

HEAVY INDUSTRIAL ZONE

FOR SALE

NWC OF E AVE.
& 90TH STREET
PALMDALE | CA



159.27 ACRES OF LAND



EXCLUSIVE LISTING AGENTS:

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159.27 AC OF LAND

PROJECT HIGHLIGHTS



159.27 AC
Available



No asking price.
All offers due by
April 31st, 2024



Zoned Heavy Industrial



Seller will allow up to
a two-year escrow for
a buyer to work on
entitlements



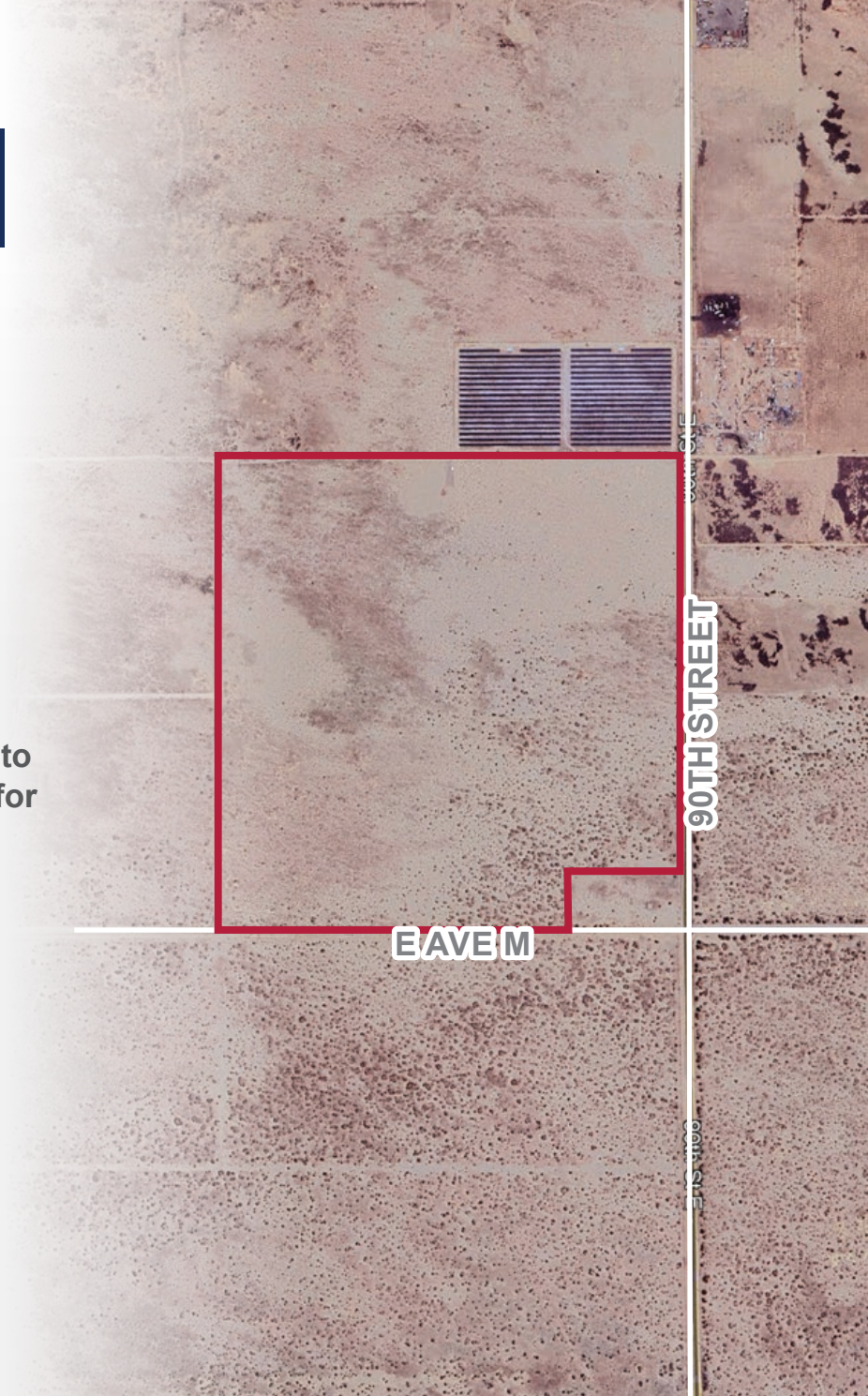
APN
3378-029-003,
-004 & -034



90th Street E
is Paved



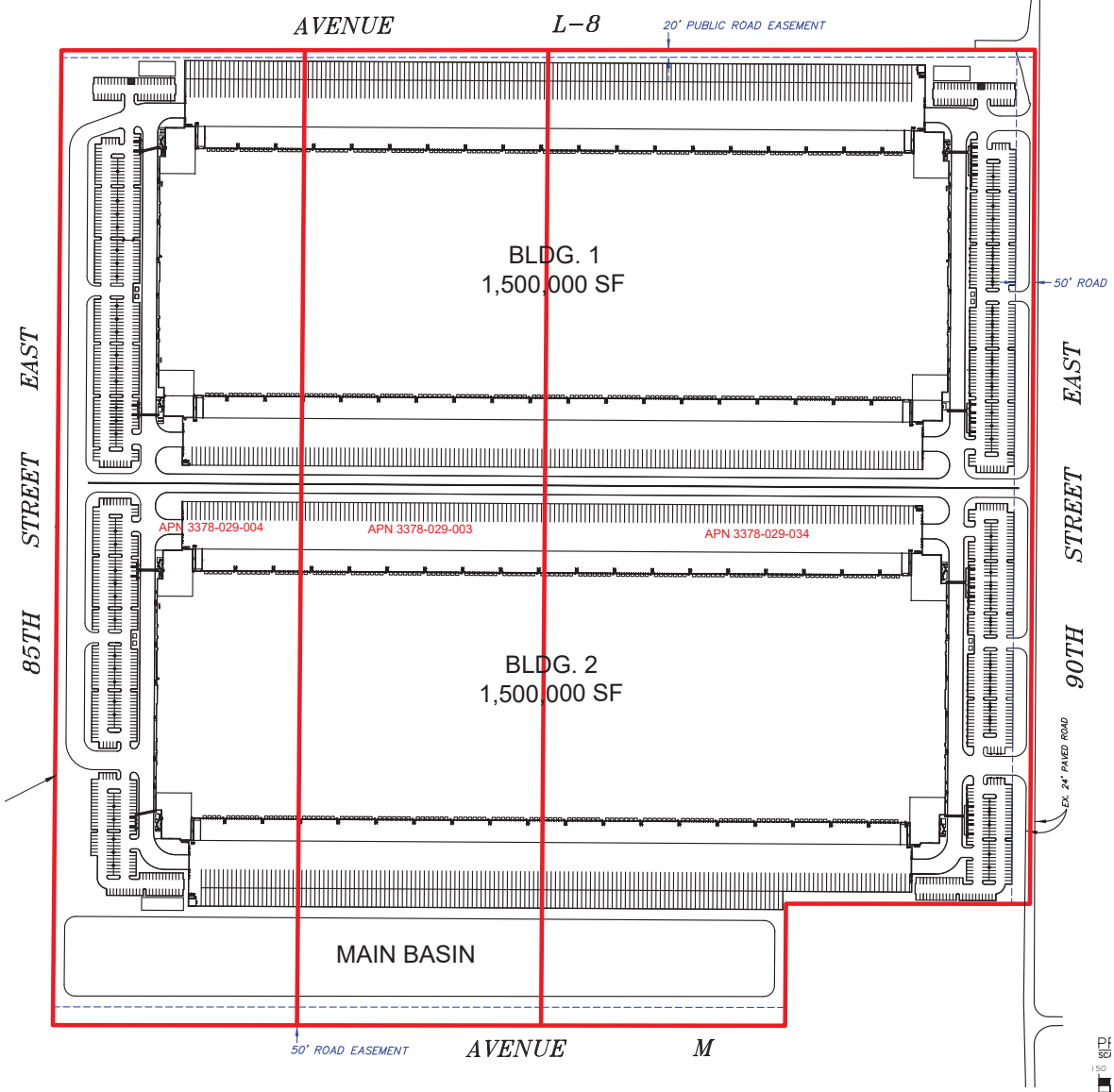
Seller will carry up
to 75% of the
purchase price.



