



# Available

## Property Highlights

- Exceptional regional access given proximity and visibility to the CA-14, the main North/South Arterial through Palmdale
- Located in the only regional mall within Antelope Valley

## Property Description

Fee ownership of 132,000+ SF located at the Antelope Valley Mall, the most visited shopping center within a 30-mile radius. Superior visibility and access from the CA-14.

## Offering Summary

|                |            |
|----------------|------------|
| Lease Rate:    | Negotiable |
| Available SF:  | 132,296 SF |
| Lot Size:      | 11.9 Acres |
| Building Size: | 132,296 SF |

## Palmdale - Sears

1345 W Avenue P  
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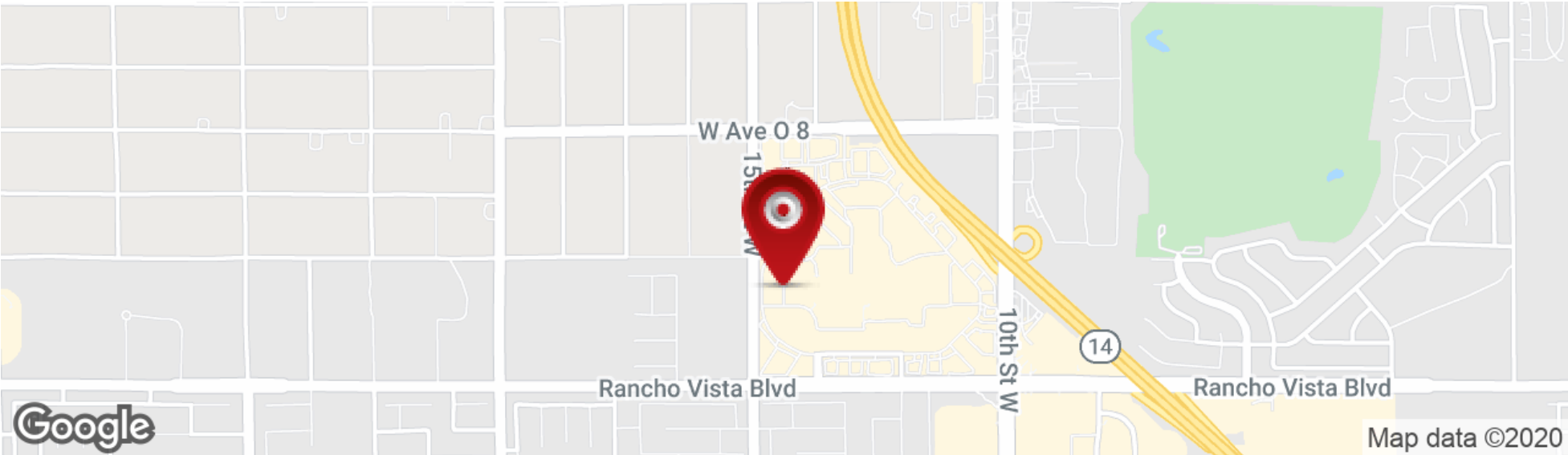
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| Demographics          | 1 Mile   | 3 Miles  | 5 Miles  | 10 Miles |
|-----------------------|----------|----------|----------|----------|
| Population            | 8,540    | 53,208   | 122,627  | 349,020  |
| Households            | 2,598    | 16,614   | 39,540   | 107,724  |
| Avg. Household Income | \$88,809 | \$92,688 | \$85,263 | \$80,573 |





