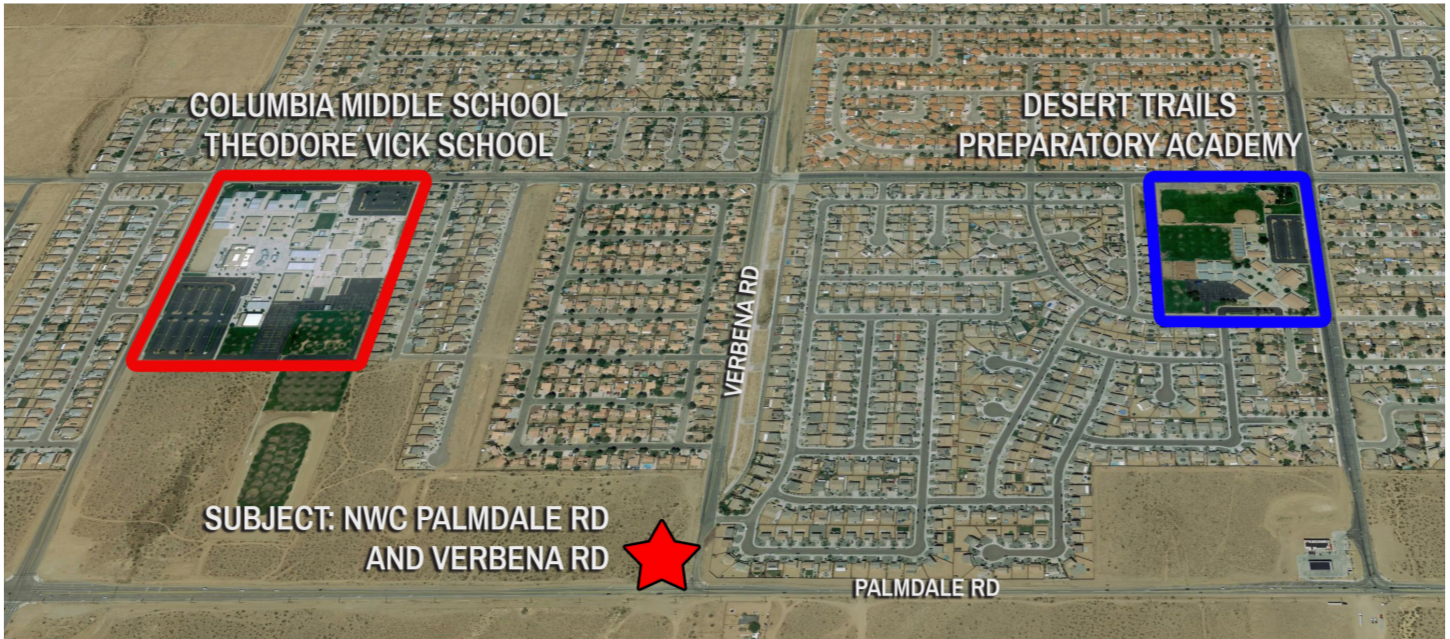


NWC PALMDALE RD & VERBENA RD

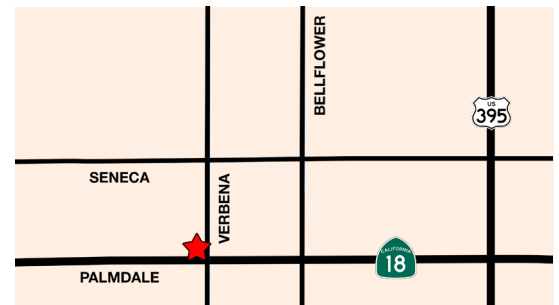
Adelanto, CA 92301

RETAIL LEASE SPACE AVAILABLE



DESCRIPTION

- Flexible Site Plan
- Zoned for Numerous Uses; Grocery, Fitness, Medical, Daycare, Educational Institution, Service Station
- Prime Location on a Signalized Corner
- Great Visibility in a Quickly Growing Community



DEMOGRAPHICS

| 2019 ESTIMATE | POPULATION | MED. HH INCOME |
|---------------|------------|----------------|
| 1-MILE | 6,076 | \$41,658 |
| 3-MILE | 34,928 | \$57,499 |
| 5-MILE | 89,864 | \$57,028 |

