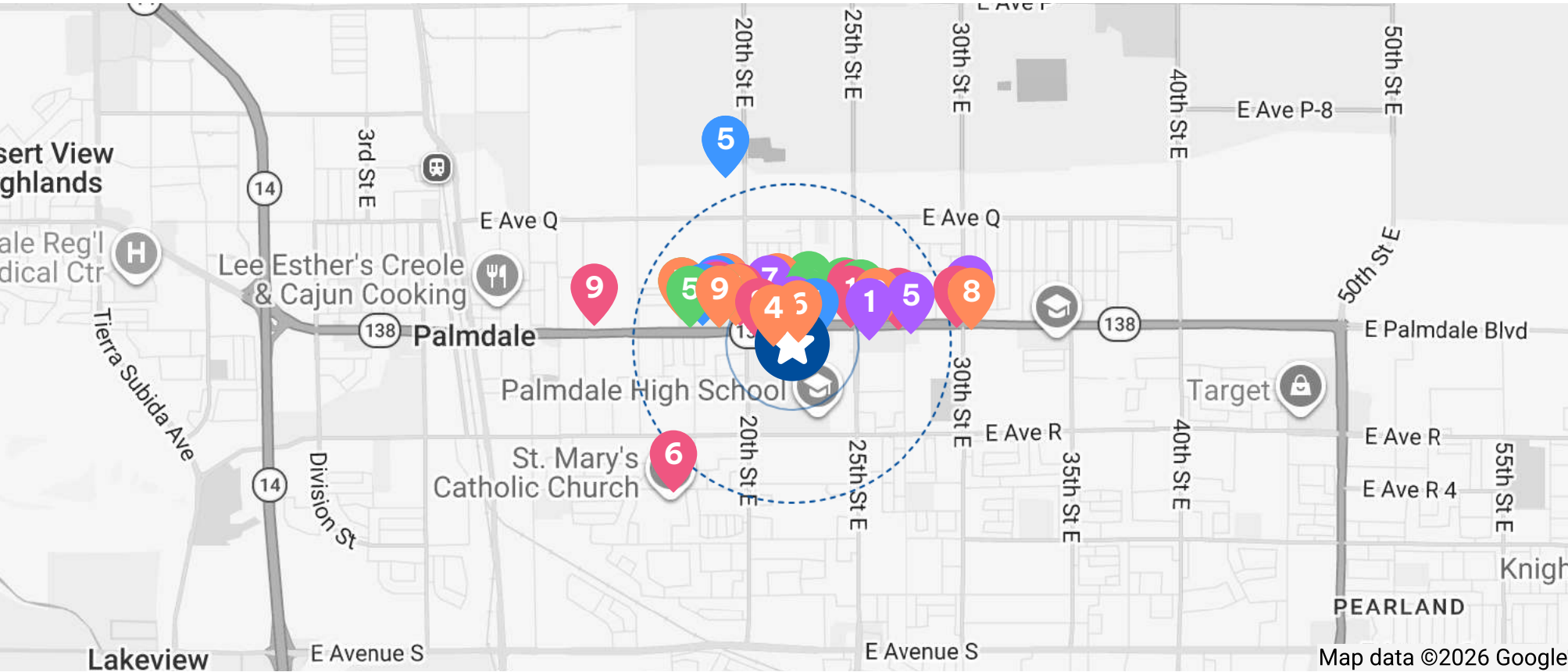
Bike score
Bikeable

50

Walk Score®

POINTS OF INTEREST

5min walk 10min walk



COMMERCIAL ANCHORS

- 1 Palmdale International Sh...
- 2 Vallarta Supermarkets
- 3 Towne Square
- 4 Gateway Center
- 5 shopping center
- 6 30th Street Commerce C...
- 7 Palm Knolls Shopping Cen...
- 8 Fountain Plaza

TRIP & ACCESS

- 1 ARCO
- 2 Chevron ExtraMile
- 3 Shell
- 4 Shell
- 5 Arco
- 6 1600 E Ave R-4 Parking
- 7 17Th St E Parking
- 8 20Th St E Parking
- 9 Truck Parking Club

FOOD & DRINK TRAFFIC

- 1 Dutch Bros Coffee
- 2 Shandra Thai Cuisine
- 3 El Pollo Loco
- 4 Los Cipotes Salvadorean ...
- 5 McDonald's
- 6 El Mora Restaurant
- 7 Starbucks Coffee Compa...
- 8 Ay Papa Que Rico
- 9 Louisiana Famous Fried C...

COMPETING RETAIL

- 1 La Michoacana Ice Cream...
- 2 Dutch Bros Coffee
- 3 Harbor Freight
- 4 Superior Grocers
- 5 Vallarta Supermarkets
- 6 Goodwill Southern Califor...
- 7 Smoke Shop palmdale an...
- 8 Gonzalez Meat Market
- 9 Starbucks Coffee Compa...

