

# AVAILABLE FOR LEASE

540 West Avenue P • Palmdale, California



## Features

- ◆ 2,700 s.f. remaining in a Freestanding Building
- ◆ Located at signalized entrance
- ◆ AADT – 83,000 on Hwy. 14 and 30,000 on Rancho Vista
- ◆ Drive-Thru with Patio
- ◆ Tenants in the immediate trade area include: WALMART, HOME DEPOT, KMART, TARGET, MERVYNS, HARRIS STORE, J.C. PENNEY, SEARS, GOTTSCHALKS, BEST BUY, LOWES, BARNES & NOBLE and other shops and restaurants.
- ◆ Adjacent to the ANTELOPE VALLEY REGIONAL MALL.

*For information, please contact:*

**Vincent M. Roche**  
**(661) 633-3817**

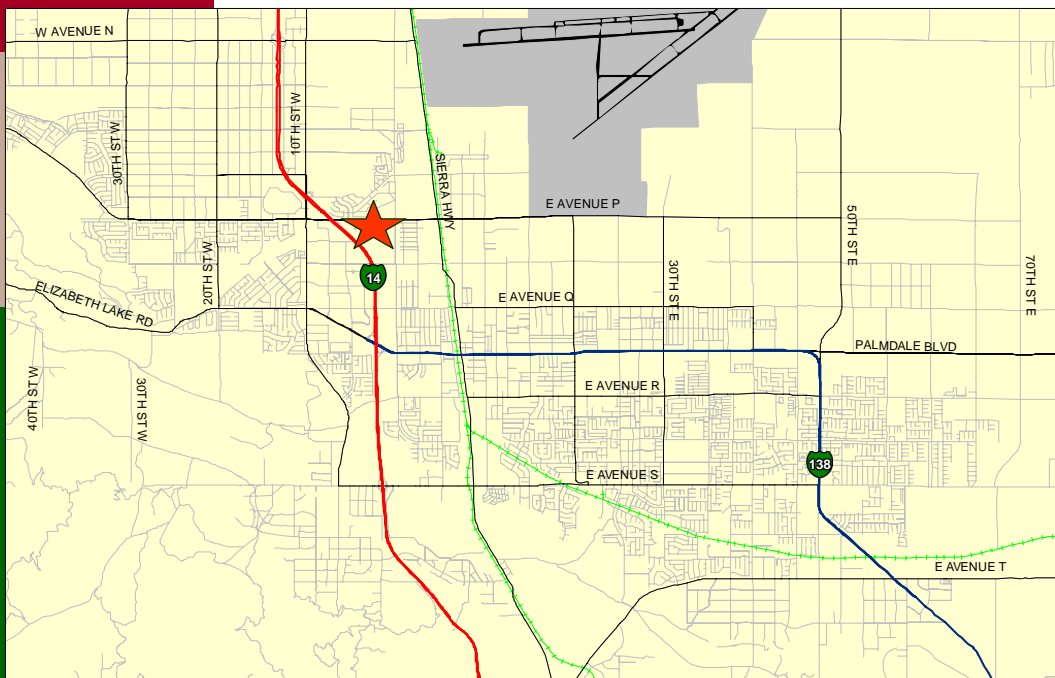
**Alex Bendlin**  
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**CBRE**  
CB RICHARD ELLIS

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# 540 West Avenue P Palmdale, California



**2005 Est. Demographics:**

	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
Population	51,778	112,490	296,771
2010 Projected Demographics	58,967	124,972	326,886
Average HH Income	\$59,720	\$60,196	\$61,711

Source: 2005 Claritas

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Amargosa Commons  
Circuit City, Trader Joes  
TJ Maxx , PetsMart  
Bed, Bath & Beyond,  
Dress Barn, Shoe Pavilion

Antelope Valley Regional Mall  
24 Hour Fitness, Dillard's, Sears,  
JC Penney, Harris/Gottschalks,  
Mervvns

