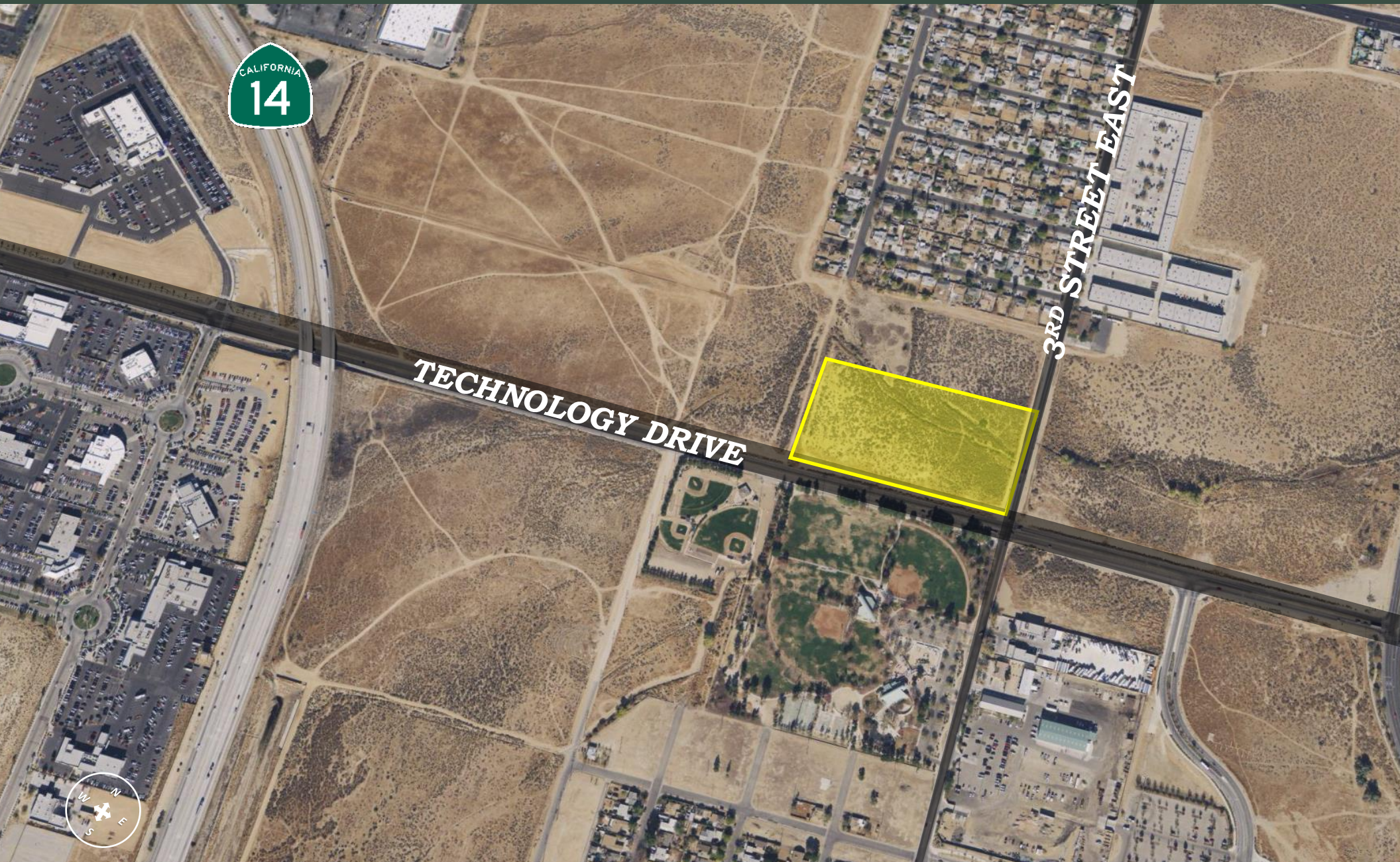


**NWC TECHNOLOGY DRIVE & 3<sup>RD</sup> STREET EAST  
PALMDALE, CA 93550**

**419,949 SF (9.48 AC)  
- FOR SALE \$650,000 (\$1.5 PSF)**





ANTELOPE FWY (+ 77,548 CPD)

RANCHO VISTA BLVD (+ 22,117 CPD)



AVE P8 VIC 3<sup>RD</sup> STE  
PALMDALE, CA 93550

TECHNOLOGY DR (+ 23,375 CPD)

SIERRA HWY (+ 28,040 CPD)





