

FOR SALE OR LEASE

Mixed-use Commercial / Residential Development Site

RETAIL



PROPERTY INFO

- + Anchor space/restaurant/retail/service pads and shop space available (drive-thru opportunity)
- + Strategically located on Avenue S, main East/West arterial for East Palmdale (25,000 cars per day)
- + Signalized intersection (Double left turn in both directions)

NEC 40TH STREET & AVENUE S, PALMDALE, CALIFORNIA

www.cbre.us/lanorth

CBRE

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DEMOGRAPHICS



POPULATION

2017 Population - Current Year Estimate

20,829

96,510

123,322



RACE AND ETHNICITY

2017 Population

	20,829		96,510		123,322	
White	9,660	46.4%	43,975	45.6%	55,321	44.9%
Black or African American	2,779	13.3%	13,646	14.1%	17,678	14.3%
Asian	619	3.0%	2,945	3.1%	3,764	3.1%
American Indian or Alaska Native	191	0.9%	846	0.9%	1,084	0.9%
Pacific Islander	41	0.2%	164	0.2%	224	0.2%
Other Race	6,430	30.9%	29,696	30.8%	38,442	31.2%
Two or More Races	1,108	5.3%	5,238	5.4%	6,809	5.5%
Hispanic	13,502	64.8%	62,876	65.1%	79,822	64.7%
White Non-Hispanic	3,556	17.1%	15,523	16.1%	20,013	16.2%



HOUSEHOLD INCOME

2017 Average Household Income

\$69,276

\$64,378

\$61,407



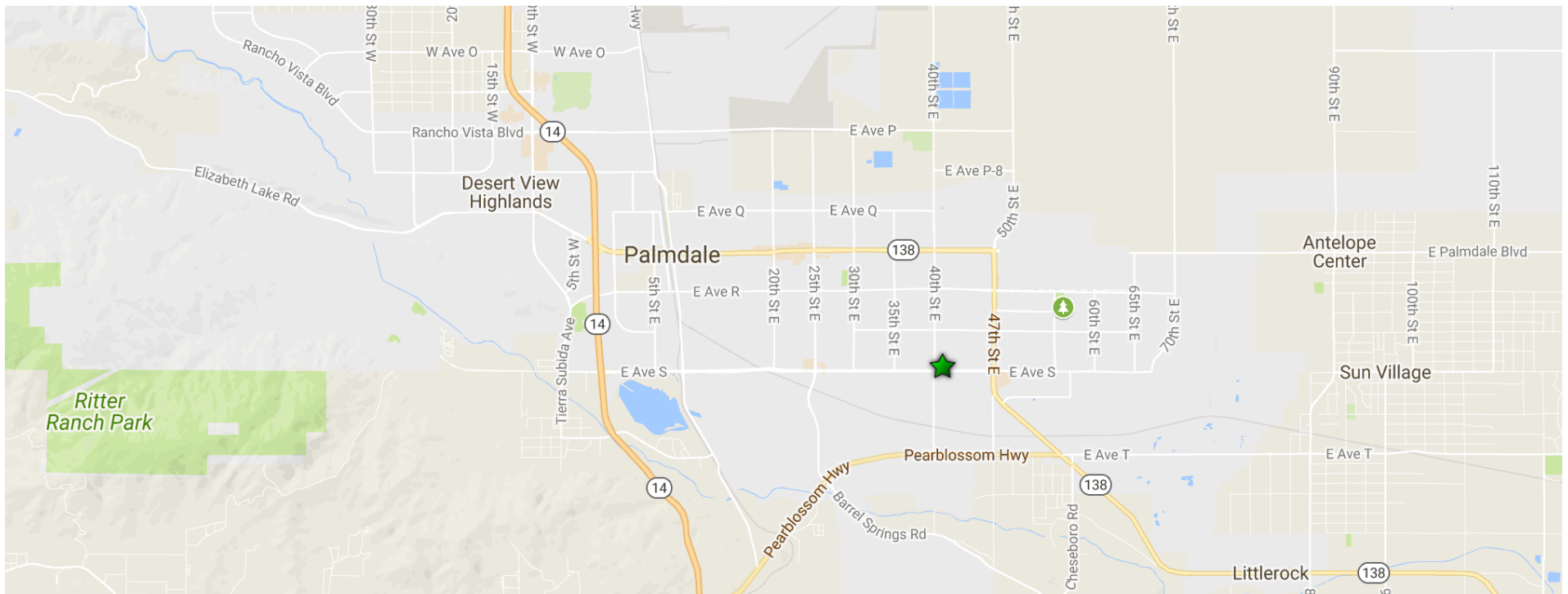
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LOCATION MAP



CONTACT US

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