

# DEVELOPMENT OPPORTUNITY

SWQ 47<sup>th</sup> Street East & Avenue S | Palmdale, CA



15.29 ACRES

- Excellent Southeast Palmdale Location
- Neighboring tenants include Walmart Supercenter, Lowe's Home Improvement and Stater Brothers
- Signalized entry

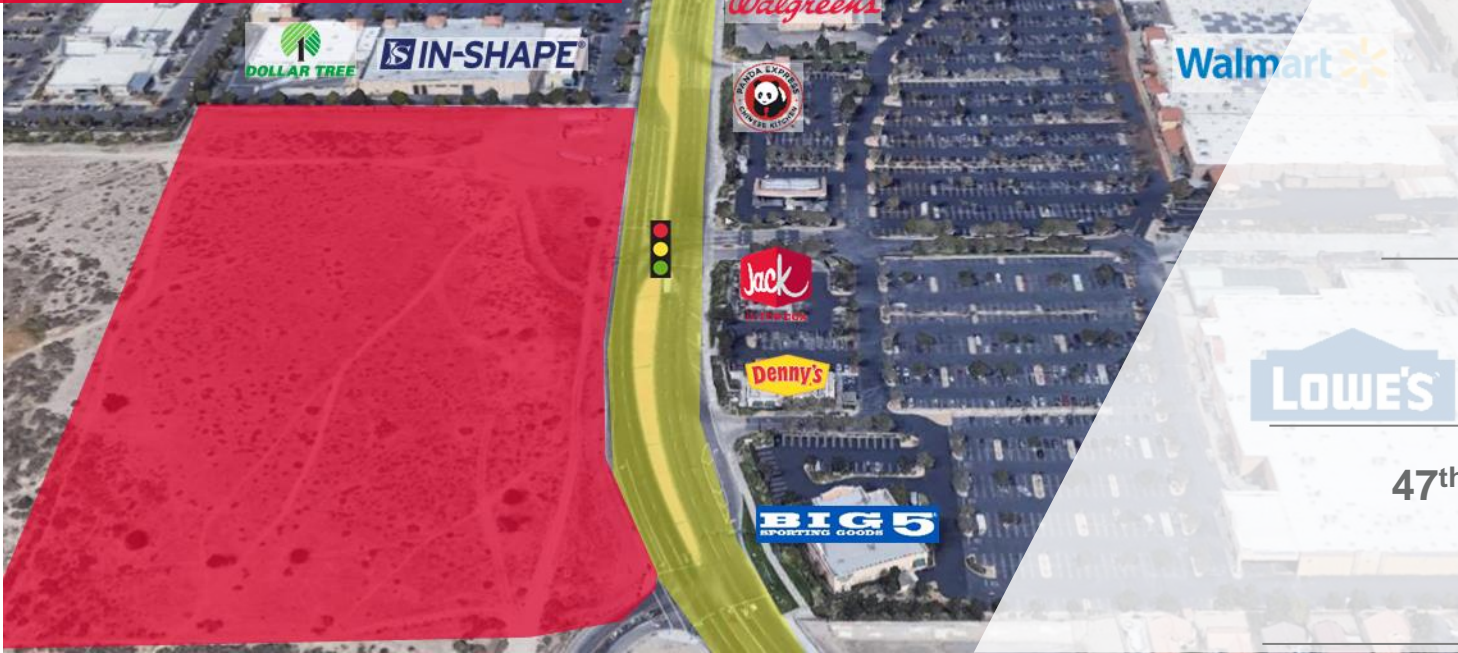


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# Executive Summary

SWQ 47<sup>TH</sup> Street East and Avenue S  
Palmdale, California



The SWQ of Avenue S and 47<sup>th</sup> Street East is a 15.29 acre development opportunity comprised of five (5) parcels. Located in an excellent Southeast Palmdale location with neighboring tenants including Walmart Supercenter, Lowe's Home Improvement and Stater Bros.

**3052-001-019, 020  
065, 066 & 067**  
ASSESSOR PARCEL NUMBERS



**15.29**  
ACRES



**Contact Agent  
For Pricing**



**47<sup>th</sup> Street East: 8,623 CPD  
Avenue S: 25,190 CPD**  
TRAFFIC COUNTS



Asking Sales Price

Contact Agent for Pricing

## HIGHLIGHTS

- Signalized Intersection
- Excellent neighborhood tenancy including:



