

OFFERING MEMORANDUM  
WEST SIDE PROFESSIONAL CENTER  
OFFICE-MEDICAL


1008 West Avenue M-14 | Palmdale, California 93551





**MARKOWITZ**  
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# EXECUTIVE SUMMARY



## WEST SIDE PROFESSIONAL CENTER

Markowitz Commercial Real Estate, Inc. is pleased to exclusively offer qualified buyers the opportunity to purchase the West Side Professional Center, a premier office-medical property located at 1008 West Avenue M-14 in Palmdale. The two story, elevator served building consists of approximately 12,594 total square feet and 11,595 rentable square feet. The West Side Professional Center offers over 140 feet of highly visible frontage along 10th Street West, the Antelope Valley's most sought-after North/South thoroughfare. Conveniently located between the Antelope Valley's two main cities of Palmdale and Lancaster, the West Side Professional Center offers tenants, employees, and visitors a wide variety of nearby dining and entertainment options. With a parking ratio of 4.57 spaces per thousand, the subject property contains 53 parking spaces. 51% of the rentable square footage can be vacant by March 2027, providing owner-users the opportunity to pursue attractive SBA financing. Built in 1990 and impeccably maintained, the West Side Professional Center offers owner-users and investors a high-quality asset ideally situated at an irreplaceable location.

## HIGHLIGHTS

- Premier Office-Medical Property with highly visible frontage along 10<sup>th</sup> Street West, the Antelope Valley's main North/South thoroughfare
- 51% of Rentable Square Footage can be vacant by March 2027, allowing owner-users to pursue attractive SBA financing
- Strategically located between the Antelope Valley's two main cities, Palmdale and Lancaster
- Conveniently situated just off the 14 Freeway with on and off ramps at Avenue N
- Parking ratio at 4.57 spaces per thousand, allowing for a variety of medical and office uses
- Impeccably maintained and professionally managed with high quality build-outs



