

38360 20TH Street E,
Palmdale, CA 93550

Free Standing Retail Building w/ Drive Thru
- For Lease





CHASE	usbank	verizon
STARBUCKS COFFEE	WSS Shoes. Style. Selection.	boost mobile
T-Mobile	VALARTA SUPERMARKETS	



cricket wireless	YUM! DONUTS
7-ELEVEN	Baskin Robbins



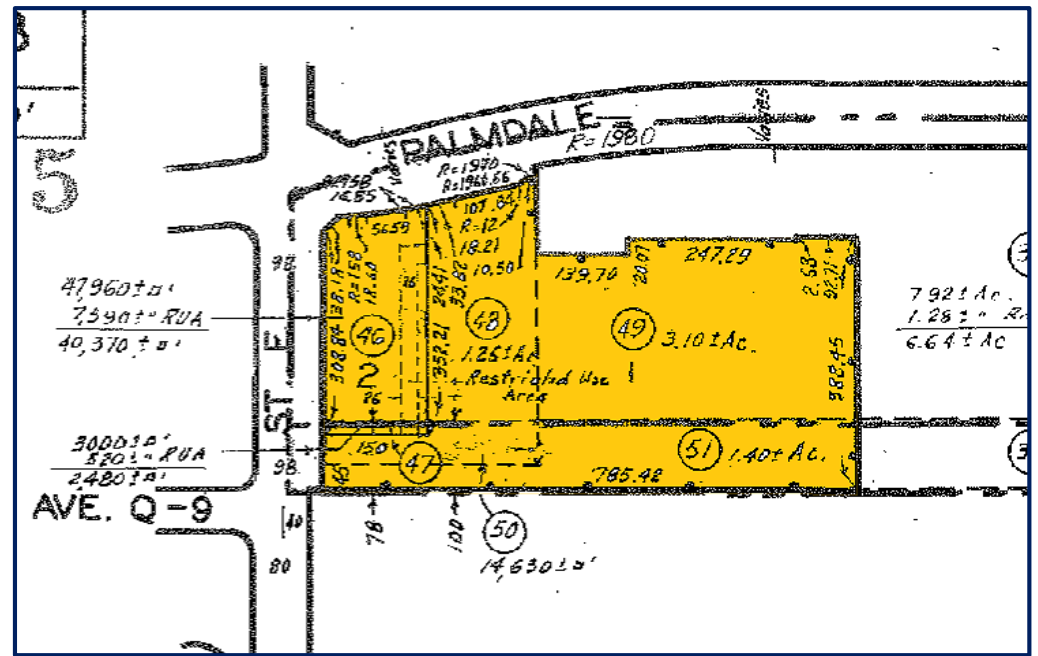
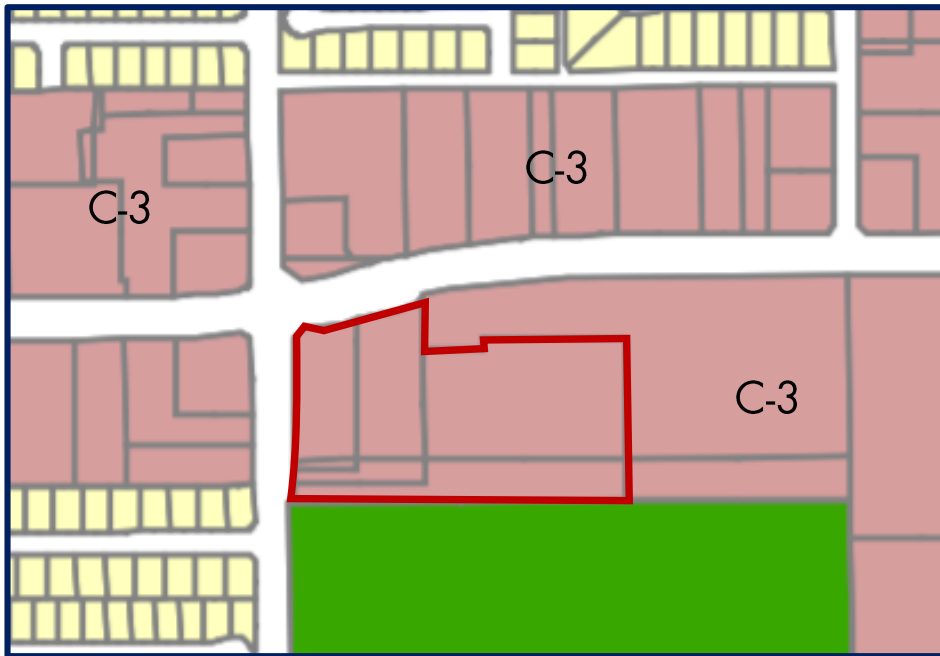
Palmdale High School