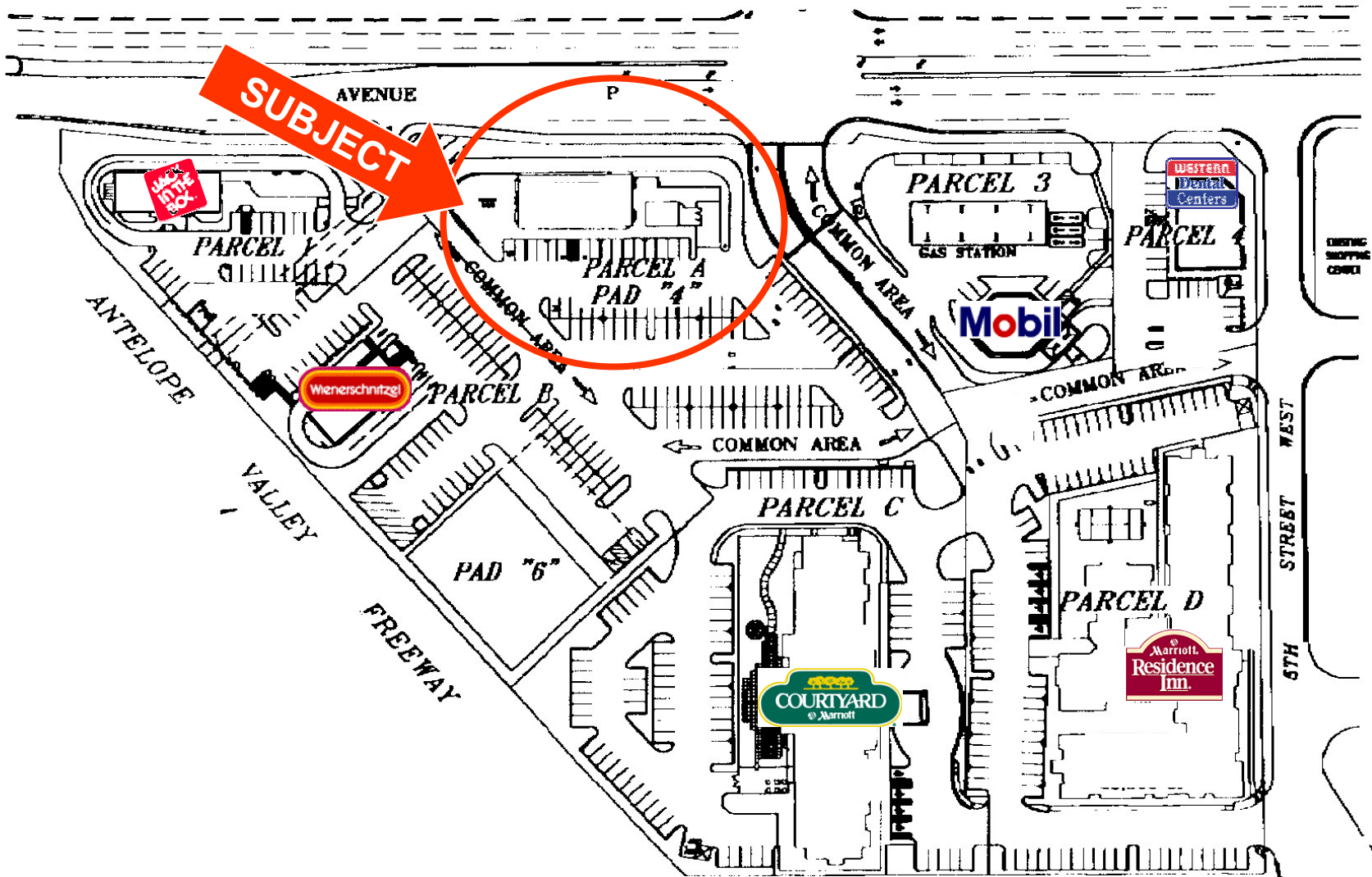


Sit'n Sleep

10th Street West

Avenue P / Rancho Vista Blvd.





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# Demographic Report

540 West Avenue P

Palmdale, CA



	3 Mile	5 Mile	10 Mile	
<b>POPULATION</b>	2005 Estimated Population	51,778	112,490	296,771
	2010 Projected Population	58,967	124,972	326,886
	2000 Census Population	44,179	99,593	265,945
	1990 Census Population	32,043	78,173	203,579
	Growth 2000-2005	17.20%	12.95%	11.59%
	Growth 2005-2010	13.88%	11.10%	10.15%
	2005 Estimated Median Age	28.62	29.33	31.18
	2005 Estimated Average Age	31.11	31.53	32.66
<b>HOUSEHOLDS</b>	2005 Estimated Households	15,639	34,943	91,860
	2010 Projected Households	17,683	38,568	100,602
	2000 Census Households	13,491	31,250	83,003
	1990 Census Households	10,301	25,773	67,192
	Growth 2000-2005	15.92%	11.82%	10.67%
	Growth 2005-2010	13.07%	10.37%	9.52%
	2005 Est. Average Household Size	3.30	3.22	3.15
<b>INCOME</b>	2005 Est. Median Household Income	\$47,904	\$48,479	\$49,358
	2010 Prj. Median Household Income	\$51,823	\$52,613	\$54,118
	2000 Cen. Median Household Income	\$43,476	\$44,683	\$44,845
	1990 Cen. Median Household Income	\$38,392	\$40,281	\$40,381
	2005 Est. Average Household Income	\$59,720	\$60,196	\$61,711
	2005 Estimated Per Capita Income	\$18,156	\$18,725	\$19,387
<b>HOUSING</b>	2005 Estimated Housing Units	16,906	38,044	99,622
	2005 Estimated Occupied Units	15,639	34,943	91,860
	2005 Estimated Vacant Units	1,267	3,101	7,762
	2005 Est. Owner Occupied Units	9,326	21,231	61,778
	2005 Est. Renter Occupied Units	6,313	13,712	30,082
	2005 Est. Median Housing Value	\$233,056	\$204,608	\$193,132
	2005 Est. Average Housing Value	\$248,802	\$233,749	\$225,939

