

Palmdale Marketplace

39340 10th Street W, Palmdale, CA 93551



Property Highlights

214,072 Gross Leasable Area

22.16 Total Acres

123,952 5 Mile Population

- Situated within a 5-mile radius of six of the eight largest industrial/business parks in the "Aerospace Capital of the World."
- Located within ten miles of Edwards AFB, the Air Force Material Command center for researching, developing and testing aerospace systems.
- Across from the Antelope Valley Mall, a regional shopping center anchored by Macy's, Sears, Dillard's Cinemark and Forever 21.
- Draws customer traffic from its close proximity to the Palmdale Regional Medical Center.
- Anchored by nationally recognized tenants Best Buy (N.A.P.), Target (N.A.P.), Lowe's (N.A.P.), Staples, Ross Dress for Less and Barnes & Noble.

Demographics

	1-Mile	3-Mile	5-Mile
Population	8,033	57,358	123,952
Households	2,446	16,966	37,023
Avg HH Income	\$99,857	\$89,989	\$86,649

Source: Esri, 2020

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Current Tenants

1	Staples	24,031 SF	27	O'Reilly Auto Parts	7,038 SF
3	Ulta Beauty	12,009 SF	28B	Fantastic Sams	1,000 SF
5	Barnes & Noble	24,652 SF	29	America's Best Contacts &...	3,000 SF
7	Smart & Final	34,000 SF	30	Vitamin Shoppe	4,000 SF
9	Ross Dress for Less	30,187 SF	31	Cafe Rio	2,500 SF
11	Five Below	11,456 SF	32	Five Guys	2,375 SF
12	HomeGoods	26,817 SF	34	Jamba Juice	1,500 SF
15	Jenny Craig	1,767 SF	35	Harbour Sushi	2,658 SF
17	Happy Nails and Spa	1,924 SF	36	Togo's/Baskin Robbins	1,800 SF
19	Dr. Fang, DDS	1,606 SF	40	Best Buy (N.A.P.)	
20	Bo-D Tuxedo	1,482 SF	45	Target (N.A.P.)	
21	OneMain Financial	1,500 SF	50	Lowe's (N.A.P.)	
22	IHOP	4,022 SF			

Available/Coming Soon

16	Available	1,212 SF
18	Available	2,297 SF
23	Available	2,800 SF
24	Available	2,439 SF
25	Available	4,000 SF