



FREE-STANDING PAD WITH DRIVE-THRU AND SHOP SPACE AVAILABLE

Sprouts-Anchored Neighborhood Shopping Center in the Heart of West Palmdale



- **Part of a 20-acre mixed use, retail, townhouse apartment campus designed with vehicular and pedestrian connectivity**
- **Anchored by Sprouts, drawing a more sophisticated, higher-income shopper**
- **Across the street from Antelope Valley Mall in West Palmdale**
- **Situated on Rancho Vista Blvd, the primary east/west arterial with heavy commuter traffic**
- **Proximity to the mall and 3 power centers offers regional draw from entire Antelope Valley**
- **Palmdale experiencing dramatic job growth and new residential development**



Traffic count
30,000 CPD



3 MILE RADIUS
Population
53,236



3 MILE RADIUS
Average Household Income
\$82,301

Area Map



ANTELOPE VALLEY MALL

AMARGOSA COMMONS

IN-SHAPE HEALTH CLUBS

PALMDALE MARKETPLACE

SIT 'N SLEEP CENTER

SIERRA COMMONS

15th St

Hilton Garden Inn

CINEMARK

Bj's

10th St

Rancho Vista Blvd

138

Site Plan



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