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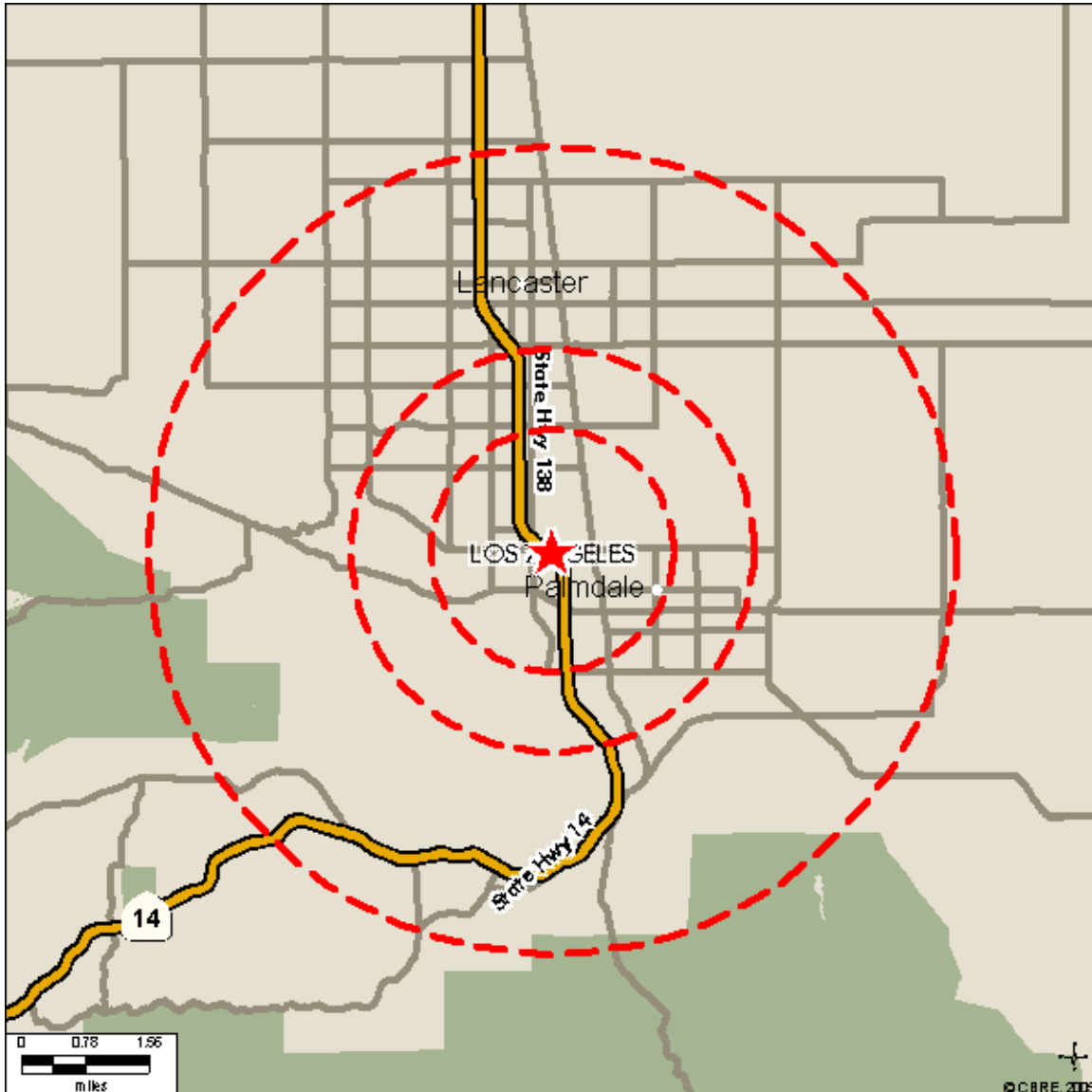
# Demographic Report

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Palmdale, CA



Location	Longitude	Latitude
1. 3 Mile	-118.13925	34.601755
2. 5 Mile	-118.13925	34.601755
3. 10 Mile	-118.13925	34.601755



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