**AVE P8 VIC 3<sup>RD</sup> STE  
PALMDALE, CA 93550**

### Site Summary

Address: NWC Technology Drive & 3<sup>rd</sup> Street East  
Palmdale, CA 93550

APN: 3006-015-003 & -004

Sale Price: \$650,000

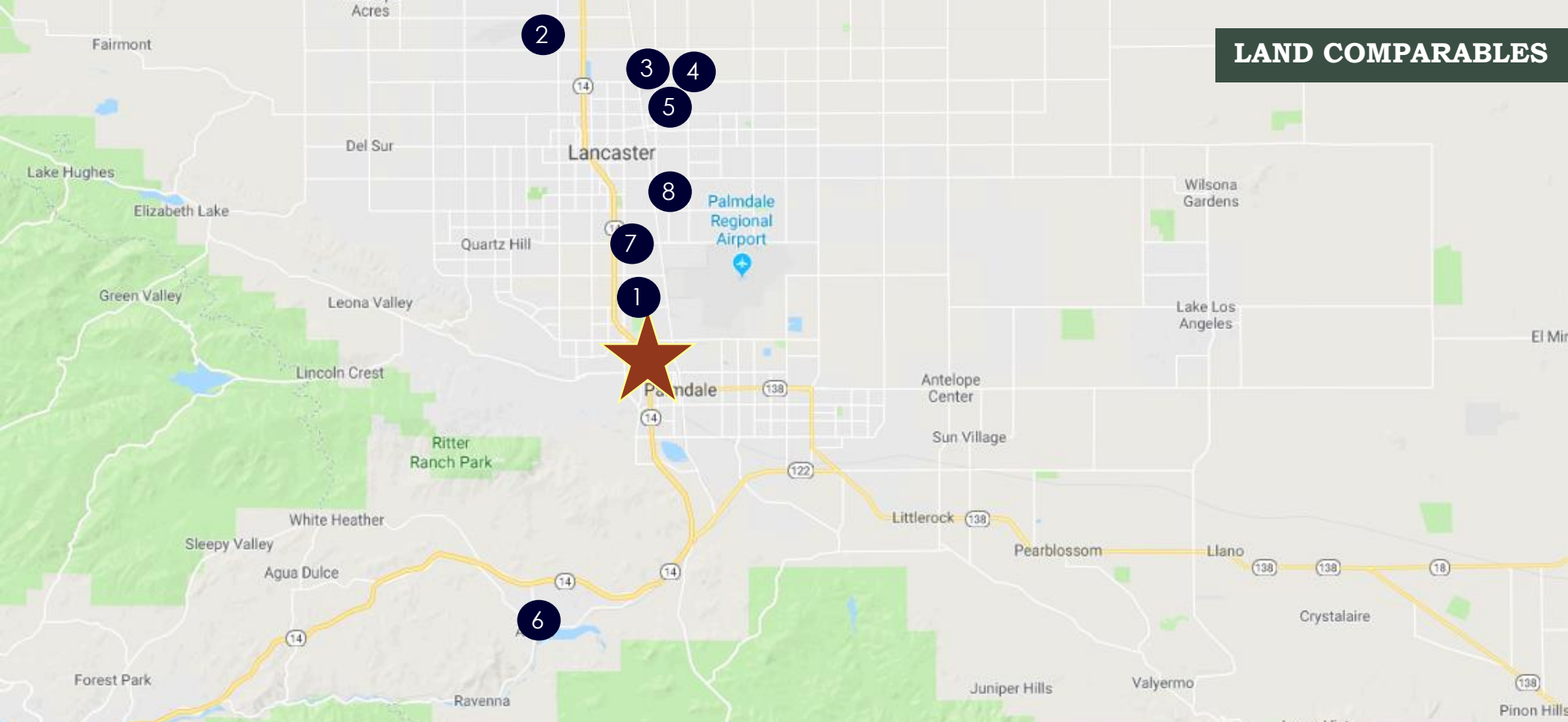
Zoning: M-4 Planned Industrial

Land Size Sq Ft: 3006-015-003: ±207,346 sq. ft. (4.76 Ac)  
3006-015-004: ±205,603 sq. ft (4.72 Ac)  
Total: ± 412,949 sq. ft. (9.48 Ac)

### Property Highlights

- NWC of Technology Drive and 3<sup>rd</sup> Street East
- Close Proximity to the Antelope Valley Fwy (14.)
- First time in the market in 20 years.
- Buyer may obtain new financing at current market rates.

