



KOREK LAND COMPANY, INC.



4.69± ACRES
2ND PHASE OF PRIME CORNER COMMERCIAL CENTER
CITY OF PALMDALE, CA

- LOCATION:** South of the southwest corner of Elizabeth Lake Road (W. Palmdale Blvd.) and Tierra Subida Avenue (10th Street West), Palmdale 93551. Prime signalized intersection located less than 1 mile west of Highway 14.
- APN's/SIZE:** 3004-033-014 = .41 acres 3004-033-015 = 2.61 acres 3004-033-016 = .75 acres 3004-033-017 = .93 acres
Gross Acreage = 4.69± acres (204,296 SF) Usable Acreage = 2.525± (110,000 SF) (estimated)
- BUILDABLE SF:** Old site plan proposes 43,776± SF. **ANCHOR TENANT:** Albertsons
- PARKING:** Proposed parking ratio 4.55/1,000.
- ZONE:** Light Commercial (C-1). **GENERAL PLAN:** Neighborhood Commercial (NC). City has indicated that multi-family residential may be possible. **BUYER TO VERIFY ZONING AND THAT IT WILL ALLOW BUYER'S INTENDED USE.**
- TOPO:** Subject sits slightly above the Phase I Albertsons center providing views of the valley. Site has been rough graded with completed ingress/egress access on both Tierra Subida Avenue and Elizabeth Lake Road.
- AREA:** The City of Palmdale is a thriving community with over 158,000 residents with an average household income above \$70,000. The subject is surrounded by single family homes and is adjacent to the Palmdale Trade and Commerce Center and AV Auto Center Specific Plans; and the 230 bed, 350,000 SF Palmdale Regional Medical Center.
- POTENTIAL:** Multi-tenant retail development opportunity at a prime signalized intersection. Ideal location for a full-service drug store, fitness center, professional and medical offices, restaurant, specialty shops, tire center, and much more!
- PRICE:** **PRICED TO SELL AT \$795,000!** Asking \$1,000,000 (~~only \$4.89/SF~~).
- CONTACT:** Deanne Boublis CalDRE 00970999 at (818) 787-3077 for additional information.

DISCLAIMER NOTICE TO BUYER: The information contained herein was obtained from third parties and it has not been independently verified by Korek Land Company, Inc. ("KLC"). Buyer should have the experts of their choice inspect the property and verify all information. KLC is not qualified to act as or to select experts with respect to legal, tax, environment, zoning, building construction, soils-drainage or other such matters. Please see reverse for full disclaimer.