SUPPORT SERVICES

- 1 United States Postal Servi..
- 2 US Post Office Annex
- 3 Chase Bank
- 4 U.S. Bank Branch
- 5 Ez Direct

— AREA PHOTO



— AREA PHOTO





2

Market Overview

City Overview

Demographics

Employers

Employment

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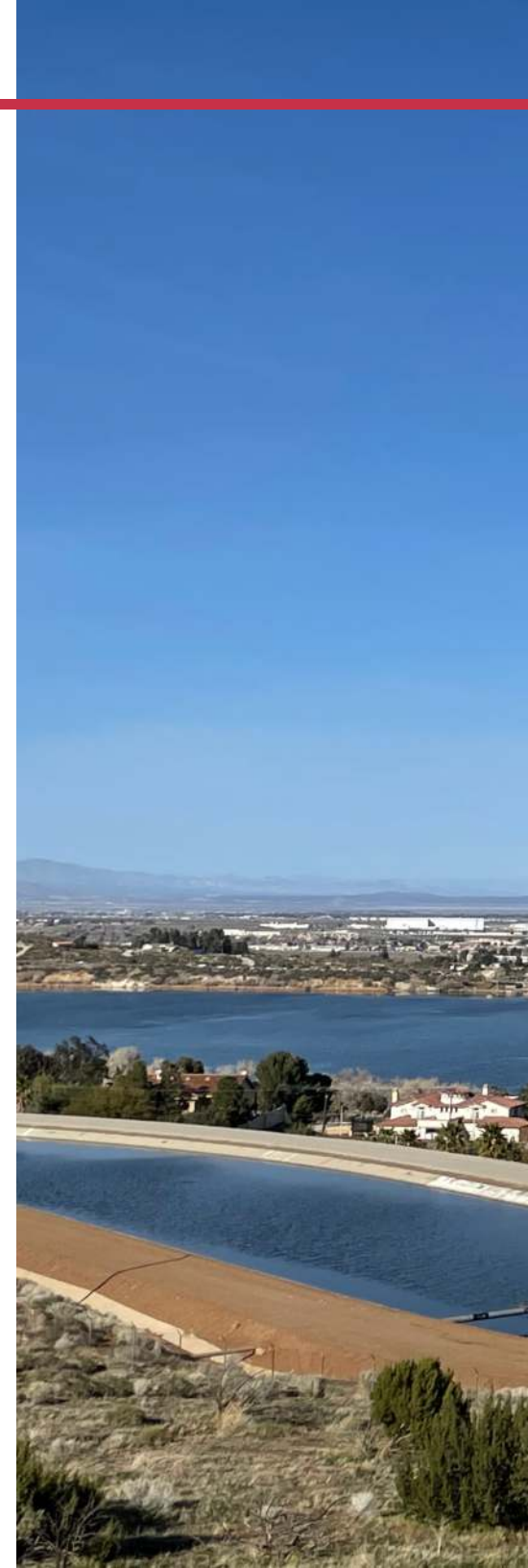
Palmdale, CA, is a vibrant suburban city nestled in the Antelope Valley of Northern Los Angeles County. Known for its stunning desert landscapes and proximity to the San Gabriel Mountains, Palmdale boasts a rich history as the first city in the Antelope Valley, incorporated in 1962. With a growing population of over 169,000 residents, it is recognized for its aerospace industry, outdoor recreational opportunities, and family-friendly atmosphere. The city serves as a vital link between the Los Angeles Basin and the majestic High Desert, making it an attractive destination for newcomers and visitors alike.

Recreational Delights

Palmdale offers a wealth of recreational opportunities, highlighted by its scenic parks, hiking trails, and outdoor activities. Among these locations, the Palmdale Oasis Park boasts walking paths, playgrounds, and picnic areas, perfect for families seeking a day of relaxation. The Dry Town Water Park provides summer fun for all ages with water slides and lazy rivers. Nature enthusiasts can explore the Joshua Ranch Trail, celebrated for its wildlife and tranquil surroundings. Moreover, Lake Palmdale serves as a spot for fishing and water activities, and the Best of the West Softball Complex offers sports facilities and leagues for local athletes. Additionally, the Palmdale Amphitheater hosts summer concerts and community events, catering to diverse interests.

Culinary Scene

Palmdale's culinary scene is vibrant and diverse, offering a gastronomic journey through various cuisines. The city is known for its rich blend of Hispanic and American flavors, showcased in locations like the Antelope Valley Mall where an array of dining options can be found. Local favorites include authentic Mexican eateries, Asian fusion restaurants, and classic American diners. The downtown area, which is brimming with food trucks and farmers' markets, also provides unique experiences for food lovers. Notable spots such as 'Mershops Antelope Valley' offer casual dining alongside retail therapy, while the Thursday Night on the Square emphasizes local produce and dishes, complementing the city's burgeoning food scene.