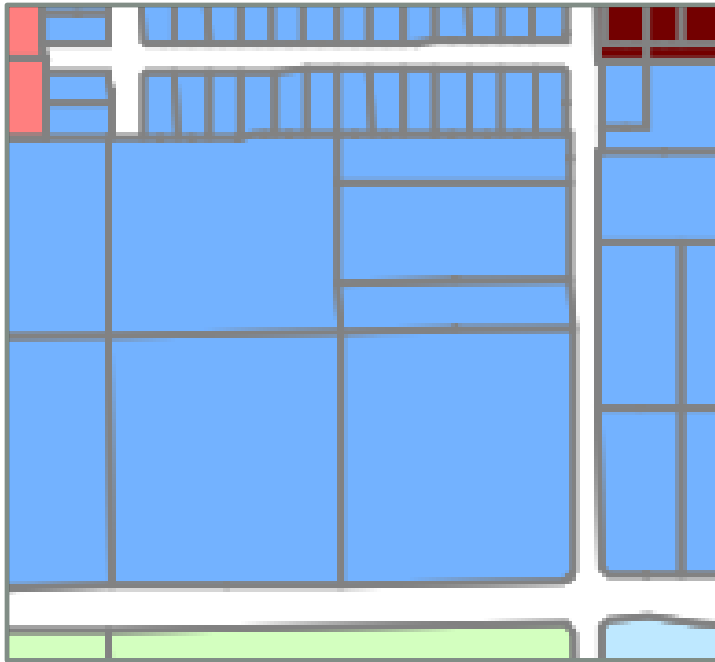
## LAND COMPARABLES



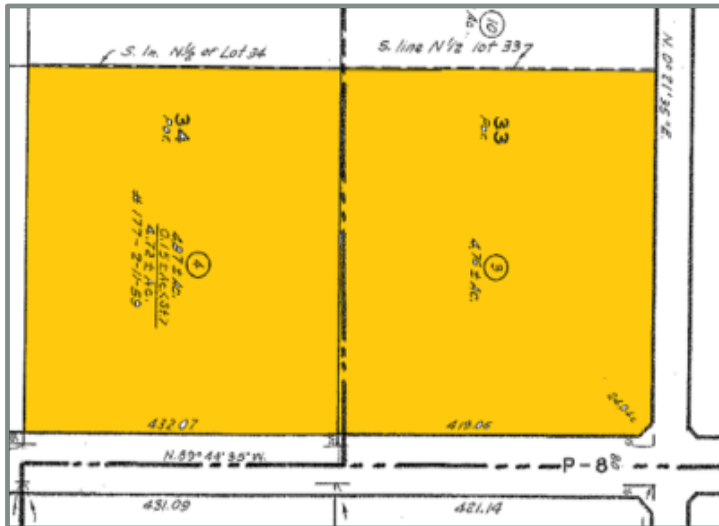
#	Sale Date	Address	Sale Price	Lot Size	Per per SF
1	3/22/2018	W Ave O & Legacy Ln, Palmdale, CA 93551	\$1,361,000	433,439 sq. ft.	\$3.14
2	1/8/2018	W 45 <sup>th</sup> St, Lancaster, CA 93534	\$5,400,000	1,374,318 sq. ft.	\$3.93
3	8/19/2016	W Avenue H, Lancaster, CA 93534	\$1,450,000	543,193 sq. ft.	\$2.67
4	7/14/2015	Division St & E Avenue H, Lancaster, CA 93535	\$900,000	766,656 sq. ft.	\$1.17
5	5/14/2014	45441 Trevor Ave, Lancaster, CA 93534	\$1,300,000	493,099 sq. ft.	\$2.64
6	4/22/2014	Soledad Canyon Rd, Acton, CA 93510	\$505,000	261,360 sq. ft.	\$1.93
7	4/17/2013	10 <sup>th</sup> St W Avenue W-8, Palmdale, CA 93551	\$750,000	447,797 sq. ft.	\$1.67
8	10/8/2012	E Ave K-15, Lancaster, CA 93535	\$1,319,000	438,214 sq. ft.	\$3.01
		<b>AVE P8 VIC 3<sup>RD</sup> STE, PALMDALE, CA 93550</b>	<b>\$650,000</b>	<b>412,949 sq. ft.</b>	<b>\$1.57</b>

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

**ZONING:**   Planned Industrial (M-4)



**APNs:** 3006-015-003 & -004



## Demographics

	1 Mile	3 Mile	5 Mile
<b>2019 Total Population</b>	7,579	31,698	61,252
<b>2019 Households</b>	2,062	9,395	17,968
<b>% Population Growth 2019-2024</b>	2.90%	2.18%	1.70%
<b>% Household Growth 2019-2024</b>	2.76%	2.22%	1.78%
<b>2019 Household Income: Average</b>	\$26,785	\$33,840	\$42,758

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