

# FOR LEASE RETAIL SPACE AVAILABLE AMARGOSA COMMONS

SWC RANCHO VISTA & 10TH, PALMDALE, CA

 DOLLAR TREE

SKECHERS

PET SMART

TJ-MAXX

TRADER JOE'S

BOB'S DISCOUNT FURNITURE

AVAILABLE  
865 SF

AVAILABLE  
4,045 SF







Panera  
BREAD

BRIGHT NOW!  
DENTAL

10th St W - 89,000 CPD

CBRE

# PROPERTY HIGHLIGHTS

-  **2 Suites available:**  
Suite E: ±4045 SF (former health and wellness spa)  
Suite D: ±865 SF
-  ±172,992 SF community shopping center located in Palmdale, CA
-  Anchored by national retailers including Trader Joe's, TJ Maxx, PetSmart, Dollar Tree, Bob's Discount
-  Positioned at a signalized intersection with strong traffic counts
-  Monument signage opportunity available (subject to landlord approval)
-  Located in the heart of the Antelope Valley retail corridor, across from Antelope Valley Mall



# DEMOGRAPHICS

Population (2024)	
1 Mile	1,450
3 Miles	59,692
5 Miles	144,302

Average HH Income	
1 Mile	\$73,632
3 Miles	\$85,457
5 Miles	\$100,240

Average HH	
1 Mile	458
3 Miles	18,765
5 Miles	43,845

Median Age	
1 Mile	31.7
3 Miles	33.0
5 Miles	34.0



## CITY OF PALMDALE

Palmdale is one of the fastest-growing cities in Los Angeles County, known for its strong community, affordable housing, and expanding economy. With a population of more than 160,000 residents and a regional draw from the greater Antelope Valley, the city continues to attract families, professionals, and businesses seeking opportunity and growth. Palmdale benefits from excellent transportation access, including the 14 Freeway and regional transit connections, positioning it as a hub for commerce and daily conveniences. The city's diverse and family-oriented population supports a wide range of retail, dining, and entertainment options, making it an attractive destination for both national brands and local operators. Ongoing investment in infrastructure, housing, and community amenities further strengthens Palmdale's retail market, offering businesses long-term growth potential in a vibrant and evolving city.



# RETAILER MAP





**IN-SHAPE**  
FITNESS

NAIL SALON

E'W&J'S

ROBEKS

**BOB'S**  
DISCOUNT  
FURNITURE

**TJ-maxx**

**SKECHERS**

**DOLLAR TREE**

H&R BLOCK

EUROPEAN  
WAX CENTER

**TRADER JOE'S**

**PETSMART**

BLUEMAKI  
FINANCIAL

**Bright Now! Dental**  
& ORTHODONTICS

**Panera**  
BREAD

FORMER HEALTH  
& WELLNESS SPA

**rubio's**  
COMPLIMENTARY  
CATERING

**SUPERCUTS**

Q.S. Q.  
HAWAIIAN BBQ

SUITE D  
865 SF

SUITE E  
4,045 SF

**BURGER KING**

10TH ST W





**ANTELOPE VALLEY MALL**  
 Dick's, Macy's, Cinemark,  
 JC Penny, Dillards, Old  
 Navy, Tilly's, Chipotle, Yard  
 House, Cane's

**DOLLAR TREE**

**SKECHERS**

**PETSMART**

**T.J. MAXX**

**TRADER JOE'S**

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