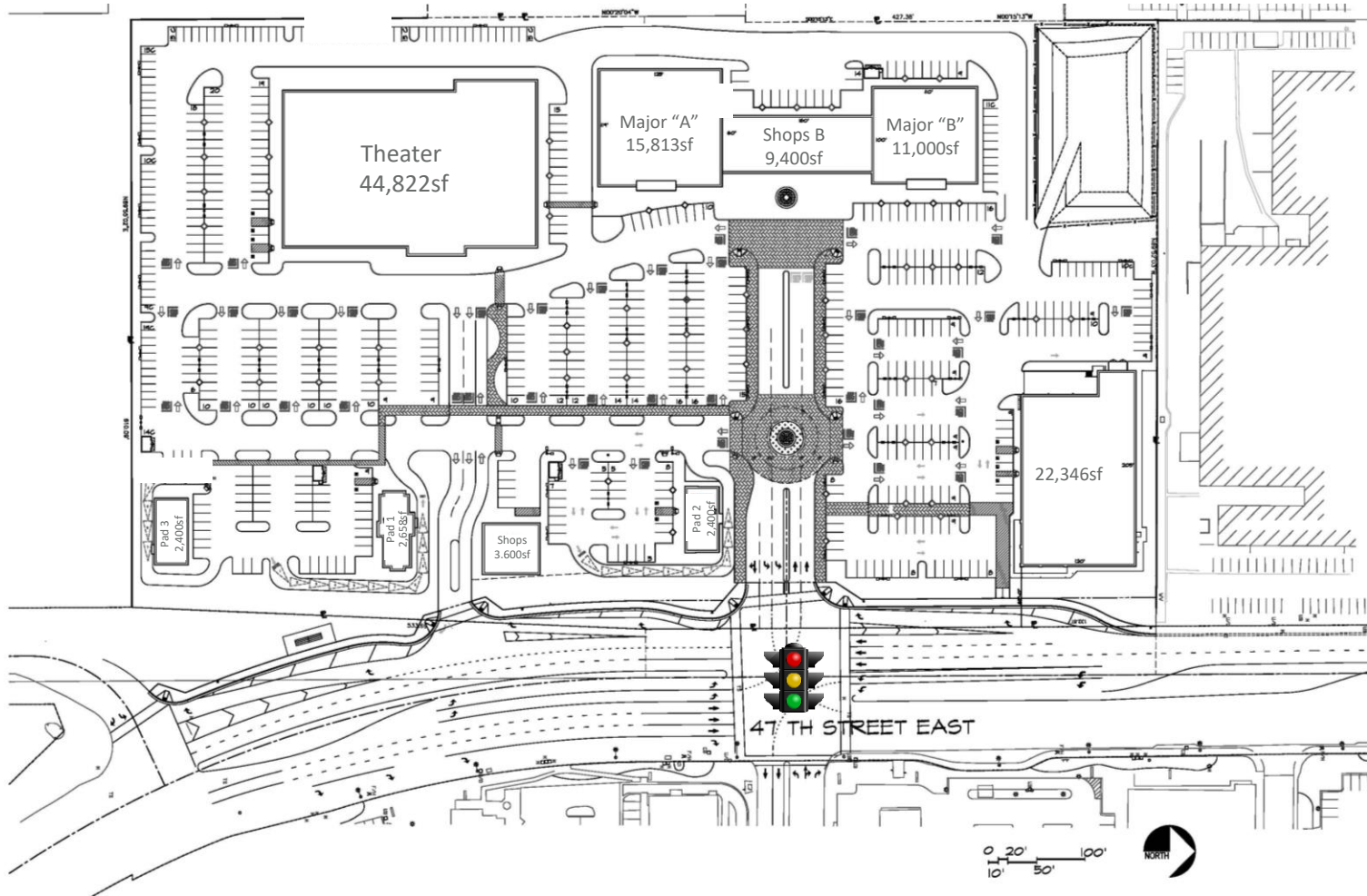
### SOUTHEAST PALMDALE



Google Earth

# Sample Site Plan

## SWQ 47<sup>TH</sup> Street East and Avenue S Palmdale, California





Lat/Lon: 34.5554/-118.0462

37070 47th St E		RS1		
Palmdale, CA 93552		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	17,916	81,305	118,800
	2025 Projected Population	17,928	81,399	119,337
	2010 Census Population	17,791	80,315	115,712
	2000 Census Population	14,591	61,930	94,947
	Projected Annual Growth 2020 to 2025	-	-	-
	Historical Annual Growth 2000 to 2020	1.1%	1.6%	1.3%
HOUSEHOLDS	2020 Median Age	32.6	32.3	32.0
	2020 Estimated Households	4,748	22,432	33,476
	2025 Projected Households	4,926	23,253	34,797
	2010 Census Households	4,540	21,349	31,368
	2000 Census Households	4,022	17,751	27,621
	Projected Annual Growth 2020 to 2025	0.8%	0.7%	0.8%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	0.9%	1.3%	1.1%
	2020 Estimated White	42.9%	45.5%	44.9%
	2020 Estimated Black or African American	15.4%	15.5%	15.4%
	2020 Estimated Asian or Pacific Islander	4.4%	4.4%	4.0%
	2020 Estimated American Indian or Native Alaskan	1.0%	0.9%	0.9%
	2020 Estimated Other Races	36.4%	33.7%	34.8%
INCOME	2020 Estimated Hispanic	63.9%	61.6%	61.9%
	2020 Estimated Average Household Income	\$87,524	\$75,637	\$68,709
	2020 Estimated Median Household Income	\$64,799	\$62,242	\$56,313
EDUCATION (AGE 25+)	2020 Estimated Per Capita Income	\$23,211	\$20,885	\$19,377
	2020 Estimated Elementary (Grade Level 0 to 8)	17.4%	15.2%	15.8%
	2020 Estimated Some High School (Grade Level 9 to 11)	15.0%	14.4%	15.5%
	2020 Estimated High School Graduate	26.7%	27.4%	27.5%
	2020 Estimated Some College	23.9%	24.9%	24.0%
	2020 Estimated Associates Degree Only	5.2%	6.9%	6.6%
BUSINESS	2020 Estimated Bachelors Degree Only	8.9%	8.1%	7.8%
	2020 Estimated Graduate Degree	2.8%	3.1%	2.8%
	2020 Estimated Total Businesses	194	944	2,177
	2020 Estimated Total Employees	1,937	7,419	16,402
2020 Estimated Employee Population per Business	10.0	7.9	7.5	
2020 Estimated Residential Population per Business	92.4	86.2	54.6	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