PROPERTY INFORMATION

ADDRESS:	38360 20 th Street E Palmdale, CA 93550
APN:	3018-028-049
LEASE RATE:	\$2.25 + NNN per sq. ft.
AVAILABILITY:	±850 - +7,800 sq. ft.
ZONING:	General Commercial (C-2)

PROPERTY HIGHLIGHTS

- SEC Palmdale and 20th Street East
- Anchored by **SUPERIOR GROCERS** and **99c ONLY STORES**
- Free Standing Retail Building w/ Drive Thru
- Adjacent to Palmdale High School
- Retails in the immediate area include



Zoning: General Commercial (C-3)

APN: 3018-028-049

PROPOSED DEVELOPMENT



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(N) NORTH ELEVATION
SCALE 1/8"=1'-0"

1



(N) WEST ELEVATION
SCALE 1/8"=1'-0"

2



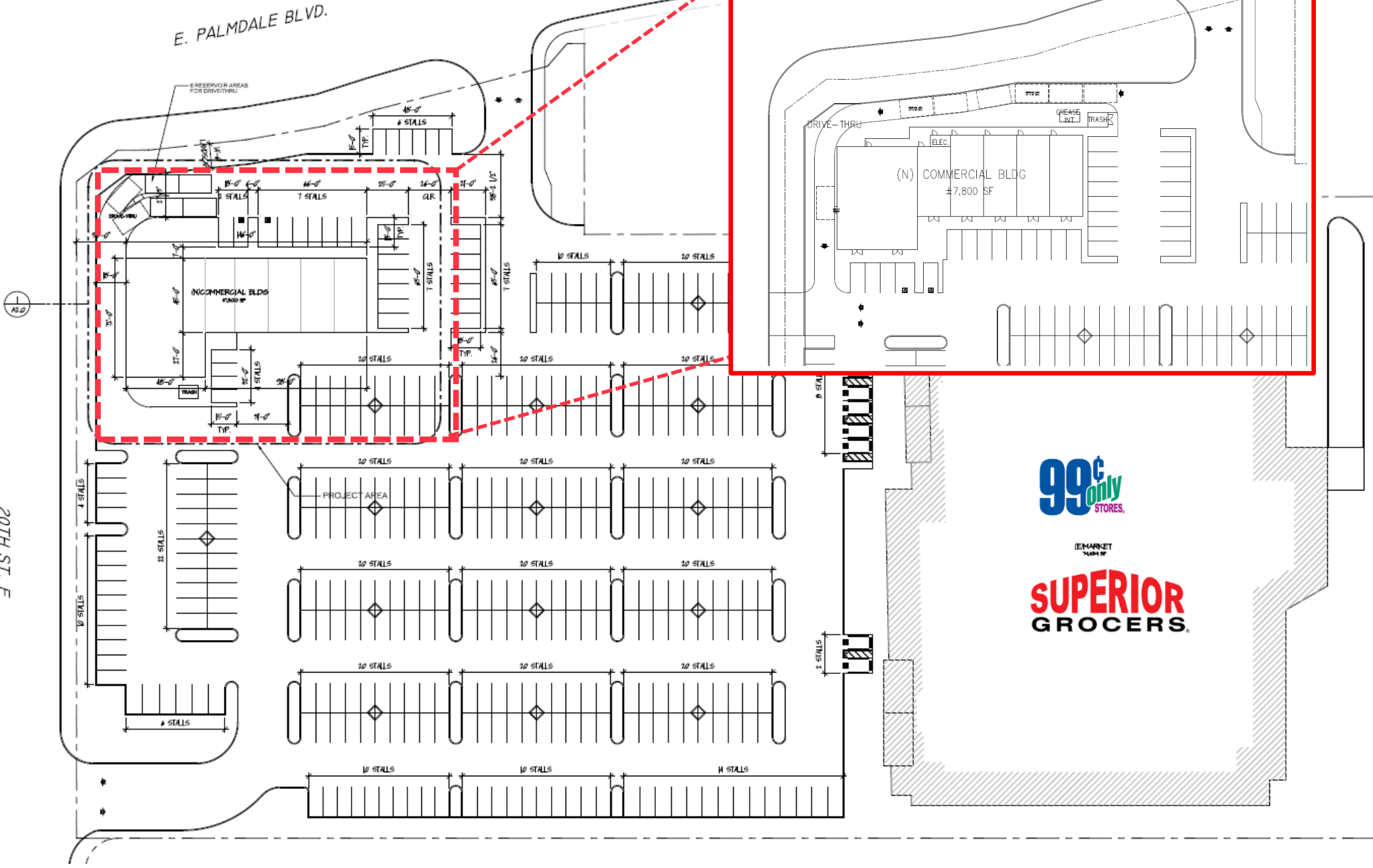
(N) EAST ELEVATION
SCALE 1/8"=1'-0"