TRAFFIC COUNTS

| | |
|------------------------|------------|
| ARLINGTON / CHADBOURNE | 19,368 VPD |
| CYPRESS / TYLER | 18,611 VPD |
| ARLINGTON / NORWOOD | 14,764 VPD |

CONTACT

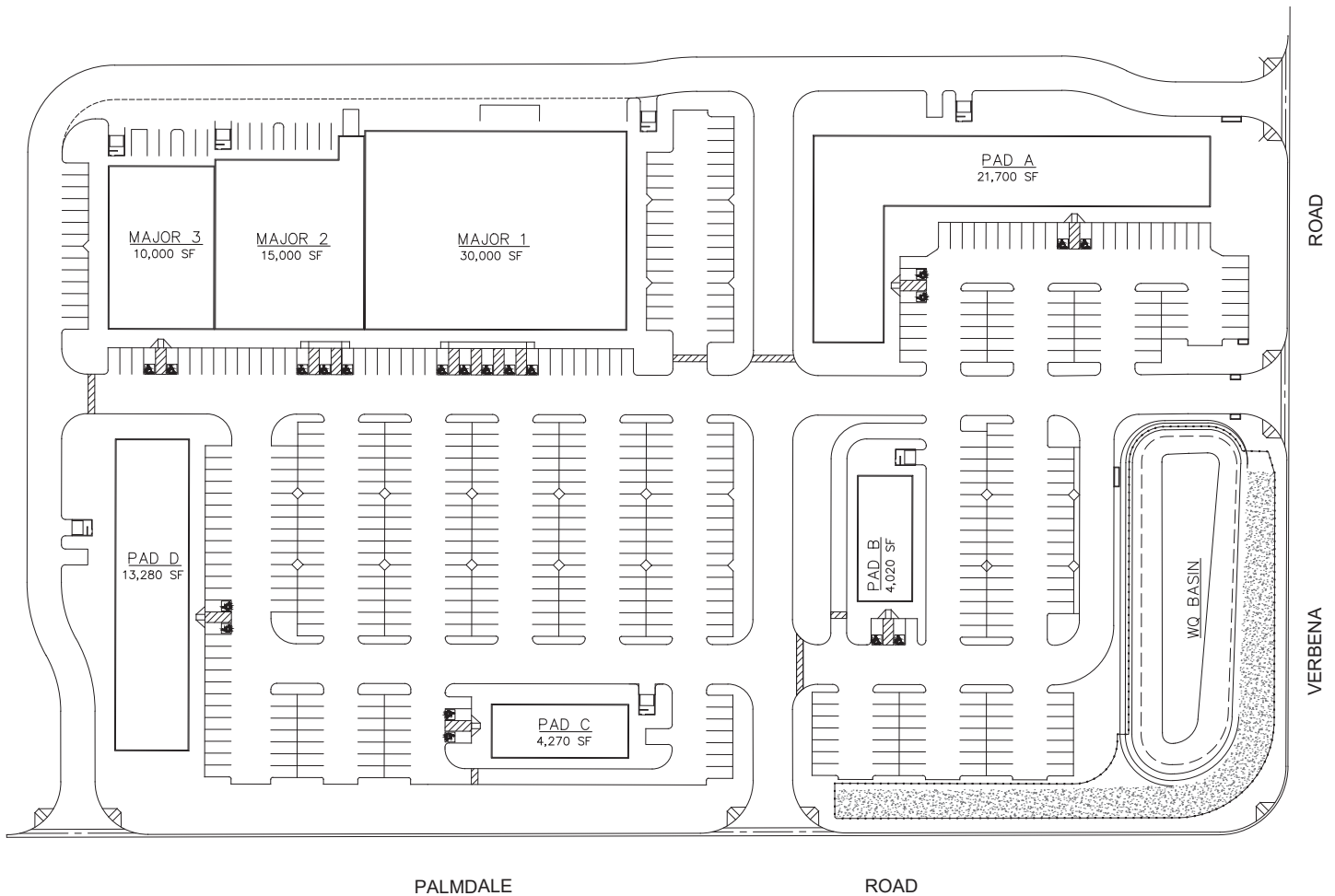
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ALL UNITS AVAILABLE FOR LEASE

| UNIT | SQ. FT. |
|--------------------|----------|
| Pad A (Shop Space) | ± 21,700 |
| Pad B (Drive Thru) | ± 4,000 |
| Pad C (Drive Thru) | ± 4,270 |
| Pad D (Shop Space) | ± 13,280 |
| Major 1 (Anchor) | ± 30,000 |
| Major 2 (Anchor) | ± 15,000 |
| Major 3 (Anchor) | ± 10,000 |

