



OFFERING MEMORANDUM

310 E Palmdale Blvd, Palmdale

**Prime Multi-Tenant Office Building | High-Visibility
Palmdale Boulevard Location**

Well-positioned professional office building located on one of Palmdale's primary commercial corridors. Approximately 16,289 SF on a ±0.79-acre parcel with excellent street visibility, convenient access, and ample on-site parking.

Key Details:

- For Sale | For Lease
- ±16,289 SF | ±0.79-Acre Site
- Class B Office | Built 1989 | Zoning C3
- Opportunity Zone | Central Antelope Valley Location

 [Property Video Tour](#)

[Click to watch the full property walkthrough](#)



Property Overview

Building Profile

Approximately 16,289 SF professional office building on a ±0.79-acre parcel. 2 stories, masonry construction, built 1989. Flexible office configurations suitable for a wide range of users.

Prime Corridor Location

High-visibility frontage on Palmdale Boulevard – one of Palmdale's primary commercial corridors. Strong traffic counts with 34,231 VPD. Convenient access to Highway 14 and surrounding business districts.

Ideal for Many Uses

Suited for owner-users, investors, medical users, professional service firms, government contractors, educational users, nonprofit organizations, and a variety of office-related businesses seeking a central Antelope Valley location.



Daytime Employment & Customer Base

With 5,485 daytime employees within 1 mile and 26,347 within 3 miles, 310 E Palmdale Blvd sits at the center of a dense, active workforce – ideal for medical, professional, and service-oriented tenants.



Healthcare Anchor Market

The Antelope Valley submarket has a strong healthcare employment base, making this medical office building a natural fit for practitioners and health services providers.



5,485 Daytime Employees (1-Mile)

A large and active daytime workforce within walking distance drives consistent demand for professional office and medical services.



26,347 Daytime Employees (3-Mile)

Expanded trade area captures a significant regional workforce, supporting multi-tenant occupancy across a range of professional uses.



299 Businesses Within 1 Mile

Dense business ecosystem creates referral networks and cross-tenant synergies for medical and professional office users.

The property's location on Palmdale Blvd – the city's primary commercial corridor – ensures maximum visibility and accessibility for tenants and their clients.



Market Demographics

Strong and growing local market with a dense residential base and favorable demographics for medical and professional office tenants.

Population & Growth

20,826 Population (1-mile radius, 2024)

78,119 Population (3-mile radius, 2024)

Median Age: **31.9** (1-mile) | **34.4** (3-mile)

Population Growth '25-'30: **+0.51%** (1-mile)

Household Income

6,604 Households (1-mile radius)

23,523 Households (3-mile radius)

Median HH Income: **\$46,593** (1-mile)

Median HH Income: **\$66,672** (3-mile)

Household Growth '25-'30: **+0.33%** (1-mile)

- The Palmdale market offers a dense residential base with over 20,000 residents within 1 mile, supporting strong demand for medical and professional office services at 310 E Palmdale Blvd.



High-Traffic Location

310 E Palmdale Blvd sits on the city's primary commercial artery, delivering exceptional visibility and consistent customer flow from multiple high-volume corridors.



34,231 VPD (2025)
— E Palmdale Blvd
at 3rd St, directly in
front of the
property on
Palmdale's primary
commercial artery



32,291 VPD (2025)
— E Palmdale Blvd
at Division St, 0.34
mi from the
property confirming
sustained corridor
volume



30,738 VPD (2025)
— E Palmdale Blvd
at 6th St, 0.39 mi
away with direct
freeway access via
Antelope Valley
Freeway (CA-14)

Palmdale Blvd is the city's primary commercial corridor with three traffic count locations averaging over 32,000 VPD within 0.4 miles of the property. The site is **3 min (1.2 mi)** from Metrolink Palmdale Station (Antelope Valley Line) and carries a **Car Friendly Score of 100** (Exceptionally Friendly), Transit Score: 30, and Pedestrian Score: 40 — confirming dominant drive-to accessibility.



The Medical Office Advantage



Recession-Resistant Demand

Healthcare services maintain consistent demand regardless of economic cycles, providing stable occupancy and reliable rent collections for investors and landlords.



Antelope Valley Growth

The Antelope Valley submarket vacancy rate is just 5.7% for 2–4 star office, well below the LA market overall at 16.6%, signaling strong local demand.

Space Specifications

1

Total Building Size

16,289 SF rentable building area across 2 stories. Typical floor plate of approximately 8,000 SF. Masonry construction with 18' building height.

