



KOREK LAND COMPANY, INC.

**RETAIL CENTER
OFFICE / MEDICAL
MINI-STORAGE**

4.69± COMMERCIAL ACRES
PALMDALE, CA

- LOCATION:** South side of Palmdale Blvd, between 25th and 30th Streets E, Palmdale 93550. Subject is approximately 3 miles east of Highway 14, 2 miles from downtown Palmdale and minutes from Air Force Plant 42.
- APN/SIZE:** 3018-026-014 = 4.69± acres
- TOPO:** Basically flat with 335' of Palmdale Blvd frontage.
- ZONE:** C-3 (General Commercial). This zone is intended to provide retail sales and services for a wide range of consumer needs. (See zoning standards.)
- GENERAL PLAN:** C-C (Community Commercial).
BUYER TO VERIFY ZONING AND GENERAL PLAN WILL ALLOW BUYER'S INTENDED USE.
- UTILITIES:** In the area.
- MISC:** Subject is located adjacent to an existing shopping center and a half a block from a Von's anchored center. This is an excellent opportunity for commercial development! Potential retail center, professional or medical office, restaurant, mini-storage and much more!
- GROWTH:** The Palmdale Aerospace Academy recently had their "Beam Topping Ceremony" on its new facility at 35th Street E and Palmdale Blvd. Northrop Grumman was recently 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 Air Force Plant 42, Lockheed Martin, Boeing, Northrop Grumman and NASA.
- PRICE:** **REDUCED TO \$700,000!** Asking \$1,020,000 (\$4.99/SF). **MOTIVATED SELLER – MAKE AN OFFER!!**
- CONTACT:** Deanne Boublis - CalDRE 00970999 at deanne.boublis@korekland.com or (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.

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