



OFFERING MEMORANDUM

2162 E Palmdale Blvd, Palmdale, CA 93550

built 1989 • renovated 2007

RE/MAX

PRESENTED BY



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Commercial Director

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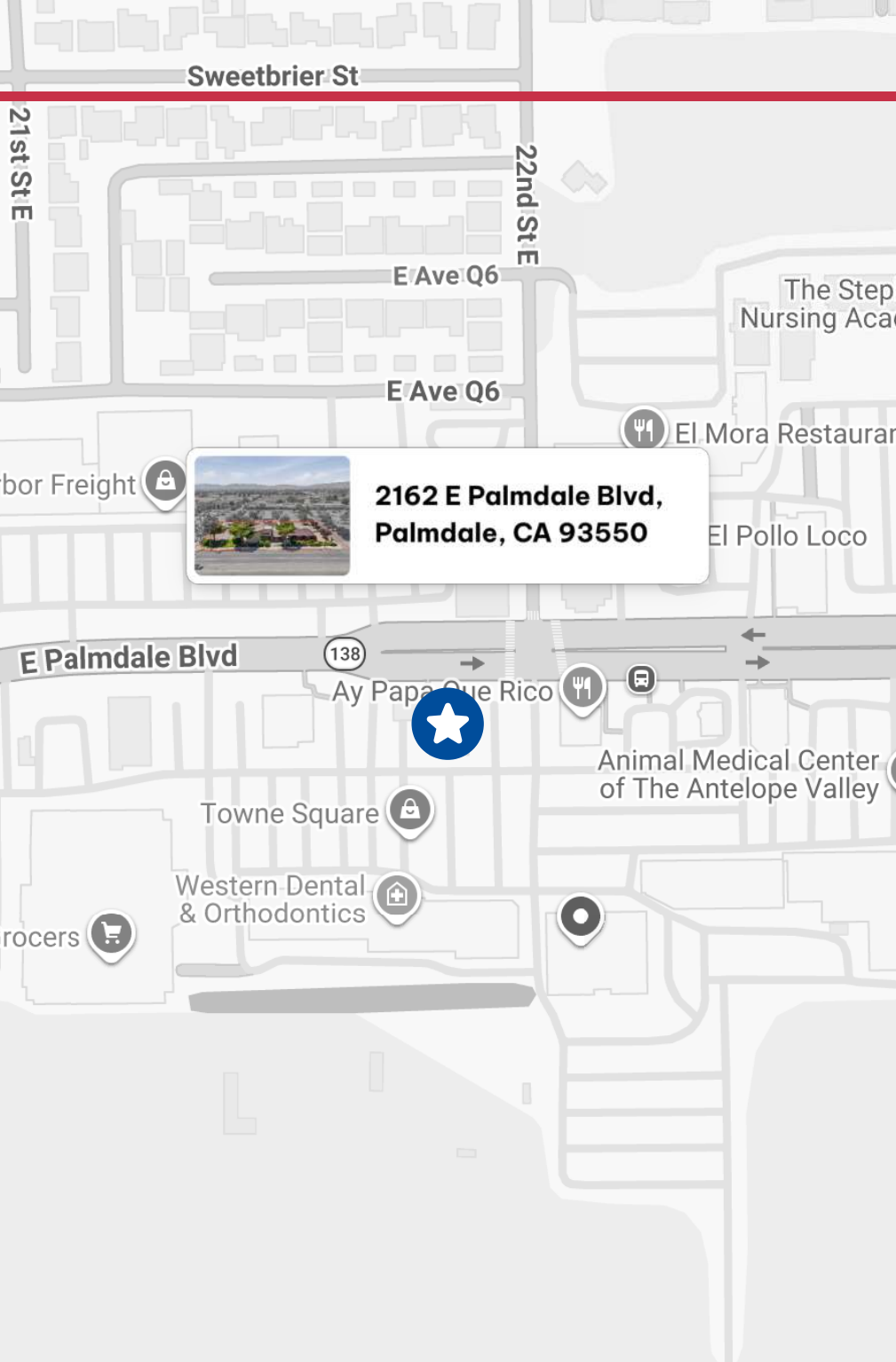
Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. DO NOT WALK ON PROPERTY, TALK OR CONTACT ANY TENANTS OR MANAGEMENT WITHOUT WRITTEN PERMISSION OF SELLER OR SELLER'S AGENTS.



