

2616 PALMDALE BLVD
PALMDALE CA

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

SUBJECT PROPERTY

SPECTRUM **FOR LEASE**
661-306-9600

FOR LEASE
45,000 SF

END CAP RETAIL BIG BOX AVAILABLE



RETAIL
BUILDING TYPE



45,000
TOTAL SF



1
GROUND LOADING



2
DOCK LOADING



23,000
CARS PER DAY

RANDY CUDE
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FOR LEASE | 45,000 SF

End Cap Retail Big Box

PROPERTY HIGHLIGHTS:

- Big Box Retail, End Cap
- 45,000 SF Building
- Additional Yard Space Available
- Two (2) Dock High Door and One (1) Ground



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DEMOGRAPHICS

2616 East Palmdale Boulevard | Palmdale, CA



POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population (2018)	17,489	95,258	133,535
Projected Population (2023)	17,708	96,593	135,281
Estimated Households (2018)	5,095	26,840	37,880



AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Estimated Average Household Income (2018)	\$51,695	\$60,842	\$69,661
Projected Average Household Income (2023)	\$59,359	\$70,928	\$81,376
Projected Median Household Income (2023)	\$46,362	\$54,845	\$62,897



DAYTIME DEMOGRAPHICS (2018)	1 MILE	3 MILES	5 MILES
Total Businesses	480	1,847	3,002
Total Employees	2,895	15,148	29,644
Labor Population Age 16 Years or Over (2018)	13,049	70,744	99,784



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