

OFFERING MEMORANDUM

SEC 5TH STREET WEST & AVENUE Q

2.95 ACRES COMMERCIAL

SEC 5th Street West & Ave Q | Palmdale, California 93551



MARKOWITZ
COMMERCIAL REAL ESTATE INC.

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EXECUTIVE SUMMARY



SEC 5TH STREET WEST & AVENUE Q

Markowitz Commercial Real Estate, Inc. is pleased to exclusively offer a well-located, signalized, corner property with curb and gutter complete and all utilities available. The subject property is just off the 14 Freeway, offering convenience and visibility to daily traffic counts exceeding 100,000 vehicles per day. The site is zoned Visitor Commercial, which allows a variety of uses including gas stations, travel centers, car rentals, car washes, restaurants, drive-throughs, hotels, extended stay hotels, retail, medical and professional offices, and more. Buyer to verify all information.

HIGHLIGHTS

- Hard corner at a signalized intersection with curb and gutter complete and all utilities available
- Just off the 14 Freeway at Palmdale Boulevard
- Visibility from the 14 Freeway, with traffic counts exceeding 100,000 vehicles per day
- Zoned Visitor Commercial, which allows a variety of uses including gas stations, travel centers, car rentals, car washes, restaurants, drive-throughs, hotels, medical, and more

Price	Per Acre	Per Sq Ft
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\$1,029,000	\$348,814	\$8.00
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Assessors Parcel No.	Acres	Sq Ft
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3004-001-037	0.86	37,646
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3004-001-038	0.87	37,964
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3004-001-031	1.22	52,969
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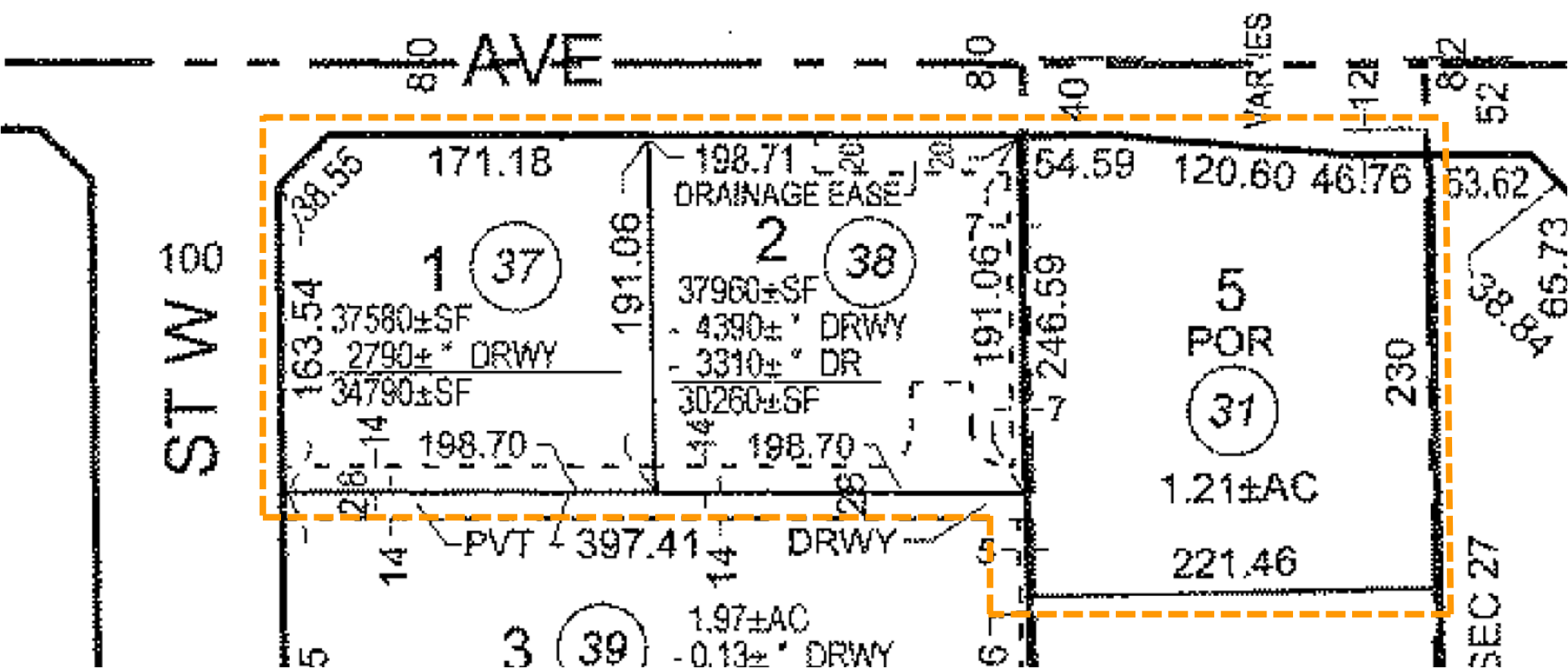
TOTAL	2.95	128,579
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LOCATION



LOCATION





STREET VIEW



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 130,438.

INCOME

Household income is averaging \$100,899 in a 5-mile radius of the subject property, with a median of \$76,629.

EMPLOYEES

There are approximately 34,960 daytime employees in a 5-mile radius of the subject property. Of that total, approximately 31,711 work in service-producing industries such as trade, transportation & utilities, education and health, or professional and financial industries. Approximately 3,249 work in goods-producing industries like construction or manufacturing.

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	11,084	69,295	130,438
Median Age	34.9	34.8	35.4
Bachelors Degree	14%	14%	14%

HOUSING	1-MILE	3-MILE	5-MILE
2025 Households	3,391	20,923	38,388
Avg Household Vehicles	2	2	2
Avg Household Size	3.2	3.2	3.3

INCOME	1-MILE	3-MILE	5-MILE
Avg Household	\$83,132	\$93,465	\$100,899
Median Household	\$66,559	\$69,515	\$76,629

5-MILE

**POPULATION**
130,438

**EMPLOYEES**
34,960

**HOUSEHOLDS**
38,388

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

**MEDIAN AGE**
36.3



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