2

Lot & Parking

0.80-acre lot (34,848 SF land area). 48 surface parking spaces at a ratio of 3.00/1,000 SF — well-suited for medical office use.

3

Building Class & Zoning

Class B, 3-Star office building. Zoned C3. Built 1989. Multi-tenant configuration. APN: 3009-006-042. FAR: 0.47.





Building & Infrastructure Details

Palmdale Blvd. Professional Offices is a well-maintained masonry-constructed Class B office building offering functional, adaptable space for medical and professional tenants.



Masonry Construction

Solid masonry construction provides durability and sound attenuation – ideal for medical office environments requiring privacy and structural integrity.



Two-Story Layout

Two floors with approximately 8,000 SF per floor allow for flexible suite configurations ranging from small professional offices to larger medical practices.



Ample Surface Parking

48 surface parking spaces at a 3.00/1,000 SF ratio – exceeding typical medical office requirements and ensuring convenient patient and staff access.



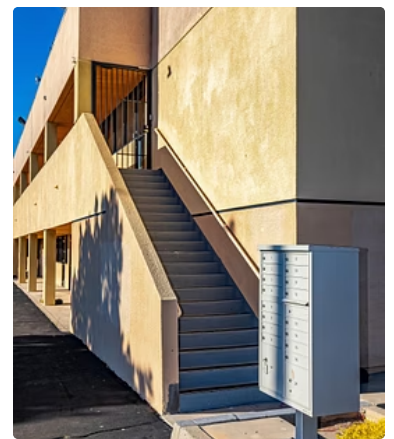
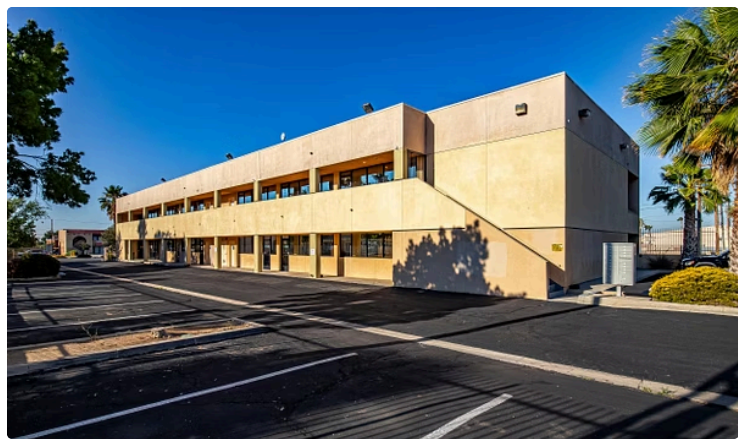
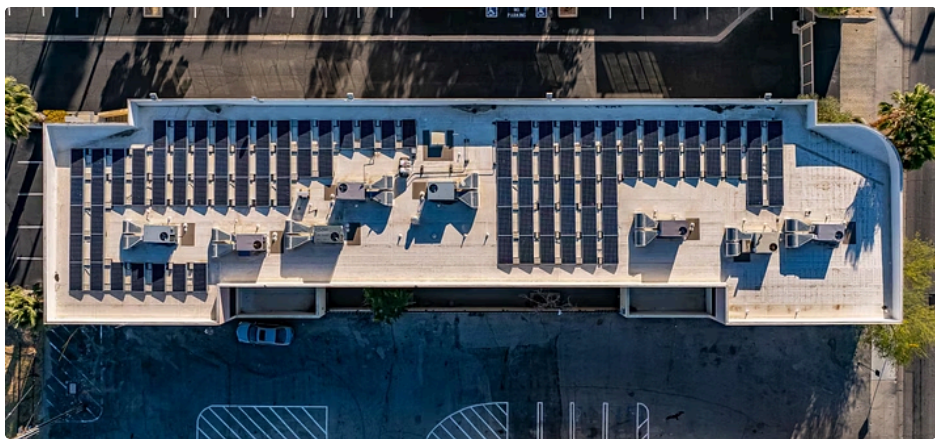
C3 Zoning

C3 commercial zoning supports a wide range of medical, professional, and service uses, providing flexibility for diverse tenant mixes.

Property Photos

Exterior and interior views of 310 E Palmdale Blvd – Palmdale Blvd. Professional Offices. The building features a well-maintained masonry facade, surface parking, and a prominent location on Palmdale's main commercial corridor.

[▶ Watch Property Video Tour](#)



Market Conditions & Submarket Data

The Antelope Valley office submarket presents a compelling opportunity for investors and tenants, with vacancy well below the broader LA market and asking rents trending upward.

