



KOREK LAND COMPANY, INC.

**Motivated Seller
Make an Offer!**

34± COMMERCIAL ACRES
PALMDALE, CA

- LOCATION:** At the signalized intersection of Pearblossom Highway and 25th Street E in the City of Palmdale, CA 93550. This location has great visual exposure to high-daily-traffic volumes and easy access to downtown Palmdale, the Airport, Highways 14 and 138.
- APN's:** 3053-009-410 thru 413 = 34± acres or ~1,481,000 SF. Tremendous exposure with ~860' of frontage on Pearblossom Highway and ~1,360' of frontage on 25th Street E. Overall traffic volumes exceed 40,000 cars per day. The property has gentle undulating topography slightly above the adjacent streets for easy grading and excellent visual exposure. There are expansive territorial views to the north, east and south.
- ZONE/GP:** C3 (General Commercial). This zone allows for a wide range of non-residential uses. ([See Article 53 of zoning ordinance.](#)) There are dozens of uses permitted outright or through a site plan and/or CUP approval. As is common in the valley, the city will require a soils and geology report to cover, amongst other things, earthquake fault zone setbacks. **BUYER TO VERIFY ZONING AND THAT IT WILL ALLOW BUYER'S INTENDED USE.**
- UTILITIES:** Just south of the property is a water tank; water lines run in both adjacent streets. Buyer to determine availability and capacity of utilities for Buyer's intended use. Existing residential developments are just north and east of the property. A significant-fiber-optics line runs adjacent to the property, along Pearblossom Highway.
- POTENTIAL:** This property is ideal for a user, developer or investor. The Antelope Valley is at the leading edge of the aerospace industry with Airforce Plant 42, Lockheed Martin, Boeing, Northrop Grumman and NASA. Northrop Grumman was awarded the Long-Range Strike Bomber contract by the US Air Force and job growth is projected at ~40,000 per year over the next few years. Ideal uses include a neighborhood retail center with mid-major food stores, general merchandise outlets; drive thru pads and inline store space for restaurants, banks, auto-related outlets, etc.; or lot sales to users in the 1 to 5-acre range. Apartment uses would be a great compliment in a mixed-use project.
- PRICE:** Priced to sell at \$1,900,000 (\$1.28/SF). **Make an Offer!**
- CONTACT:** Larry D. Lynch - CalBRE #01180573 at larry.lynch@korekland.com or (818) 787-3077 office (310) 919-7803 cell.

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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