POTENTIAL SITE LAYOUT

PROPERTY DETAILS	Bldg 1
Total Building Area (SF)	1,500,000
Auto Parking	753
Trailer Parking	499
Docks	258

PROPERTY DETAILS	Bldg 2
Total Building Area (SF)	1,500,000
Auto Parking	762
Trailer Parking	462
Docks	258



AMENITIES MAP

14.5 MILES | 14 FREEWAY 

5.2 MILES | PALMDALE REGIONAL AIRPORT 



Panera
BREAD
TARGET
LOWE'S
24
HOUR
FITNESS
ROSS
DRESS FOR LESS
WinCo
FOODS

KAISER PERMANENTE ANTELOPE VALLEY

BOEING

158 AC PALMDALE LOGISTICS CENTER

74 AC COVINGTON PROJECT

AVCC PROJECT COVINGTON

LOCKHEED MARTIN

NORTHROP GRUMMAN

ANTELOPE VALLEY COURTHOUSE

UNDER CONSTRUCTION TRADER JOE'S DISTRIBUTION FACILITY

PALMDALE REGIONAL AIRPORT

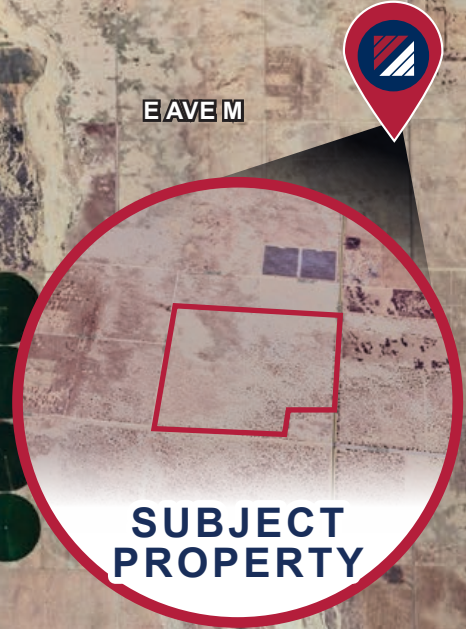


★macy's
ANTELOPE VALLEY MALL
Yard House
CHASE
sears
OUTBACK
Olive Garden
TRADER JOE'S
LOWE'S
McDonald's
TARGET
Chick-fil-A
Wendy's
petco

