



FOR LEASE RESTAURANT / RETAIL PAD

DEVELOPMENT / BUILD TO SUIT

2520 E Palmdale Boulevard | Palmdale, CA 93550

- Rare Opportunity to Develop Restaurant / Retail Pad
- Located in the Palmdale International Mall
- Major Retail Corridor and Easy access to the 14 Freeway
- Excellent Nearby Amenities, Strong Mixture of Retail Tenants

- Street Frontage - Great Visibility - Strong Traffic Counts
- Top Employers Nearby Include Northrop Grumman, Lockheed Martin, Palmdale School District, Palmdale Regional Medical Center, Boeing, and CarMax
- Excellent Demographics and Traffic Counts

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SPECTRUM
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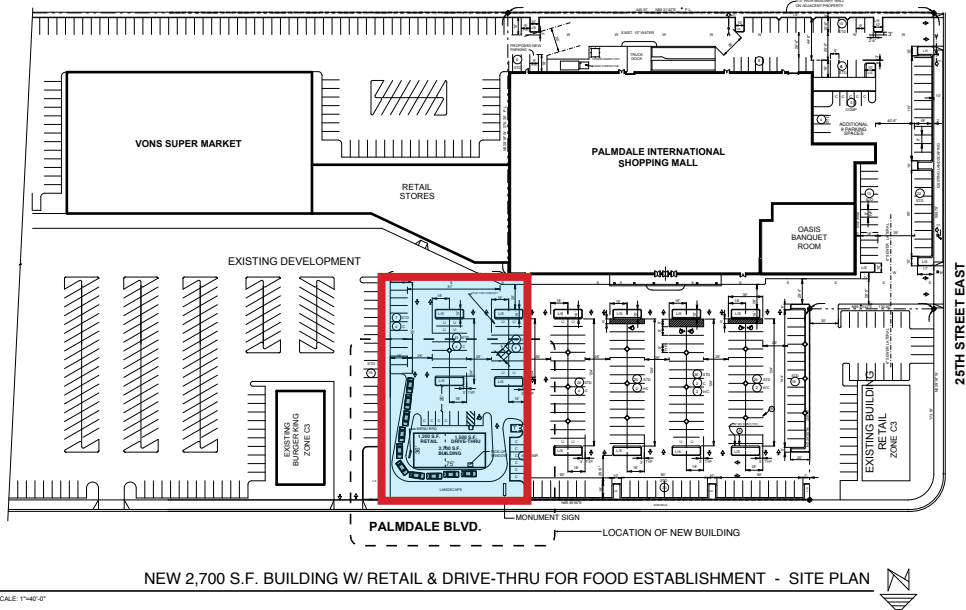
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Spectrum Commercial Real Estate, Inc. is proud to present Restaurant / Retail Pad opportunity for Purchase / Ground Lease or Build to suit. The property presents an exceptional commercial development opportunity for Drive-Thru Restaurant or Sit Down / Dine-In Restaurant. The property boasts good traffic, easy access to the 14 Freeway on a Signalized Corner. Located within the Palmdale International Shopping Mall and Multi-Tenant creates the strong foot traffic and Shopping multiplex. Neighboring Tenants like Antelope Valley Mall, Palmdale High School and the Post Office create heavy lunch time traffic.