24273 Main St, Santa Clarita, CA, 91321

<https://www.2162epalmdale.com/>



The Asset **01**

Market Overview **02**

Outro **03**



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The Asset

Executive Summary for Lease

Property Overview

Photos

Area

Points of Interest

Area Photos

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EXECUTIVE SUMMARY FOR LEASE

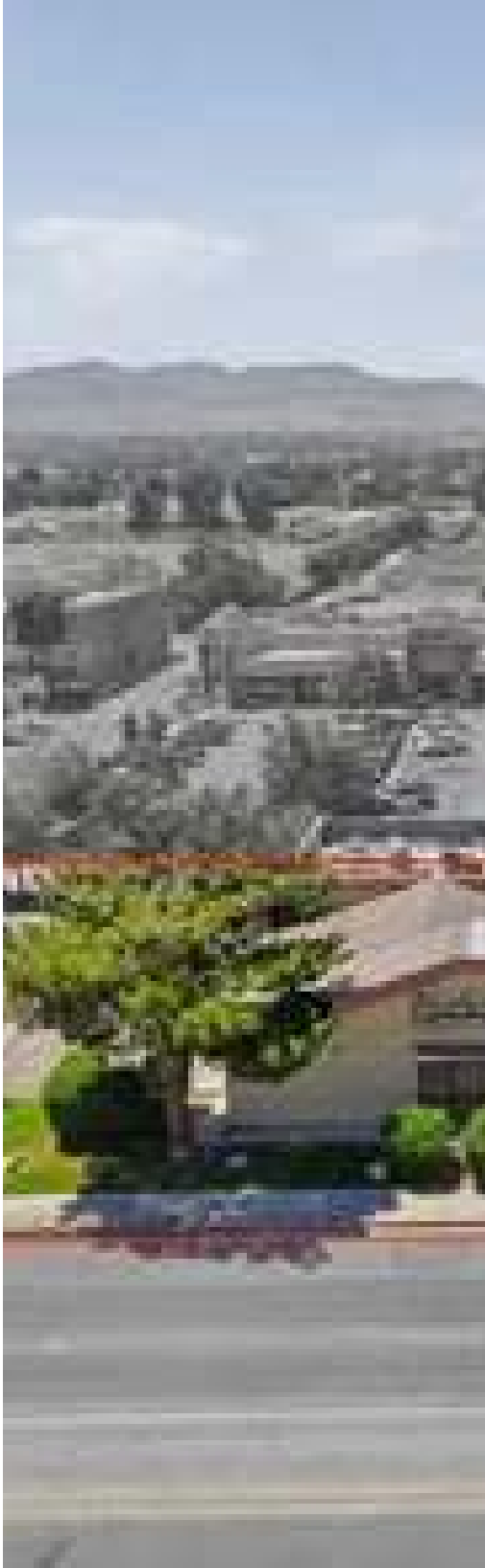
SF	Price/SF/yr	Spaces	Built/Renovated
6,000	\$25.80	1	1989/2007

Property Info	
Property type	Retail
Building size	6,000 SF
Stories	1

Property Info	
Number of buildings	1
Property class	B
Parking	60

Spaces for lease

Name	Space Type	Space Size	Lease Rate	Lease Term	Note
Restaurant	Commercial/Retail	6,000 SF	\$25.80/SF/yr	5+ year	NNN
Total spaces: 1		6,000 SF			



— PROPERTY OVERVIEW

Description

RE/MAX Gateway Commercial – The Alonso Real Estate Group, is proud to present 2162 E Palmdale Blvd, Palmdale, CA, 93550. Don't miss out on this rare opportunity to Lease a freestanding +/- 6,000 sq.ft. restaurant building with a full liquor license, prominent Palmdale Blvd frontage, sitting on a 31,311 sq.ft. lot with approximately 60 parking spaces. Zoned PDC3, built in 1989 and renovated in 2007, formerly operated as a well-known full-service Mexican Grill & Cantina, this is a true turn-key restaurant opportunity for an Owner-User ready to launch or expand operations, or an Investor looking to re-tenant a fully built-out food service property. Features include (but not limited to); a full commercial kitchen with stainless steel cooking and prep stations, commercial hoods with fire suppression, walk-in refrigeration, dedicated dishwashing and food prep areas, a full bar with beer tap system and back-bar, multiple spacious dining rooms with booth seating and vaulted wood-beamed ceilings, a private banquet/party room ideal for events and large gatherings, a large covered patio offering additional seating and outdoor dining capacity, his and hers multi-stall restrooms, office space, and ADA accessible ramp entry. Ideally located on a high-visibility, high-traffic stretch of E Palmdale Blvd, surrounded by established retail shopping centers and national tenants drawing consistent daily traffic. The heavy lifting is already done and the infrastructure is in place, bring your concept and open for business without the delays and expenses of building a restaurant from the ground up!