CONTACT

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MARCUS & MILLICHAP

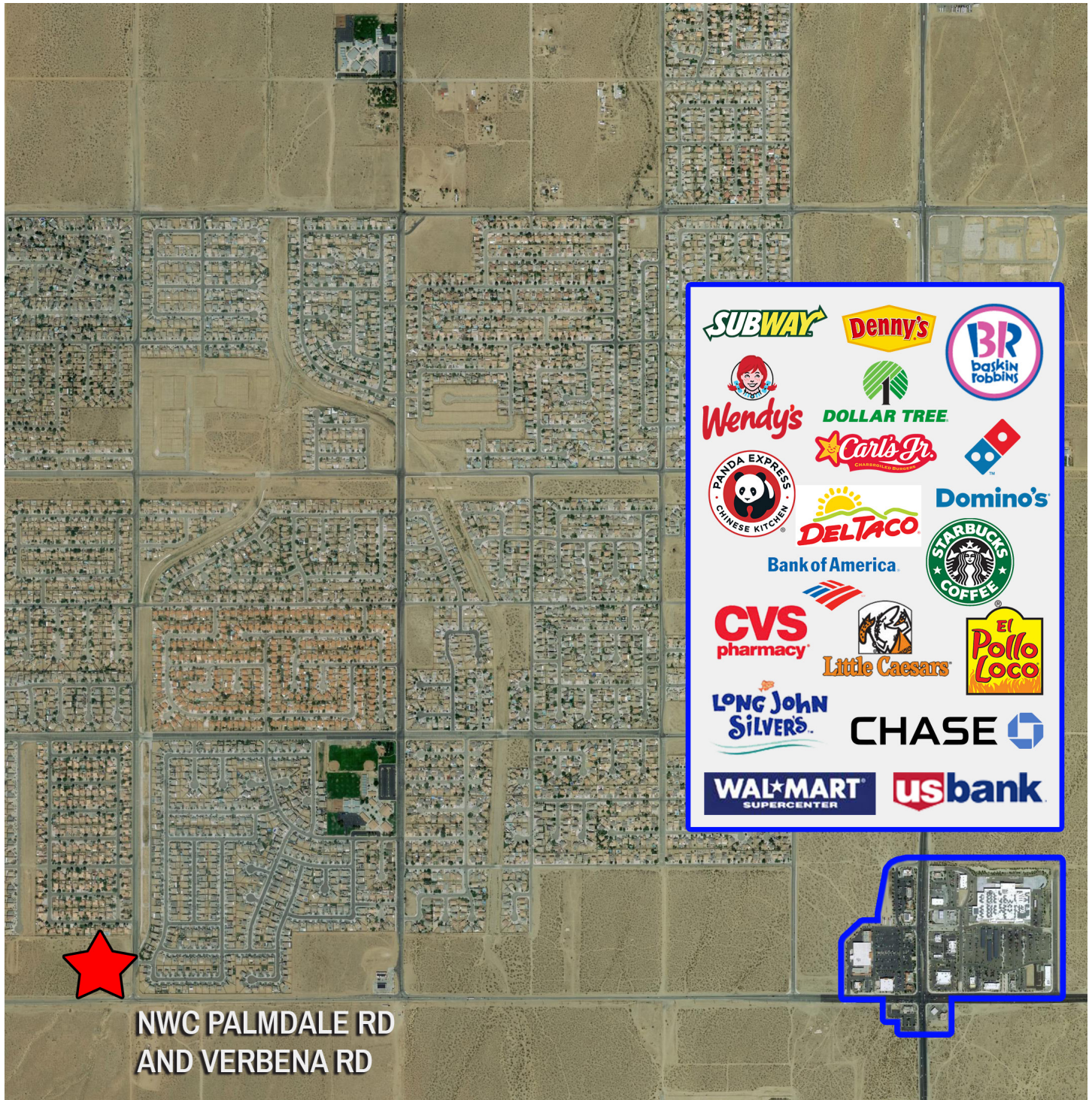
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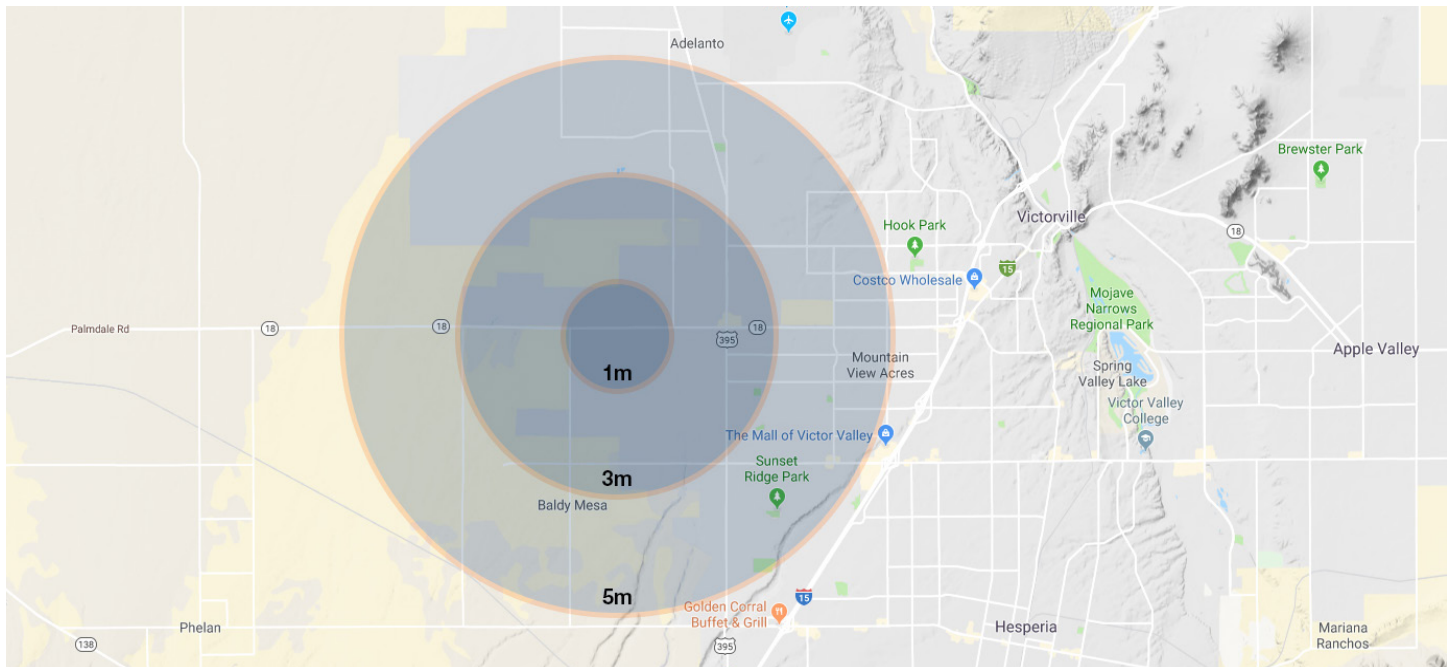




NWC PALMDALE RD & VERBENA RD

Adelanto, CA 92301

RETAIL LEASE SPACE AVAILABLE



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|---------------|----------------|----------------|
| Total Population | 6,076 | 34,928 | 89,864 |
| Married No Children | 294 | 1,917 | 5,672 |
| Married With Children | 551 | 3,504 | 8,433 |
| Median Age | 28.80 | 28.90 | 30.00 |
| HOUSE HOLDS AND INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 1,483 | 8,907 | 24,025 |
| # of persons per HH | 3.90 | 3.90 | 3.70 |
| Average HH Income | \$50,067 | \$65,999 | \$66,488 |
| ETHNICITY (%) | 1 MILE | 3 MILES | 5 MILES |
| Hispanic Origin | 61.65% | 58.83% | 55.58% |
| RACE (%) | 1 MILE | 3 MILES | 5 MILES |
| White | 70.89% | 71.22% | 71.74% |
| Black | 18.89% | 17.22% | 16.41% |
| Asian | 3.23% | 4.74% | 4.84% |
| American Indian | 2.21% | 2.00% | 2.16% |
| Other | 3.83% | 4.09% | 4.19% |