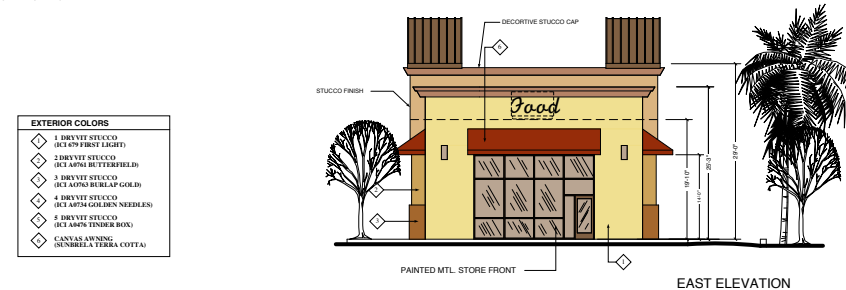
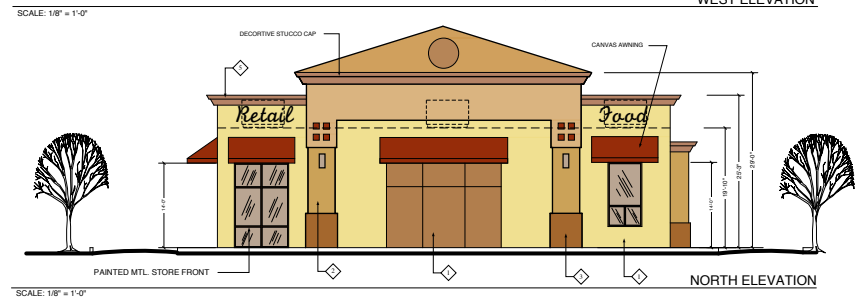
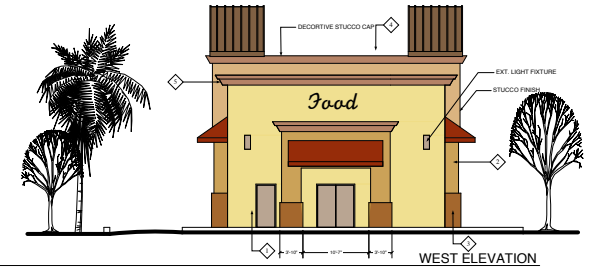
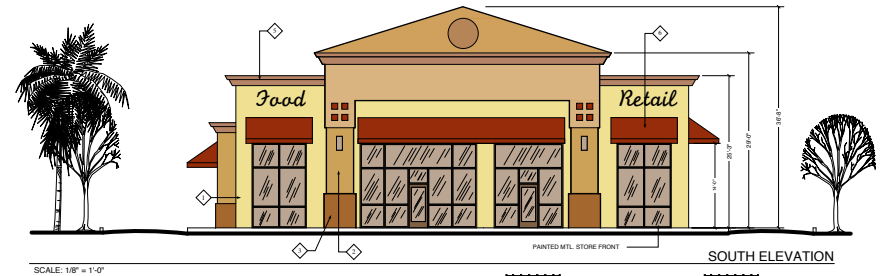
PROPERTY HIGHLIGHTS

- Excellent Restaurant / Retail Pad
- Perfect for Fast Food / Drive-Thru / Sit Down Restaurant
- Neighbors Include Baskin Robins & 7-Eleven, Yum Donuts, Carl's Junior, El Pollo Loco, Burger King
- Proposed Plans for High-Image / Drive Through Restaurant
- Average Household Incomes within three miles \$76,800
- Prime Palmdale Location with Excellent Street Frontage Visibility.
- Minutes from 14 Freeway - Easy Access – Daily Traffic Reaching Fifty-Thousand Cars a Day

PROPOSED SITE PLAN



PROPOSED ELEVATIONS



EXTERIOR COLORS	
◆	1 BREVET STUCCO (ICI 509 FIRST LIGHT)
◆	2 BREVET STUCCO (ICI 509N BETERFIELD)
◆	3 BREVET STUCCO (ICI 4090 BURELAP GOLD)
◆	4 BREVET STUCCO (ICI 4054 GOLDEN NEEDLES)
◆	5 BREVET STUCCO (ICI 4055 TINKER BOX)
◆	CANVAS AWNING (SUNBELLA TERRA COTTA)

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LOCATION MAP



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ANTELOPE VALLEY



ECONOMIC OVERVIEW

Aviation and aerospace continue to be an important aspect of the area's economy, much of it centered at Palmdale's Air Force Plant 42, birthplace of the Space Shuttle. Edwards Air Force Base, the nation's premier flight test facility, is in nearby Kern County.