Property highlights

- Full liquor license
- Enclosed patio
- Full bar
- Security system
- Fully built-out space
- Full kitchen
- Dedicated parking
- Security patrol
- Turn-key
- Stand-alone building

— PROPERTY PHOTO



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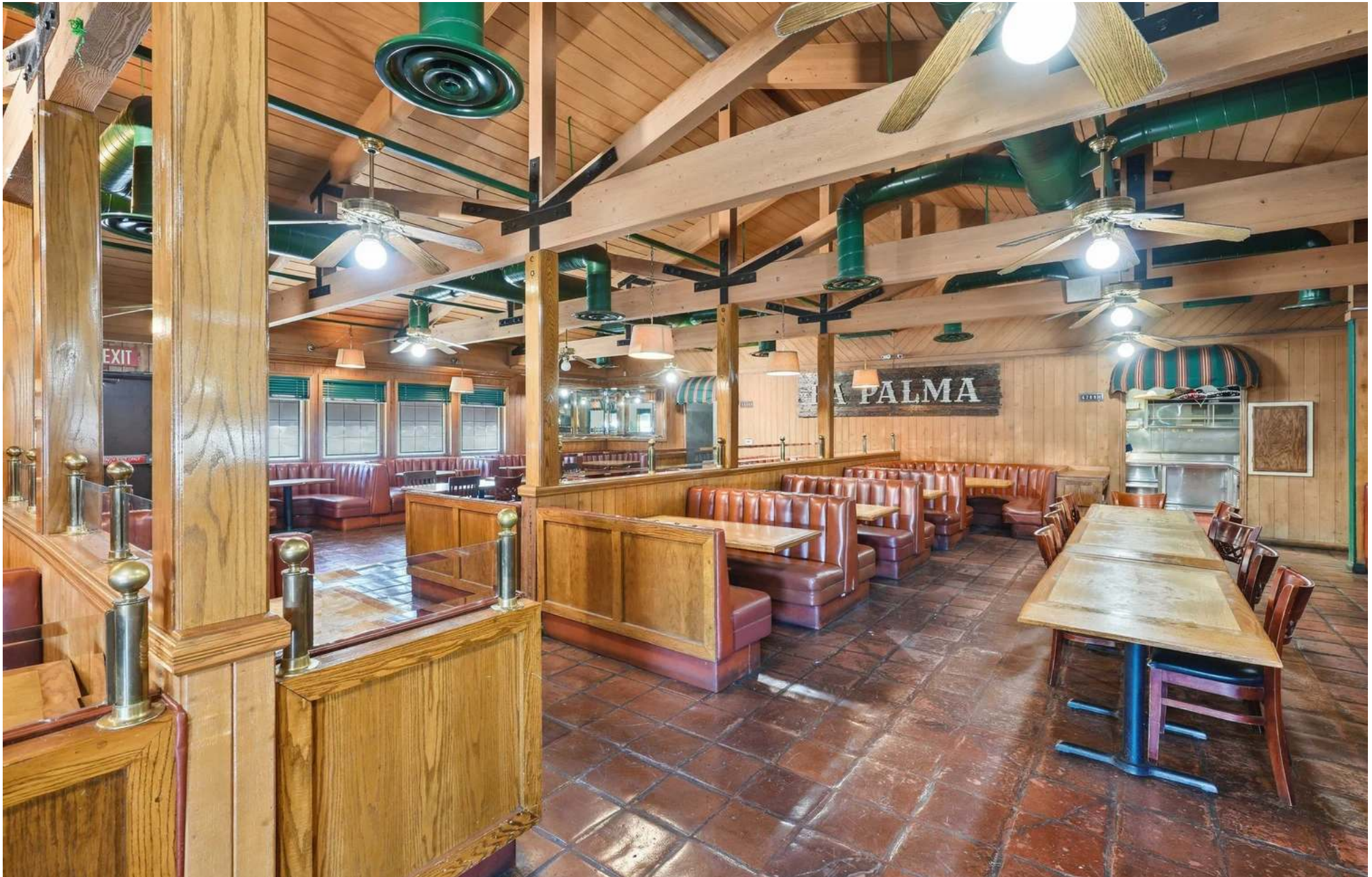
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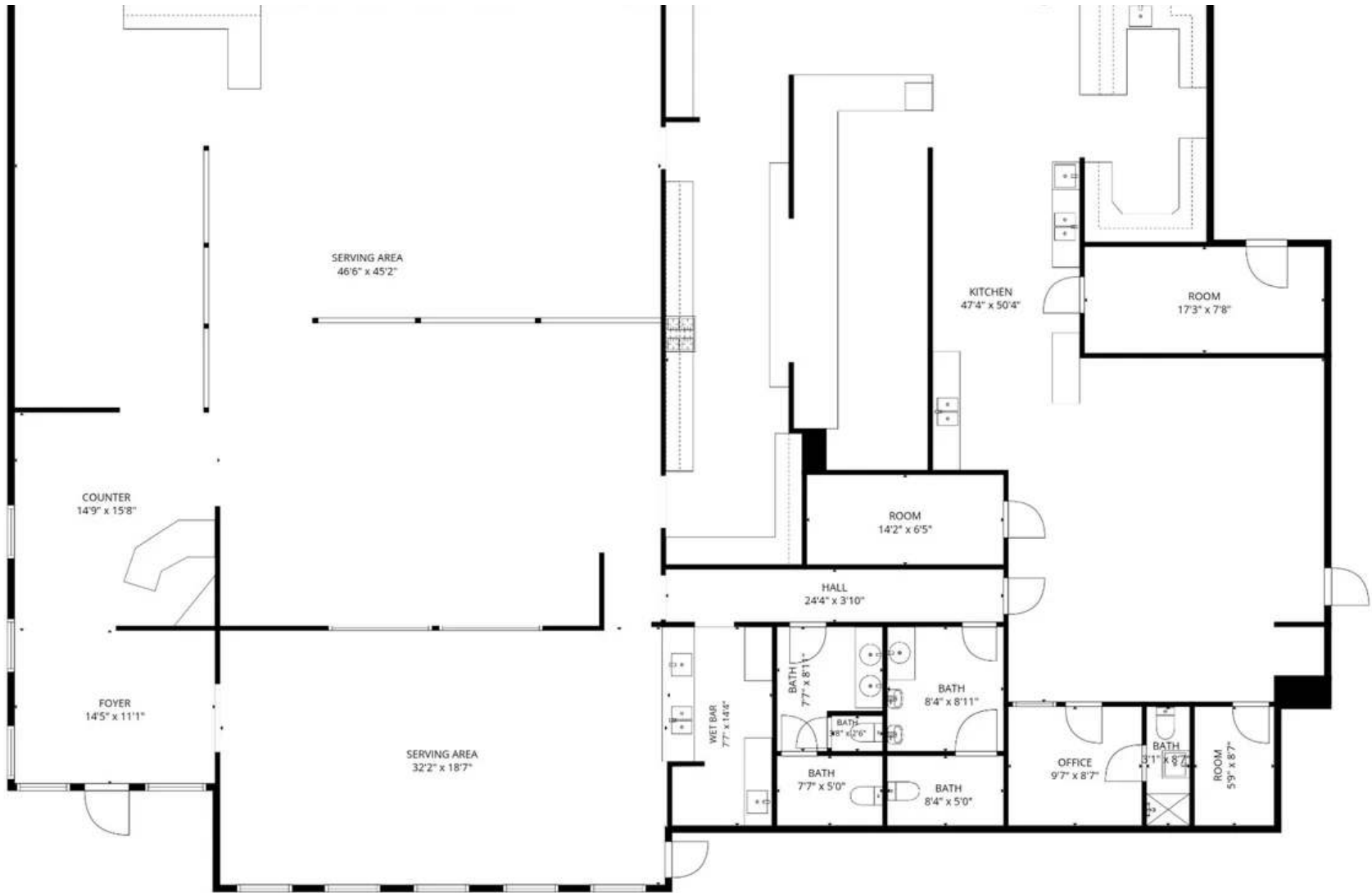
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TOTAL: +/-6,000 sq. ft.