LOCKHEED MARTIN



BEST BUY
Staples
IHOP
ROSS
DRESS FOR LESS
HomeGoods
BARNES & NOBLE



ABOUT palmdale



TOP 10 LARGEST EMPLOYERS

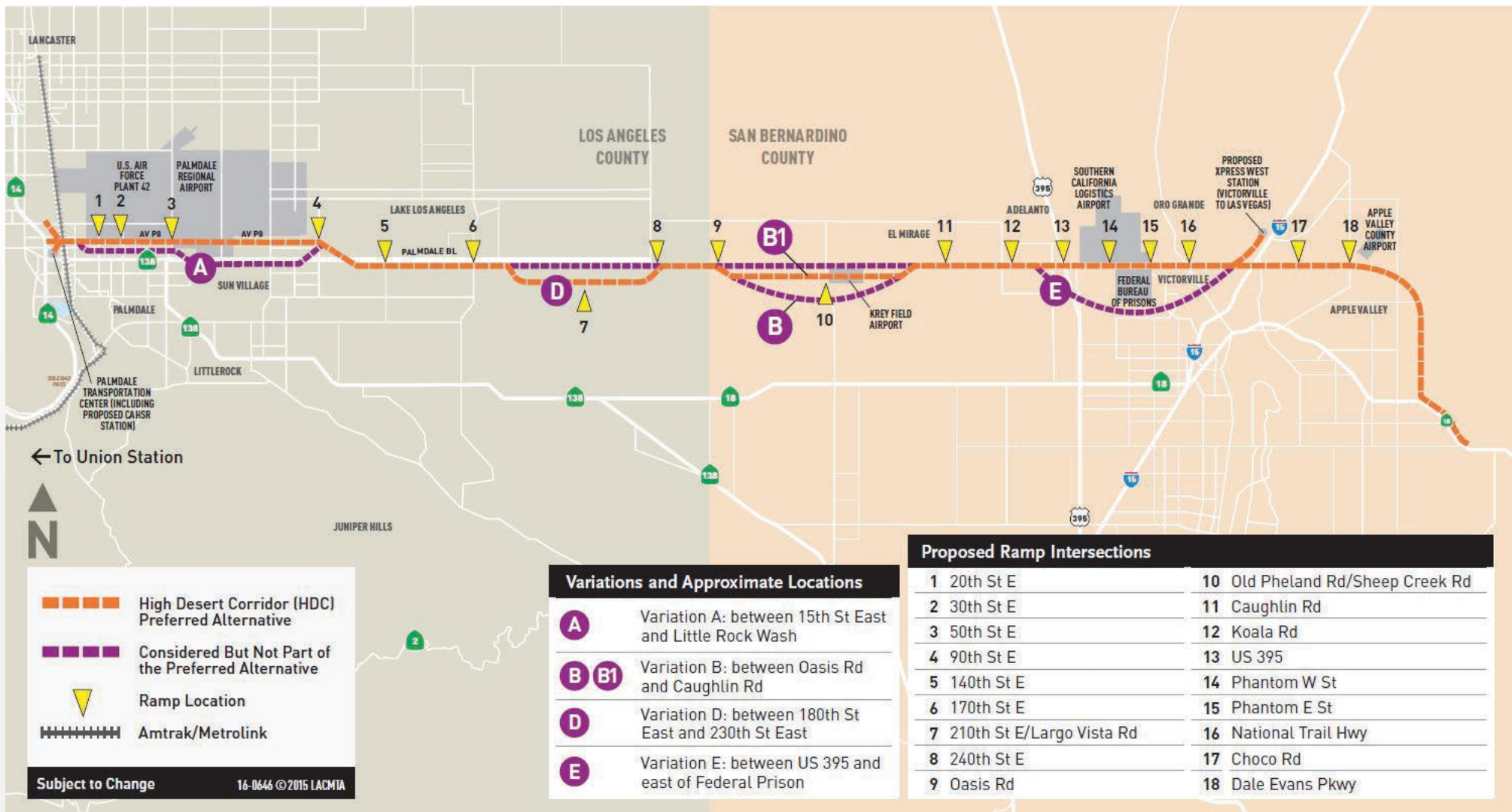
1	Lockheed Martin	3,700
2	Northrop Grumman	2,100
3	Antelope Valley Mall	1,800
4	Palmdale School District	1,792
5	Boeing	1,242
6	Wal-Mart	1,116
7	Antelope Valley Union HS District	850
8	Palmdale Regional Medical Center	800
9	Westside Union School District	587
10	Los Angeles County	500

The City of Palmdale is in northern Los Angeles County and encompasses approximately 174 square miles. With direct access to SR-14 (Antelope Valley Freeway) and Highway 138, as well as rail access via the Southern Pacific Transportation Company, Palmdale is readily accessible to commuters and users. Being the most southerly community in the Antelope Valley, the City of Palmdale enjoys a locational advantage for homebuyers from the San Fernando Valley, Santa Clarita Valley, Los Angeles Basin and Ventura County. For more than 50 years, Palmdale has been on the leading edge of America's newest technologies with major breakthroughs in aerospace, materials science, energy and the environment. Today Palmdale offers not only world-class engineering and state-of-the-art manufacturing facilities, but remarkable new medical facilities and a strong service sector indicative of the growing population in the area with nearly 2,000 businesses.