# LOCATION



# LOCATION



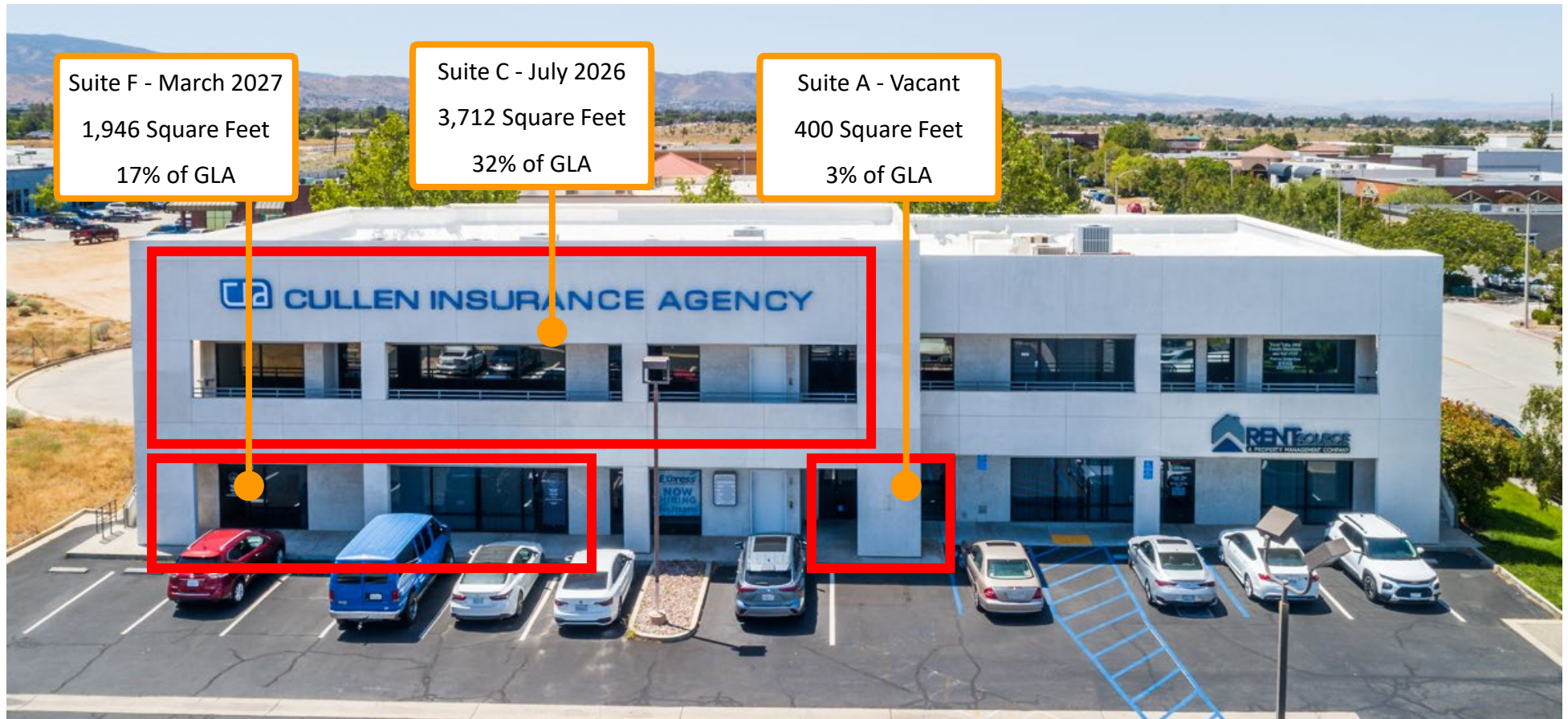
## RENT ROLL

\*Please request specific unit rents and rents per SF from Broker

SUITE	TENANT	SQ FT	RENT	% GLA	RENT/SF	COMMENCE	EXPIRE	OPTIONS
A	VACANT	400	-	3%	-	-	-	-
B	Karim Naguib Dental	2,150	-	19%	-	3/1/2026	1/31/2031	2 x 5 yr @ CPI
C	Cullen Insurance	3,712	-	32%	-	7/1/2022	6/30/2026	
D	RentSource Corp	2,487	-	21%	-	3/1/2023	3/31/2029	2 x 3 yr @ fixed 3%
E	Antelope Valley Staffing	900	-	8%	-	4/1/2023	3/31/2029	
F	Met Venter AV	1,946	-	17%	-	7/1/2015	2/28/2027	
	Occupied	11,195	\$16,984	97%				
	Vacant	400	-	3%				
	Total	11,595	\$16,984	100%				

- Leases reflect total rentable square footage 11,595
- Public records reflect total square footage 12,594

## OWNER-USER SCENARIO



- Total Available 6,058 square feet or 52% of total rentable square footage 11,595

# SUITE C



# FINANCIALS & OFFERING SUMMARY

## Profit & Loss

### INCOME

Rent	\$203,807
TOTAL INCOME	\$203,807

### EXPENSES

Business Licenses & Permits	\$675
Management Fees	\$10,190
Landscape Maintenance	\$10,600
Insurance	\$7,927
Phone	\$48
Elevator Permits	\$225
Property Tax	\$39,995
Fire Alarm/Elevator Monitoring	\$936
HVAC Maintenance	\$280
Windows/Doors Maintenance/Repairs	\$1,680
Elevator Maintenance/Repairs	\$4,685
Utilities – Electric	\$4,505
Utilities – Telephone	\$96
Utilities – Trash	\$5,133
Utilities – Water	\$3,023
TOTAL EXPENSE	\$89,971
NET OPERATING INCOME	\$113,836

### PROPERTY OVERVIEW

Square Feet	12,594
Lot Size	0.81 Acres (35,267 Sq Ft)
Parking	53 spaces (4.57/1,000)
APN	3111-022-030
Zoning	OFX – Office Flex
Year Built	1990

### PRICING

Asking Price	\$2,500,000
Price/Square Foot	\$198.51
Occupancy	97%
NOI	\$113,836
CAP Rate	4.55%

- Income reflects current rent roll, annualized
- Expenses reflect actual 2025 expenses with property tax reassessed at asking price and 5% management fee
- Expenses omit lease commissions, cell phone expense, 2025 elevator repair
- Expenses assume Elevator Maintenance/Repairs by annualizing 2026 YTD maintenance/repair expense; Buyer to verify actual elevator maintenance contract amount

# DEMOGRAPHICS

## POPULATION

The Antelope Valley is a region in northern Los Angeles County. The principle cities of the Antelope Valley are Lancaster and Palmdale. Lancaster has a total population of approximately 173,516. The population in the 5-mile radius surrounding the subject property is approximately 162,445.

## INCOME

Household income is averaging \$100,226 in a 5-mile radius of the subject property, with a median of \$78,657.

## EMPLOYEES

There are approximately 67,706 daytime employees in a 5-mile radius of the subject property. Of that total, approximately 62,706 work in service-producing industries such as trade, transportation & utilities, education and health, or professional and financial industries. Approximately 4,493 work in goods-producing industries like construction or manufacturing.