— PROPERTY PHOTO



— AREA

Area Description

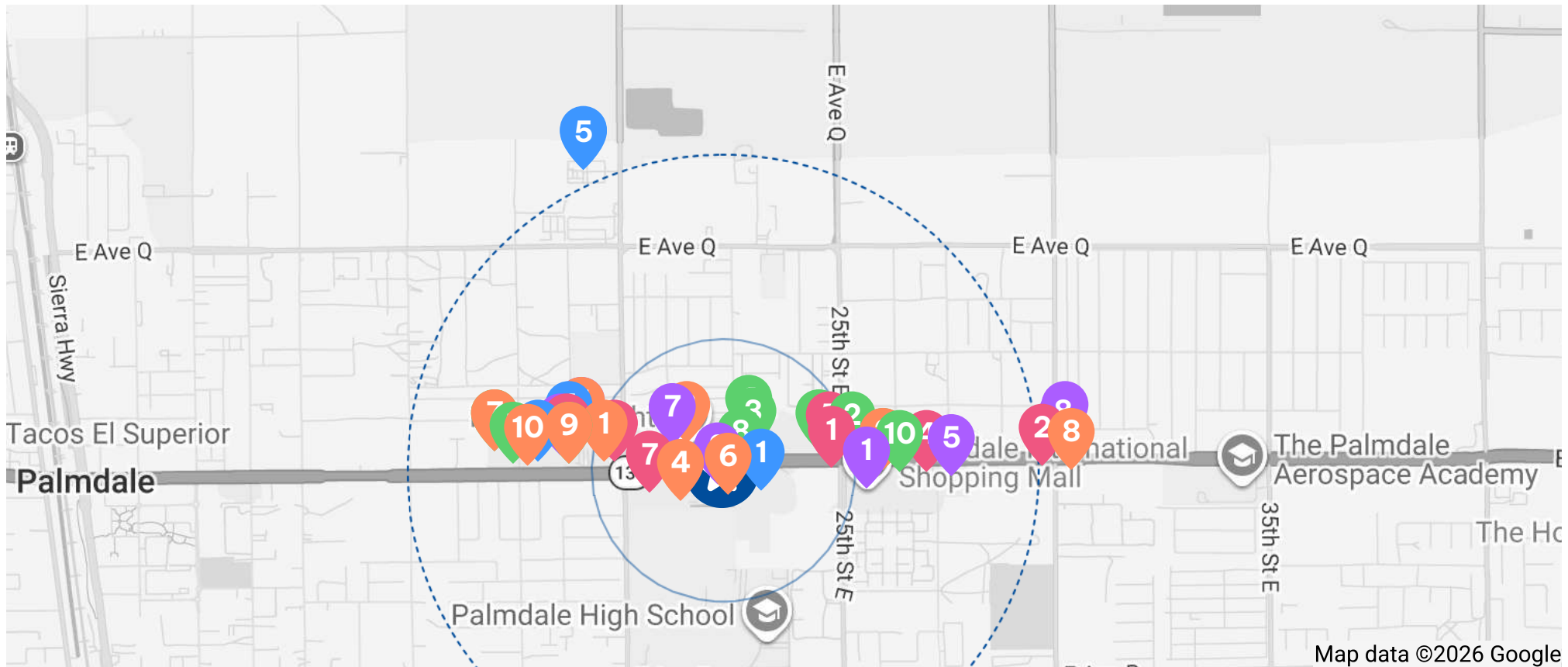
Situated in a convenient corridor near Palmdale Blvd, 2162 E Palmdale Blvd places you within a well-established, family-friendly community with easy access to everyday essentials and regional destinations. Residents enjoy close proximity to major shopping and dining options, including big-box retail, grocery centers, and local eateries that line the surrounding commercial areas, along with popular services and entertainment nearby. Outdoor recreation is readily available with nearby parks and open spaces for walking, sports, and community gatherings, while families benefit from access to reputable schools within the Palmdale area. For commuters, the neighborhood offers practical transportation connections to local roadways and quick access to state routes, making it easier to travel throughout the Antelope Valley and beyond. The area's lifestyle blends suburban comfort with nearby attractions such as local lakes, desert landscapes, and the unique cultural and aviation history of the Antelope Valley, supporting strong long-term market appeal for both homeowners and investors.

Area Highlights

- Located in a well-established Palmdale neighborhood where everyday convenience meets a relaxed, community-focused desert lifestyle.
- Convenient access to shopping and services along E Palmdale Blvd, including major retailers, supermarkets, and essential on-demand amenities.
- Dining options are plentiful nearby, offering a mix of casual eateries and local favorites with a strong Antelope Valley dining scene.
- Close to neighborhood parks and recreation, with schools served by the Palmdale School District—ideal for everyday family activities.
- Enjoy quick connectivity to major roadways and SR-14 for commuting, along with easy reach to local attractions and community entertainment.

POINTS OF INTEREST

— 5min walk - - - 10min walk



Map data ©2026 Google

COMMERCIAL ANCHORS

- 1 Palmdale International Sh...
- 2 Vallarta Supermarkets
- 3 Towne Square
- 4 Gateway Center
- 5 shopping center
- 6 30th Street Commerce C...
- 7 Palm Knolls Shopping Cen...
- 8 Fountain Plaza

TRIP & ACCESS

- 1 ARCO
- 2 Chevron ExtraMile
- 3 Shell
- 4 Shell
- 5 Arco
- 6 17Th St E Parking
- 7 20Th St E Parking

FOOD & DRINK TRAFFIC

- 1 Dutch Bros Coffee

- 2 Shandra Thai Cuisine
- 3 El Pollo Loco
- 4 Los Cipotes Salvadorean ...
- 5 McDonald's
- 6 El Mora Restaurant
- 7 Starbucks Coffee Compa...
- 8 Ay Papa Que Rico
- 9 Louisiana Famous Fried C...
- 10 Burger King

