



**KOREK LAND COMPANY, INC.**



**12.5± COMMERCIAL ACRES**  
**PALMDALE, CA**

- LOCATION:** South side of Palmdale Blvd, between 40<sup>th</sup> and 47<sup>th</sup> Streets E in the City of Palmdale 93553. Subject is adjacent to the South Valley Health Center and just west of the 47<sup>th</sup> Street Pavilion with major retail tenants that include Super Target, Home Depot, Ross, PetSmart and more. This is an excellent Palmdale Blvd location with a lot of existing residential nearby.
- APN/SIZE:** 3023-004-028 = 12.55± acres
- TOPO:** Basically flat with ~700' of Palmdale Blvd frontage.
- ZONE/GP:** C2 (Office Commercial). This zone allows for businesses and professions which provide services primarily from offices. (See zoning standards.) **GENERAL PLAN:** OC (Office Commercial). **BUYER TO VERIFY ZONING AND THAT IT WILL ALLOW BUYER'S INTENDED USE.**
- UTILITIES:** In the area. Buyer to determine availability and capacity of utilities for Buyer's intended use.
- POTENTIAL:** Potential medical, professional or administrative offices, business services, financial/real estate services, educational services or trade school, assisted living, retail uses in conjunction with office and/or service uses.
- MISC:** Northrop Grumman was awarded the Long-Range Strike Bomber contract by the US Air Force. The Antelope Valley is at the leading edge of the aerospace industry with Airforce Plant 42, Lockheed Martin, Boeing, Northrop Grumman and NASA. Future growth in this area is inevitable.
- PRICE:** Asking \$1,550,000 (\$2.84/SF).
- CONTACT:** Deanne Boublis - CalBRE 00970999 at [deanne.boublis@korekland.com](mailto:deanne.boublis@korekland.com) or (818) 787-3077.

**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.

15230 BURBANK BLVD., SUITE 101 ❖ SHERMAN OAKS, CA 91411 ❖ (818) 787-3077 or (800) 370-5263 ❖ FAX (818) 787-9677

[www.korekland.com](http://www.korekland.com) ❖ [mail@korekland.com](mailto:mail@korekland.com)

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