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	525	41,109	195,043
Median Age	47.4	38	36.3
Bachelors Degree	19%	24%	19%

HOUSING	1-MILE	3-MILE	5-MILE
2025 Households	186	14,554	62,964
Avg Household Vehicles	2	2	2
Avg Household Size	2.8	2.8	3

INCOME	1-MILE	3-MILE	5-MILE
Avg Household	\$119,392	\$112,268	\$100,226
Median Household	\$74,999	\$86,955	\$78,657

### 5-MILE

 **POPULATION**  
195,211

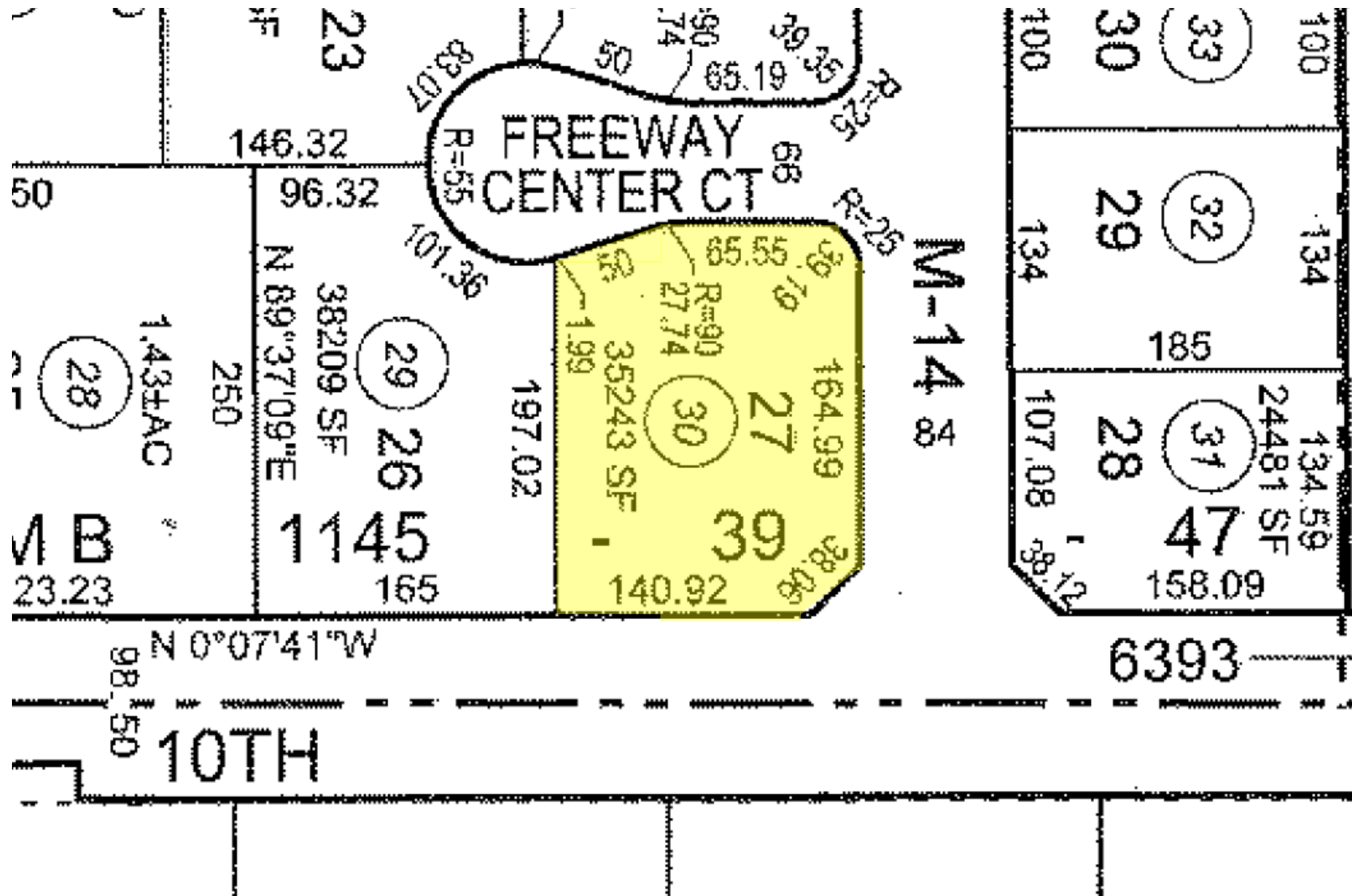
 **EMPLOYEES**  
67,706


 **HOUSEHOLDS**  
62,964

 **AVG. INCOME**  
\$100,226

 **MEDIAN AGE**  
36.3

PARCEL MAP





CULLEN INSURANCE AGENCY



**MARKOWITZ**  
COMMERCIAL REAL ESTATE INC.

RENTSOURCE  
A COMMERCIAL REAL ESTATE COMPANY

**Josh Markowitz | Broker/Owner**  
**DRE 02199357**

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