COMPETING RETAIL

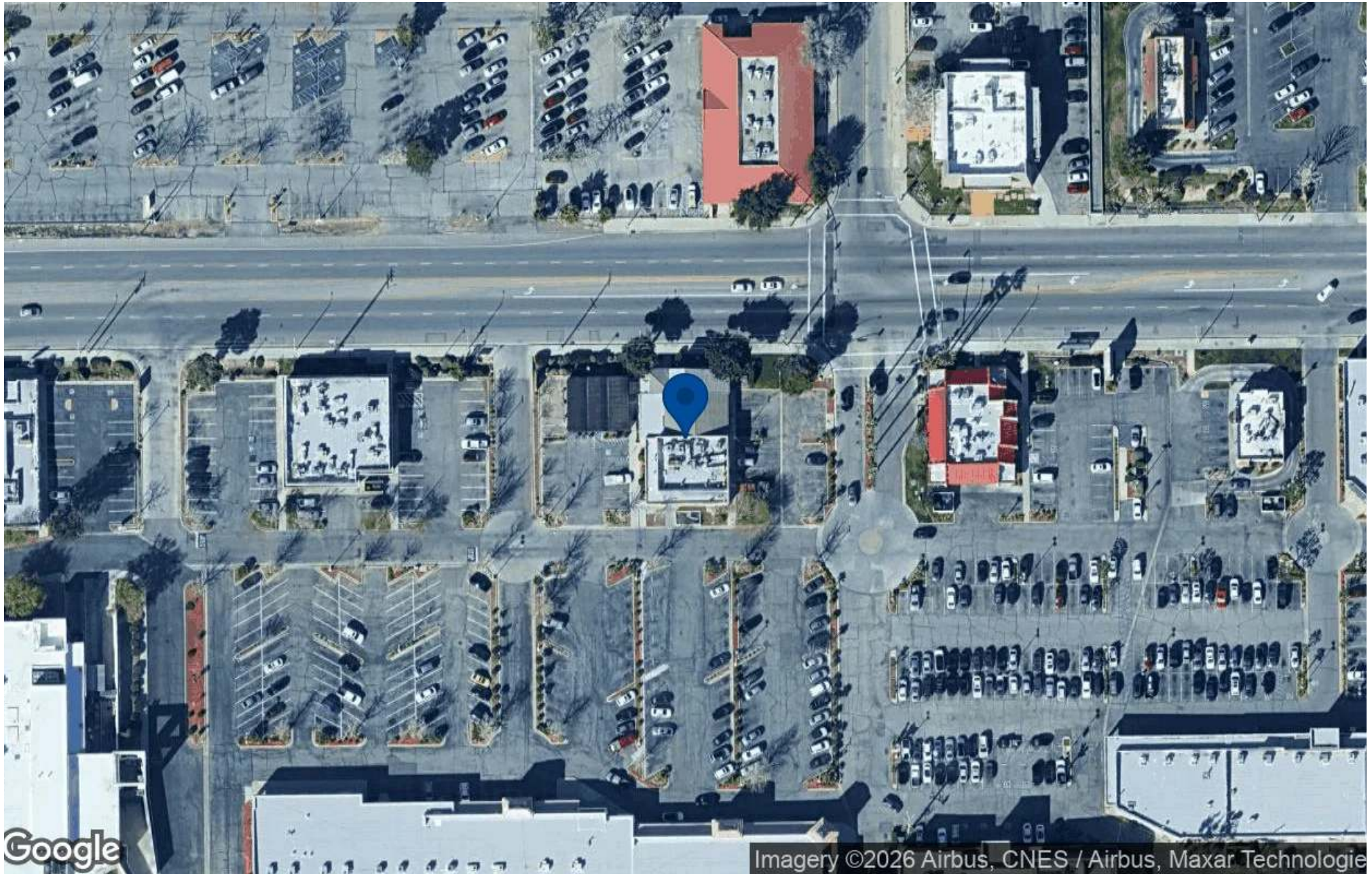
- 1 La Michoacana Ice Cream...
- 2 Dutch Bros Coffee
- 3 Harbor Freight
- 4 Superior Grocers
- 5 Vallarta Supermarkets
- 6 Goodwill Southern Califor...
- 7 Smoke Shop palmdale an...
- 8 Gonzalez Meat Market
- 9 Starbucks Coffee Compa...

10 WSS

SUPPORT SERVICES

- 1 United States Postal Servi..
- 2 US Post Office Annex
- 3 Chase Bank
- 4 U.S. Bank Branch
- 5 Ez Direct