3



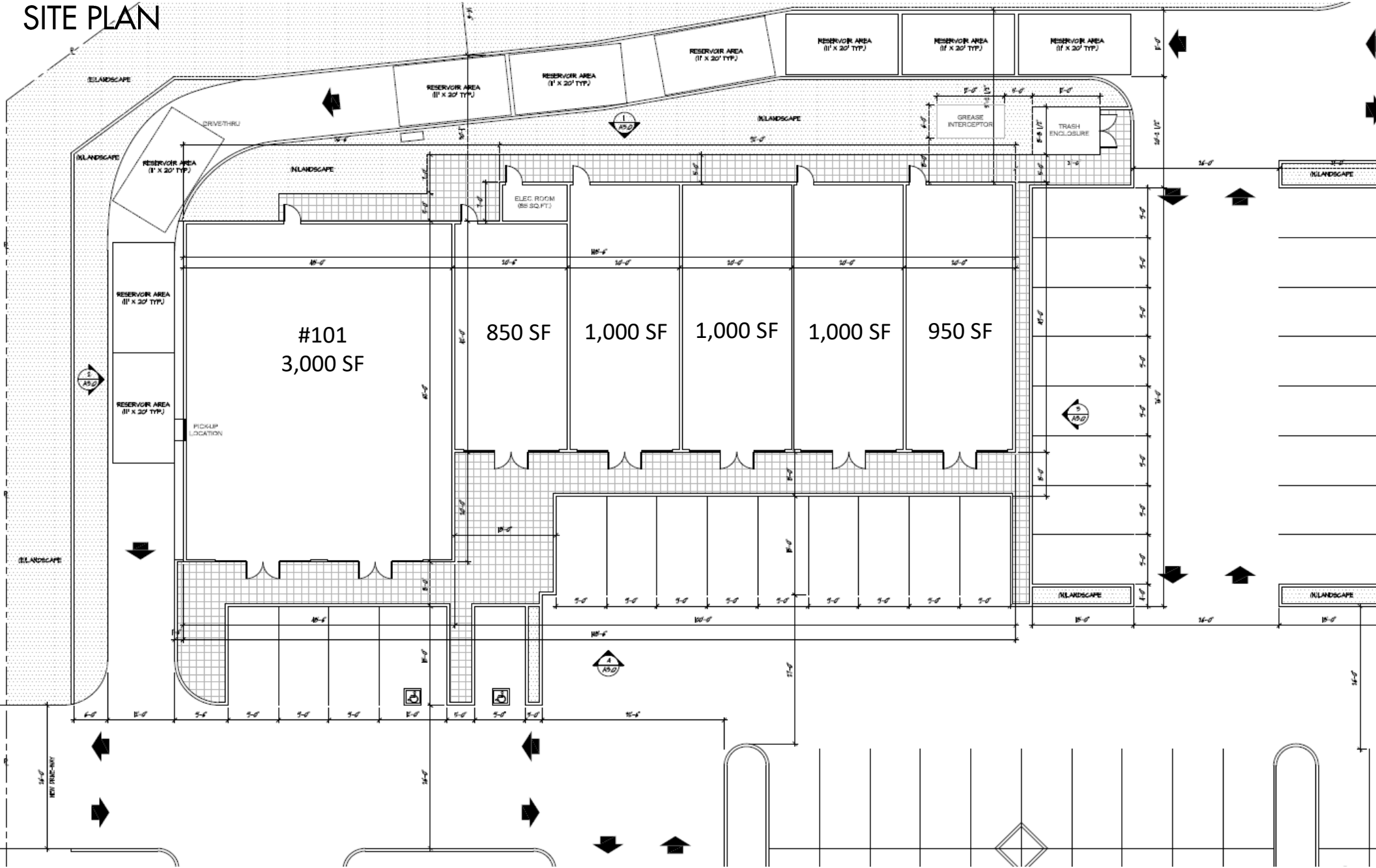
(N) SOUTH ELEVATION
SCALE 1/8"=1'-0"

