

LAND FOR SALE ZONED COMMERCIAL/INDUSTRIAL

±20 ACRES • NWC HWY 14 & W AVE N (1301 W AVE N, PALMDALE, CA 93551)

CONCEPTUAL SITE PLAN ONLY;
SUBJECT TO CHANGE

15TH ST W

PREMIER
FRONTAGE
4-5 ACRES

HWY 14 ±120,000 VPD

W AVE N ±30,000 VPD

For project inquiries, please contact:

GREG HERZ | PRESIDENT

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WCB
Commercial Real Estate

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PREMIER
FRONTAGE
4-5 ACRES

15th ST W
±120,000 VPD

W AVE N
±30,000 VPD



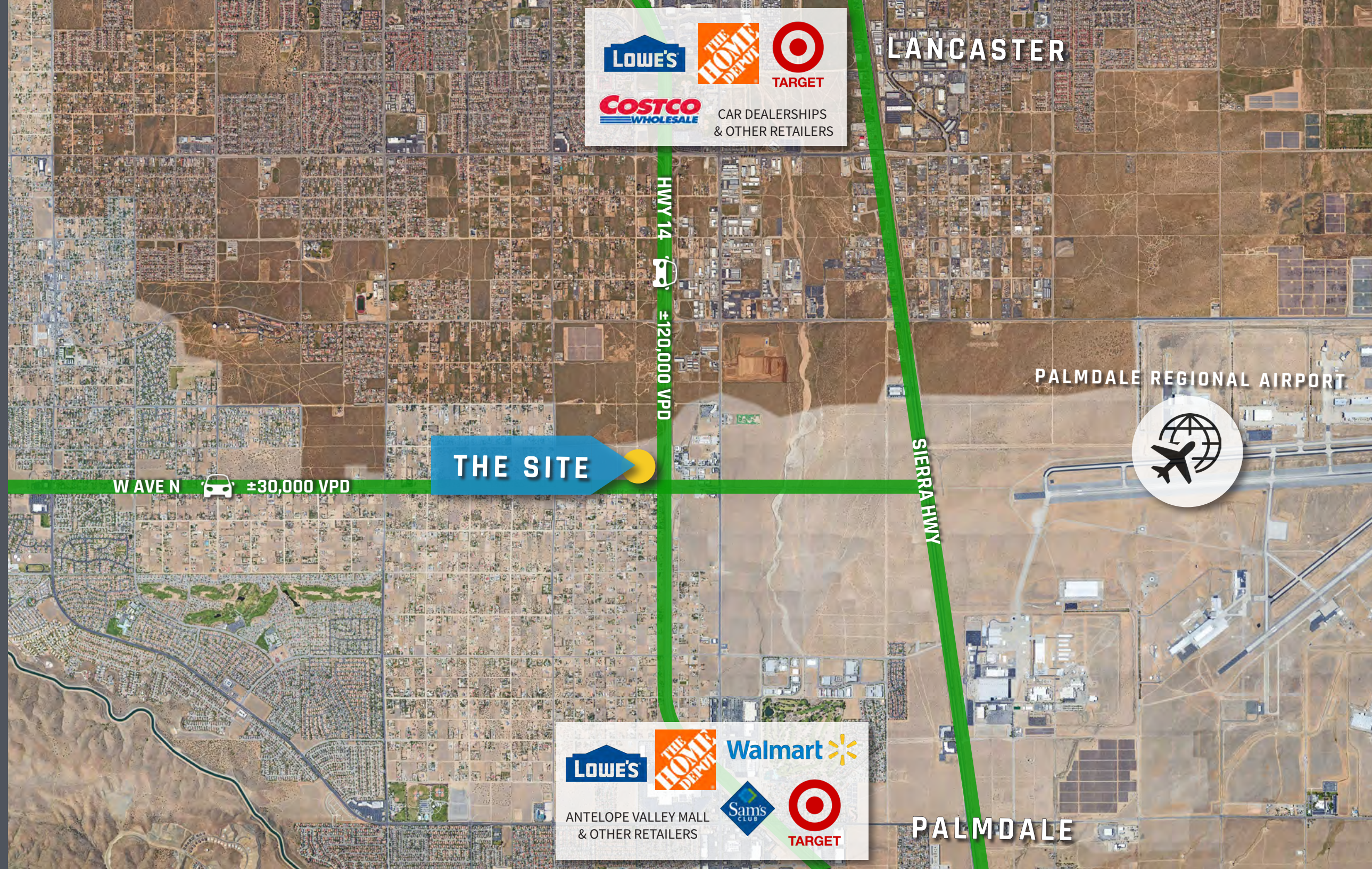
PROPERTY OVERVIEW

APN	3111-013-078
PARCEL ADDRESS	1301 W Ave N, Palmdale, Ca 93551
PARCEL USE DESCRIPTION	Rezoned Vac Land Comm/Industrial
SIZE	±20 Acres
M-1 ZONING	±9.5 Acres
A-2-2 (TO BE REZONED)	±10.5 Acres

PROJECT HIGHLIGHTS

NWC HWY 14 & W AVE N, PALMDALE, CA 93551

- » Middle void between Antelope Valley Mall to the South & the commercial corridor to the North (2-3 miles in each direction from site)
- » Shovel-ready, ±20-acre commercial/ industrial site at grade
- » Close proximity to the proposed Palmdale's high speed rail station (Palmdale Blvd & 5th Street)
- » Agriculture and industrial zoning allows for a variety of uses including retail, warehouse, storage, industrial, and solar farms (to be verified by city and or county officials)
- » Parcel situated at the hwy on/off ramps, featuring premium visibility, exposure and access
- » Over 7,200 planned housing unites (City of Palmdale)
- » Upside potential with high speed rail being built (projected completion Q3 2028) and desirable zoning



LOWE'S **THE HOME DEPOT** **TARGET**
COSTCO WHOLESALE CAR DEALERSHIPS & OTHER RETAILERS

THE SITE

W AVE N ±30,000 VPD

Hwy 14 ±120,000 VPD

PALMDALE REGIONAL AIRPORT



LOWE'S **THE HOME DEPOT** **Walmart**
SAM'S CLUB **TARGET**
ANTELOPE VALLEY MALL & OTHER RETAILERS

PALMDALE

MARKET OVERVIEW



\$82.9K+ MEDIAN HHI
WITHIN 1 MILE

7.5K+ RESIDENTS
WITHIN 1 MILE



263K+ RESIDENTS
WITHIN 5 MILES

POPULATION (2022 ESTIMATES)			
	1 mile radius	3 mile radius	5 mile radius
Total Population Estimate	7,560	97,000	263,000
Median Household Income	\$82,900	\$82,800	\$75,100
2028 Household Income Estimate	\$111,000	\$102,000	\$85,400
Median Age	39	35	34
2028 Median Age Estimate	46	37	34
Number of Employees	6,210	73,800	199,000

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