— AREA PHOTO



— AREA PHOTO



— AREA PHOTO



— AREA PHOTO





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Market Overview

City Overview

Demographics

Employers

Employment

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Area Description

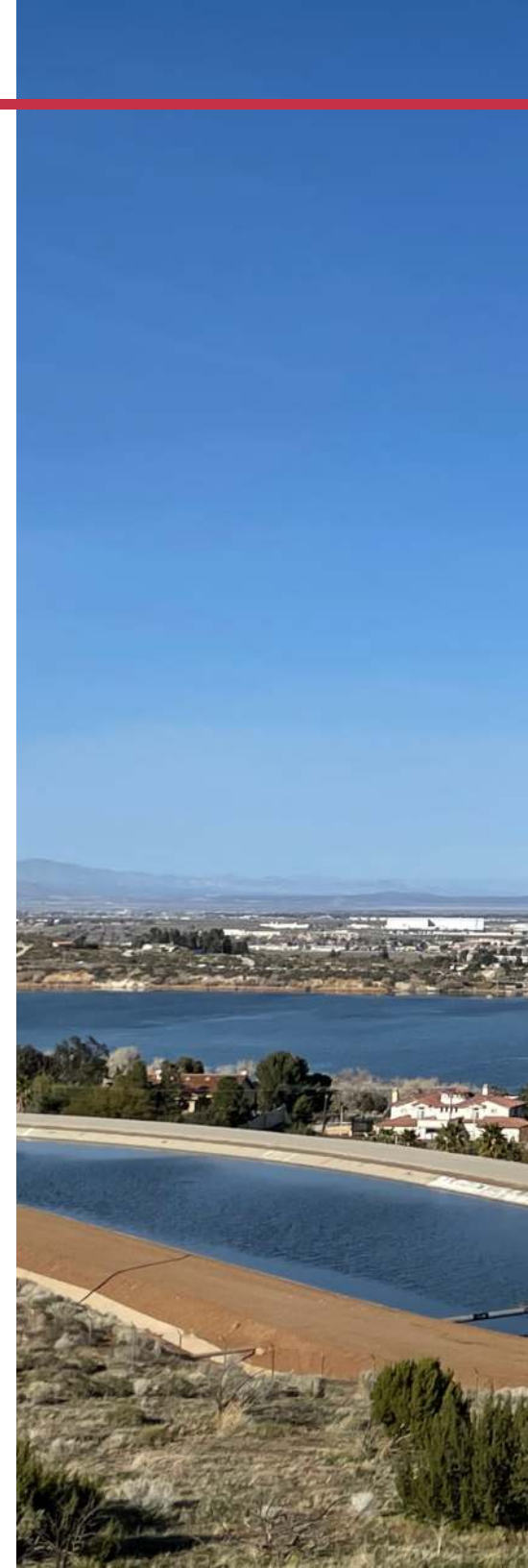
Palmdale, CA, is a vibrant suburban city nestled in the Antelope Valley of Northern Los Angeles County. Known for its stunning desert landscapes and proximity to the San Gabriel Mountains, Palmdale boasts a rich history as the first city in the Antelope Valley, incorporated in 1962. With a growing population of over 169,000 residents, it is recognized for its aerospace industry, outdoor recreational opportunities, and family-friendly atmosphere. The city serves as a vital link between the Los Angeles Basin and the majestic High Desert, making it an attractive destination for newcomers and visitors alike.

Recreational Delights

Palmdale offers a wealth of recreational opportunities, highlighted by its scenic parks, hiking trails, and outdoor activities. Among these locations, the Palmdale Oasis Park boasts walking paths, playgrounds, and picnic areas, perfect for families seeking a day of relaxation. The Dry Town Water Park provides summer fun for all ages with water slides and lazy rivers. Nature enthusiasts can explore the Joshua Ranch Trail, celebrated for its wildlife and tranquil surroundings. Moreover, Lake Palmdale serves as a spot for fishing and water activities, and the Best of the West Softball Complex offers sports facilities and leagues for local athletes. Additionally, the Palmdale Amphitheater hosts summer concerts and community events, catering to diverse interests.

Culinary Scene

Palmdale's culinary scene is vibrant and diverse, offering a gastronomic journey through various cuisines. The city is known for its rich blend of Hispanic and American flavors, showcased in locations like the Antelope Valley Mall where an array of dining options can be found. Local favorites include authentic Mexican eateries, Asian fusion restaurants, and classic American diners. The downtown area, which is brimming with food trucks and farmers' markets, also provides unique experiences for food lovers. Notable spots such as 'Mershops Antelope Valley' offer casual dining alongside retail therapy, while the Thursday Night on the Square emphasizes local produce and dishes, complementing the city's burgeoning food scene.