More recently, NASA chose Palmdale as the home of their new airborne infrared telescope. Designed to complement existing space and earth-based telescopes, the new Stratospheric Observatory for Infrared Astronomy (SOFIA) is bringing new insights into the creation and evolution of the universe. Part of the Dryden Aircraft Operations Facilities at Site 9 in Palmdale, NASA's airborne science program employs some 200 scientists, engineers and technicians and hosts scores of visiting scientific investigators from throughout the globe.

Lockheed Martin's famed Skunk Works is headquartered here employing more than 3,700 workers. Northrop Grumman employs 2,100 locally while Boeing, the world's leading aerospace firm, has a team of more than 850 employees working on contracts for both NASA and the Department of Defense.





HIGH DESERT CORRIDOR PROJECT

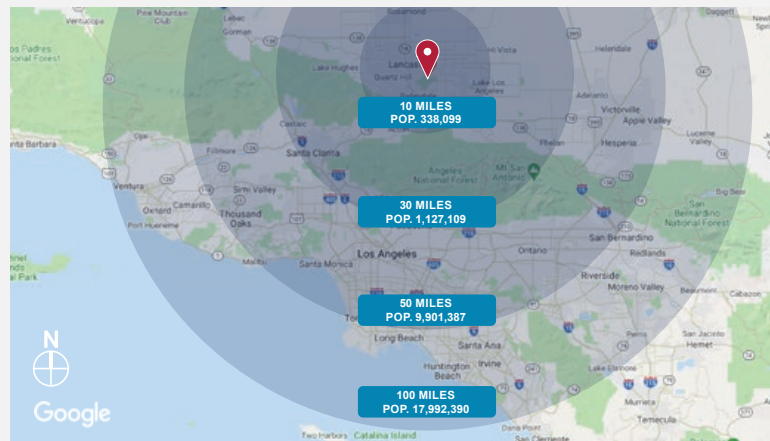
The High Desert Corridor (HDC) project considers a new multi-modal link between State Route 14 (also as the Antelope Valley Freeway) in Los Angeles County and State Route 18 in San Bernardino County.

This project would connect some of the fastest growing residential, commercial and industrial areas in Southern California including the cities of Palmdale, Lancaster, Adelanto, Victorville and the Town of Apple Valley.

LOCATION

DESTINATIONS	TIME/DIS.
San Fernando Valley	58 Mins / 59 Mi.
Beverly Hills	1 hr 17 Mins / 70 Mi.
Hollywood	1 hr 4 Mins/ 65 Mi.
Downtown Los Angeles	1 hr 14 Mins / 73 Mi.
Los Angeles Intl. Airport	1 hr 17 Mins / 76 Mi.
Port of Los Angeles	1 hr 40 Mins / 97 Mi.
Port of Long Beach	1 hr 38 Mins / 96 Mi.

DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2010 Population	315	1,037	214,551
2023 Population	376	1,183	232,282
2028 Population Projection	381	1,188	231,004
Avg Household Income	\$70,408	\$72,499	\$65,574
Median Household Income	\$55,999	\$55,000	\$51,934
Total Specified Consumer Spending (\$)	\$4M	\$11.7M	\$2B



TRAVEL/AIR

1. Palmdale Regional Airport
2. Air Force Plant 42
3. Northrop Grumman Corp.
4. Lockheed Martin

GROCERIES/FOOD

1. Winco
2. Vallarta Supermarkets
3. Superior Grocers
4. Sams Club
5. RigaTony's
6. Don Gus
7. Vallarta Supermarkets
8. Vallarta Supermarkets
9. Food 4 Less
10. Walmart Neighborhood Market

SHOPPING CENTERS/RETAIL

1. Antelope Valley Mall
2. Target
3. Costco
4. The Home Depot
5. Walmart Supercenter
6. Smart & Final Extra

GOVERNMENT

1. CA State Prison
2. Mira Loma Detention Center
3. Lancaster DMV
4. Michael Antonovic Antelope Valley
5. Social Security Office