DEMOGRAPHICS

within 3 mile radius

93,296

Total population

47%

5 year population growth
projection

**20,000 -
78,000**

Vehicles per day on East
Palmdale Boulevard

26,296

Total households

\$23,411

Per capita income

2022 Population by age

7%

0-4 Years

26%

5-19 Years

6%

20-24 Years

27%

25-44 Years

23%

45-64 Years

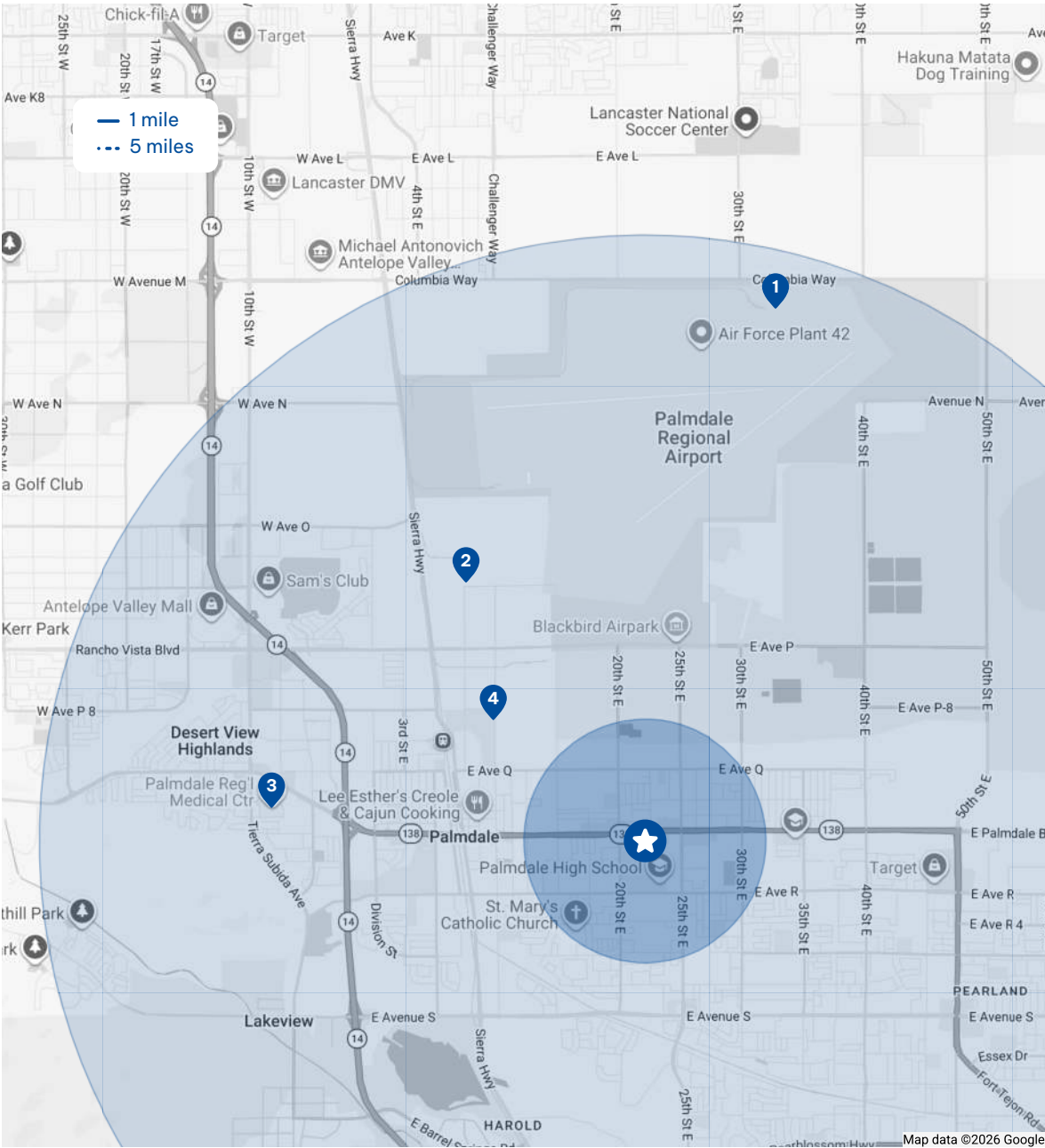
11%

65+ Years

	1 Mile	3 Miles	5 Miles
Total population	16,927	93,296	138,783
5 year projected total population	25,211	137,218	240,030
Total households	4,945	26,296	38,664
Current Median Household Income	\$57,545	\$68,035	\$78,313
5 year projected median household income	\$82,894	\$90,837	\$111,983
Current Per Capita Income	\$20,891	\$23,411	\$26,229
5 year projected per capita income	\$31,370	\$31,470	\$36,947
Median home value	\$380,711	\$388,560	\$423,587

EMPLOYERS

- 1 Northrop Grumman
- 2 Lockheed Martin Aeronautics Co
- 3 Palmdale Regional Medical Center
- 4 Palmdale School District



Health Care and Social Assistance	13.96%
Retail Trade	11.89%
Manufacturing	11.75%
Construction	9.84%
Educational Services	9.65%
Transportation and Warehousing	7.64%
Accommodation and Food Services	7.46%
Administrative and Support and Waste Management Services	5.99%
Public Administration	5.73%
Professional, Scientific, and Technical Services	4.63%
Finance and Insurance	3.37%
Other	8.09%

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