DEMOGRAPHICS

within 3 mile radius

92,953

Total population

48%

5 year population growth projection

20,000 - 78,000

Vehicles per day on East Palmdale Boulevard

26,198

Total households

\$23,377

Per capita income

2022 Population by age

7%

0-4 Years

26%

5-19 Years

6%

20-24 Years

27%

25-44 Years

23%

45-64 Years

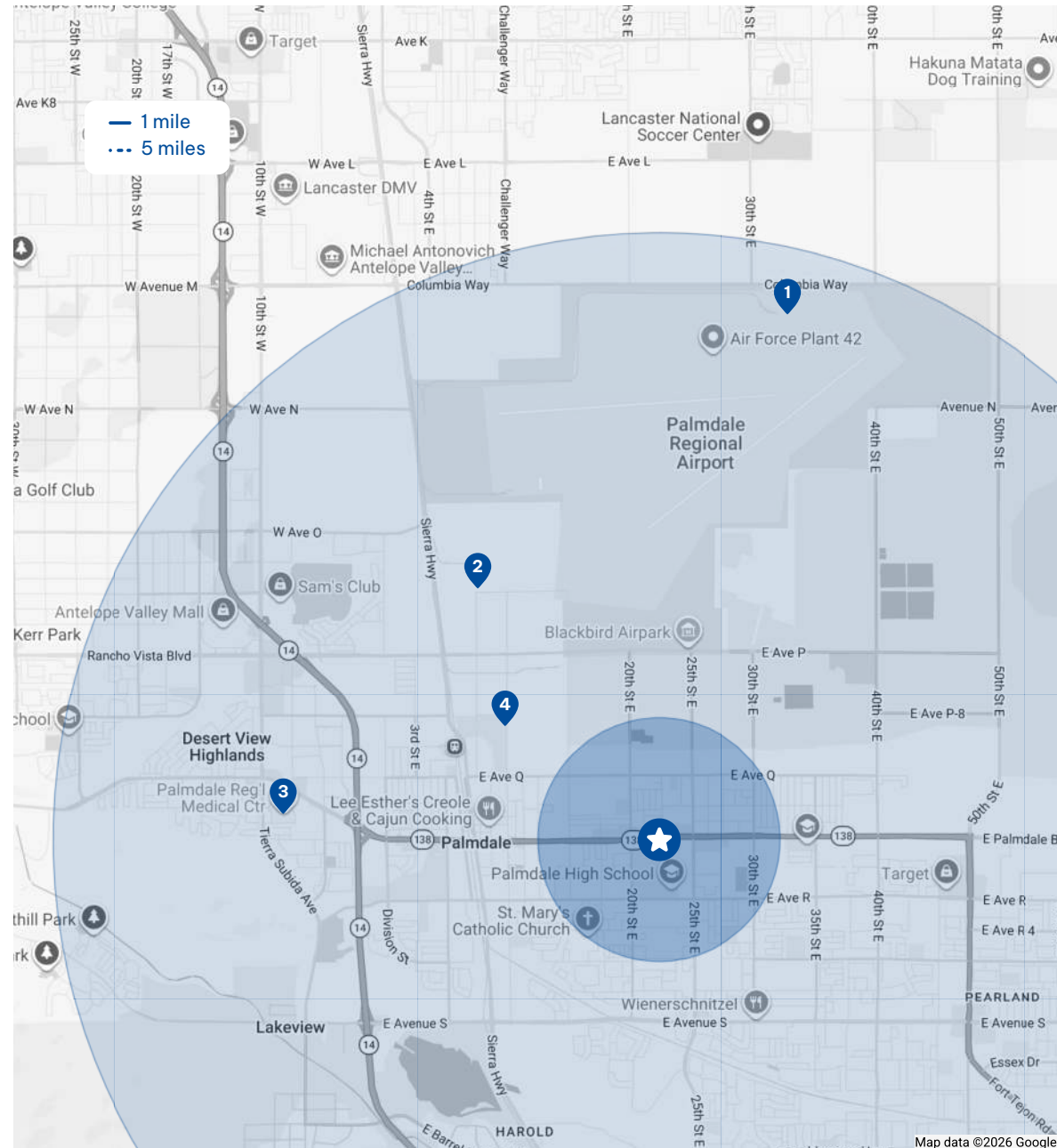
11%

65+ Years

	1 Mile	3 Miles	5 Miles
Total population	15,970	92,953	138,745
5 year projected total population	23,205	137,146	239,864
Total households	4,685	26,198	38,653
Current Median Household Income	\$56,806	\$67,958	\$78,284
5 year projected median household income	\$81,684	\$90,782	\$111,927
Current Per Capita Income	\$20,932	\$23,377	\$26,216
5 year projected per capita income	\$31,922	\$31,424	\$36,913
Median home value	\$379,823	\$388,418	\$423,356

EMPLOYERS

- 1 Northrop Grumman
- 2 Lockheed Martin Aeronautics Co
- 3 Palmdale Regional Medical Center
- 4 Palmdale School District



Health Care and Social Assistance	13.96%
Retail Trade	11.89%
Manufacturing	11.75%
Construction	9.84%
Educational Services	9.65%
Transportation and Warehousing	7.64%
Accommodation and Food Services	7.46%
Administrative and Support and Waste Management Services	5.99%
Public Administration	5.73%
Professional, Scientific, and Technical Services	4.63%
Finance and Insurance	3.37%
Other	8.09%

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CONTACT US



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