SITE PLAN



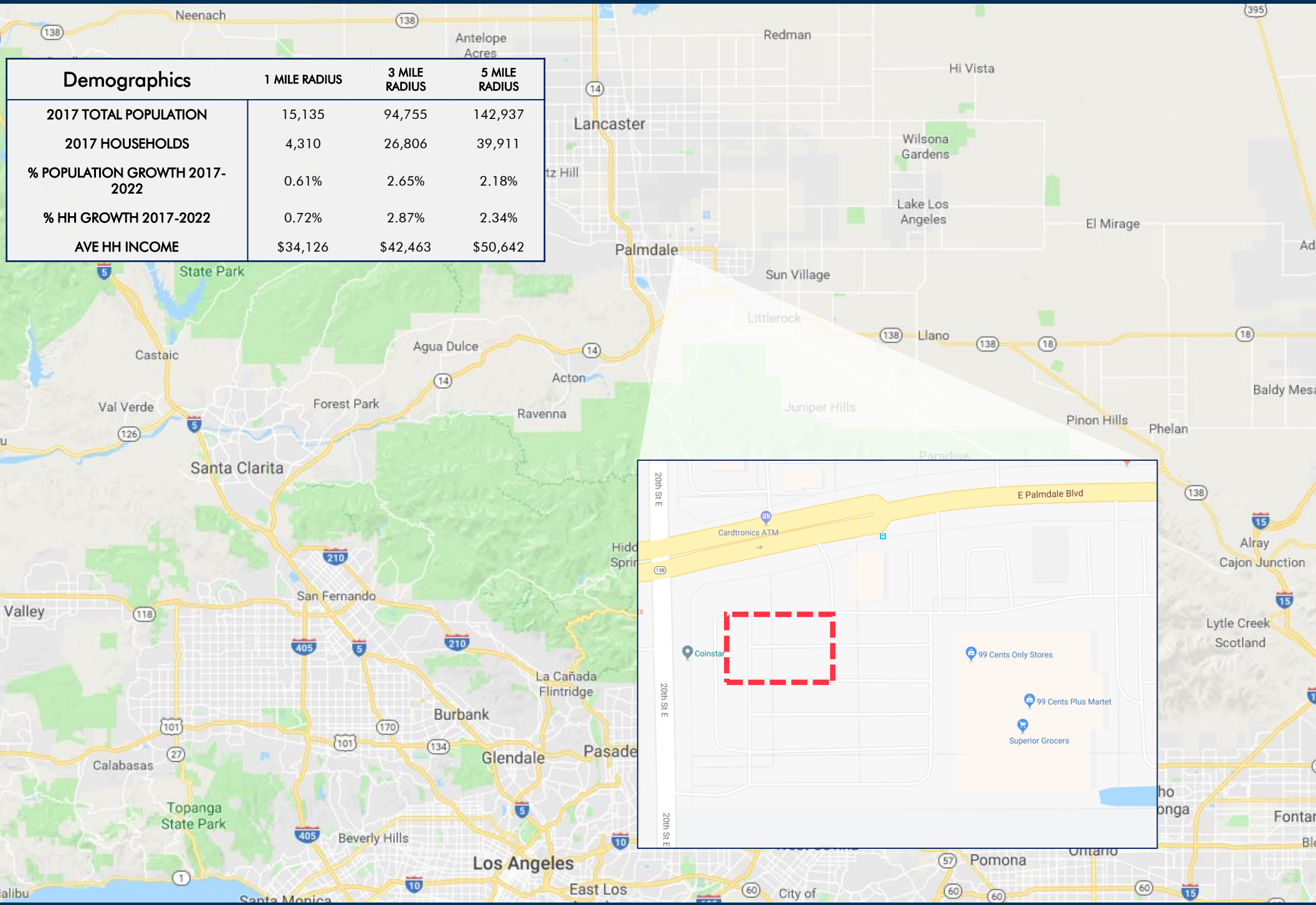
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Demographics	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2017 TOTAL POPULATION	15,135	94,755	142,937
2017 HOUSEHOLDS	4,310	26,806	39,911
% POPULATION GROWTH 2017-2022	0.61%	2.65%	2.18%
% HH GROWTH 2017-2022	0.72%	2.87%	2.34%
AVE HH INCOME	\$34,126	\$42,463	\$50,642



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