Boeing, Northrop Grumman, and Lockheed Martin all have a significant presence in the Antelope Valley as do many of their suppliers and subcontractors.

Today's Antelope Valley is quite diversified. Available, affordable land, an educated workforce, pro-business local government, and easy access via State Route 14 (Antelope Valley Freeway) have made the area home to over 13,000 businesses. The Valley is a choice for logistic operations companies, manufacturers, and top Fortune 500 firms. Two major call centers are located in the area, employing thousands of residents. The influx of upper-middle class residents has attracted many new retailers, restaurants, and professional service companies to fulfill these consumers' wants and needs.



CITY OVERVIEW

Antelope Valley is situated approximately an hour north of Downtown Los Angeles, where you can find one of the fastest growing areas of Los Angeles county. Antelope Valley has been ranked in the top 25 "Fastest Growing City in the United States" year over year for the past 25 years. The cities of Palmdale, Lancaster and surrounding communities make up more than 1,000 square miles and feature an ideal economic opportunity to families and businesses alike.



WHY ANTELOPE VALLEY

- Located an hour north of Los Angeles, the Antelope Valley boasts blue skies and four seasons of natural beauty
- Abundance of available land for development
- Home to aerospace and agriculture industries
- Several satellite college campuses such as Caltech, Pepperdine, UCLA, and four other State Universities



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ANTELOPE VALLEY



LOCAL GOVERNMENT & BUSINESS

The Greater Antelope Valley Economic Alliance, the dedicated economic development staff of the cities of Lancaster and Palmdale and the L.A. County Supervisors and their respective staffs can help streamline the process of establishing a new business in the region. Much of the Antelope Valley's success is due to its pro-business attitude, skilled and motivated workforce, and availability of large blocks of industrial and commercial land.

The Antelope Valley has its own Foreign-Trade Zone and Recycling Market Development Zone. Located outside of the South Coast Air Quality Management District (AQMD), the Antelope Valley's AQMD can often be more flexible in addressing air quality concerns with businesses.

When available land, lower cost of doing business, and a ready pool of talented labor are high priorities, consider a move to the Antelope Valley.



QUALITY OF LIFE

The allure of some of Southern California's most affordable home prices along with fresh air, a four-season climate, and an abundance of family-oriented activities have drawn many new residents to the Antelope Valley, making it the fastest growing area of the county.

Lancaster and Palmdale each boast upwards of 140,000 residents while surrounding communities bring the total population closer to half a million. The area offers many cultural and recreational opportunities with a lively theater scene, its own minor league baseball club and world class amateur sports facilities.

Education is a high priority. The area's outstanding schools include Antelope Valley Community College, expanding to a second campus, Embry Riddle Aeronautical University, and satellite campuses of Caltech, Pepperdine, Purdue, UCLA, USC and four California State Universities.



TOP EMPLOYERS

EMPLOYER	# EMPLOYEES
Edwards Air Force Base	11,149
Naval Weapons Air Station - China Lake	9,906
County of Los Angeles (AV Region)	4,211
Northrop Grumman	4,200
Lockheed Martin	3,700
Antelope Valley High School District	2,500
Antelope Valley Hospital Medical Center	2,425
Lancaster School District	2,200
Wal-Mart (5 locations)	1,922
Palmdale School District	1,792
NASA Armstrong Flight Research Center	1,370
Antelope Valley College	1,118
Palmdale Regional Medical Center	1,103

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PALMDALE DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population (2019)	17,241	94,906	134,182
Projected Population (2023)	17,446	96,089	135,752



AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Estimated Average Household Income	\$49,235	\$60,794	\$69,915
Projected Avg Household Income (2023)	\$55,804	\$70,757	\$81,533
Estimated Median Household Income	\$42,866	\$50,903	\$58,020



DAYTIME DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Businesses	282	2,407	5,845
Total Employees	3,272	14,785	29,201



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