- **Subject Property Vacancy:** One tenant currently occupying MTM
- **Antelope Valley 2–4 Star Vacancy:** 5.7% (YOY +0.8%)
- **LA Market Overall Vacancy:** 16.6% (YOY +0.2%)
- **Subject Property Asking Rent:** \$2.44/SF (YOY +2.3%)
- **Antelope Valley Asking Rent:** \$2.76/SF (YOY +2.1%)
- **12-Month Submarket Leasing Activity:** 67,318 SF
- **Submarket Sale Price:** \$259/SF | 12-Mo. Sales Volume: \$10.32M



Lease & Sale Terms



For Sale

Asking price \$2,850,000 (\$175/SF).



For Lease

\$1.50-\$2.00/SF NNN. Subject property asking rent:



Opportunity Zone

Property is located in a designated Opportunity Zone, offering potential tax advantages for qualifying investors.





Ideal Tenant & Buyer Profiles



Medical & Professional Users

Physicians, dentists, therapists, specialty clinics, law firms, financial advisors, insurance agencies, and consultants seeking a high-visibility Class B office location in central Palmdale.



Government, Education & Nonprofits

Government contractors, educational institutions, and nonprofit organizations looking for a central Antelope Valley location with convenient access to public transportation and major commuter routes.



Owner-Users & Investors

Owner-users seeking to acquire their own professional office building, or investors targeting a strong-yielding asset in a designated Opportunity Zone with excellent long-term occupancy and redevelopment potential.

Current Tenants & Occupancy

Established Multi-Tenant Building

The property is currently occupied by one tenant MTM and can be delivered vacant.

- Multi-tenancy configuration supports diverse lease-up strategies





Opportunity Zone & Tax Advantages



Designated Opportunity Zone

310 E Palmdale Blvd is located in a federally designated Opportunity Zone, enabling investors to defer and potentially reduce capital gains taxes through a Qualified Opportunity Fund.



Capital Gains Deferral

Investors who reinvest eligible capital gains into a QOF may defer taxes until the earlier of the investment sale or December 31, 2026, with potential step-up in basis.



Long-Term Tax Exclusion

Investments held for 10+ years in a Qualified Opportunity Fund may be eligible for exclusion of all capital gains on the appreciation of the QOF investment.

Investment Highlights

16,289

SF RBA

Class B, 2-story masonry office building on 0.80 acres with 48 surface parking spaces

- ☐ **Opportunity Zone Advantage:** Located in a federally designated Opportunity Zone with potential capital gains tax benefits for qualifying investors.

Investment Financial Summary

\$2,850,000

Asking Price

Income Potential

- Asking Rent: \$1.50–\$2.00/SF FS

Value Drivers

- Opportunity Zone tax benefits
- Solar energy system (reduced OpEx)
- Below-market acquisition price vs. assessed value
- Upside through lease-up of remaining space

Secure This Opportunity Today

RE/MAX

COMMERCIAL



Ready to Buy or Lease?

RE/MAX Commercial is proud to present 310 E Palmdale Blvd – an excellent opportunity to acquire a well-located office asset in the heart of the Antelope Valley with strong long-term occupancy and redevelopment potential.

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- For Sale | For Lease
- High-visibility frontage on Palmdale Boulevard
- Ample on-site parking | Flexible office configurations
- Opportunity Zone | Central Palmdale location
- Convenient access to Highway 14 and surrounding business districts
- Suitable for owner-user or investment opportunities

Contact Information:

RE/MAX Commercial & Business Services

Phone: 818-583-6599 Talk/Text

Email: crebizteam@gmail.com

Contact RE/MAX today to schedule a property tour and discuss sale or lease opportunities.



Disclaimer & Confidentiality Notice

Confidentiality

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No Warranty or Representation

The information contained in this Offering Memorandum 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.

Independent Verification

Prospective buyers and tenants should conduct their own independent investigation and due diligence regarding the property, including but not limited to: property condition, dimensions, zoning, permits, utilities, environmental conditions, and financial projections.

Not an Offer

This Offering Memorandum does not constitute a binding offer or agreement to lease. Any lease agreement will be subject to negotiation, execution of formal lease documents, and landlord approval.

Subject to Change

All information, terms, pricing, and availability are subject to change, correction, or withdrawal without notice. The property is offered subject to prior lease, errors, omissions, change of price or terms, and withdrawal without notice.

Broker Representation

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