



KOREK LAND COMPANY, INC.



5.7± COMMERCIAL ACRES
PALMDALE, CA

LOCATION: NWC Avenue R and 25th Street E in the City of Palmdale 93550. This is an active signalized intersection with traffic counts above 27,000. Site is adjacent to Palmdale High School; there are several places of worship along Avenue R; and a population of 90,000 plus within a 3 mile radius.

APN/SIZE: 3018-028-023 = .52± acres 3018-028-052 = .32± acres 3018-028-053 = 2.31± acres
3018-028-054 = 2.53± acres **TOTAL = 5.68± acres (247,420.8± SF)**

TOPO: Fully improved with curbs, curb-cuts and gutters. Over 630' of frontage on Avenue R and 390' on 25th Street E.

ZONE/GP: C3 (General Commercial). This zone allows for retail and service uses. (See zoning standards.) **GENERAL PLAN:** CC (Community Commercial). **BUYER TO VERIFY ZONING AND THAT IT WILL ALLOW BUYER'S INTENDED USE.**

UTILITIES: To the site. Buyer to determine availability and capacity of utilities for Buyer's intended use.

POTENTIAL: Major big-box retail outlet or community shopping center. Seller has a Conceptual Site Plan for three fast food drive-thru pads and up to 28,000 SF for anchor store(s). **Multi-family potential with a zone change.**

MISC: 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 Airforce Plant 42, Lockheed Martin, Boeing, Northrop Grumman and NASA. Future growth in this area is inevitable.

PRICE: Asking \$2,000,000 – Seller will consider leasing or build to suit, 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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