

EXECUTIVE SUMMARY



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HIGHLIGHTS:

- Signalized Corner Lot with over 25K Cars/day across from 3 Schools
- Across from 2,700+ Student Silverado High & Cobalt Middle School
- 1 Block from 1,150+ Student Cobalt Institute of Math & Science
- 463 Feet of Signalized Corner Frontage – 153 by 310 Feet
- Expanding Retail Hub with Walmart SuperCenter, Stater Bros SuperMarket, McDonalds, CVS, Carl's Jr, Denny's and other National Tenants
- Rapidly Expanding Area with over 3.3% Yearly Population Growth leading to substantial development of the area.

OFFERING SUMMARY: The signalized corner of Palmdale & Cobalt offer a possible drive-thru on a 25K cars/day location across from 3 schools with almost 4,000 students. Palmdale Rd, the 18 Freeway is the connector between Palmdale/Lancaster and the cities of Victorville, Hesperia & Apple Valley. Commercial expansion has been significant with the city granting 75% more commercial property permits just within the last year to keep up with the growing demand and population.

DEMOGRAPHICS: Over 3.3% yearly population growth. The average household income was estimated at over \$74,000 within a 1 mile radius.

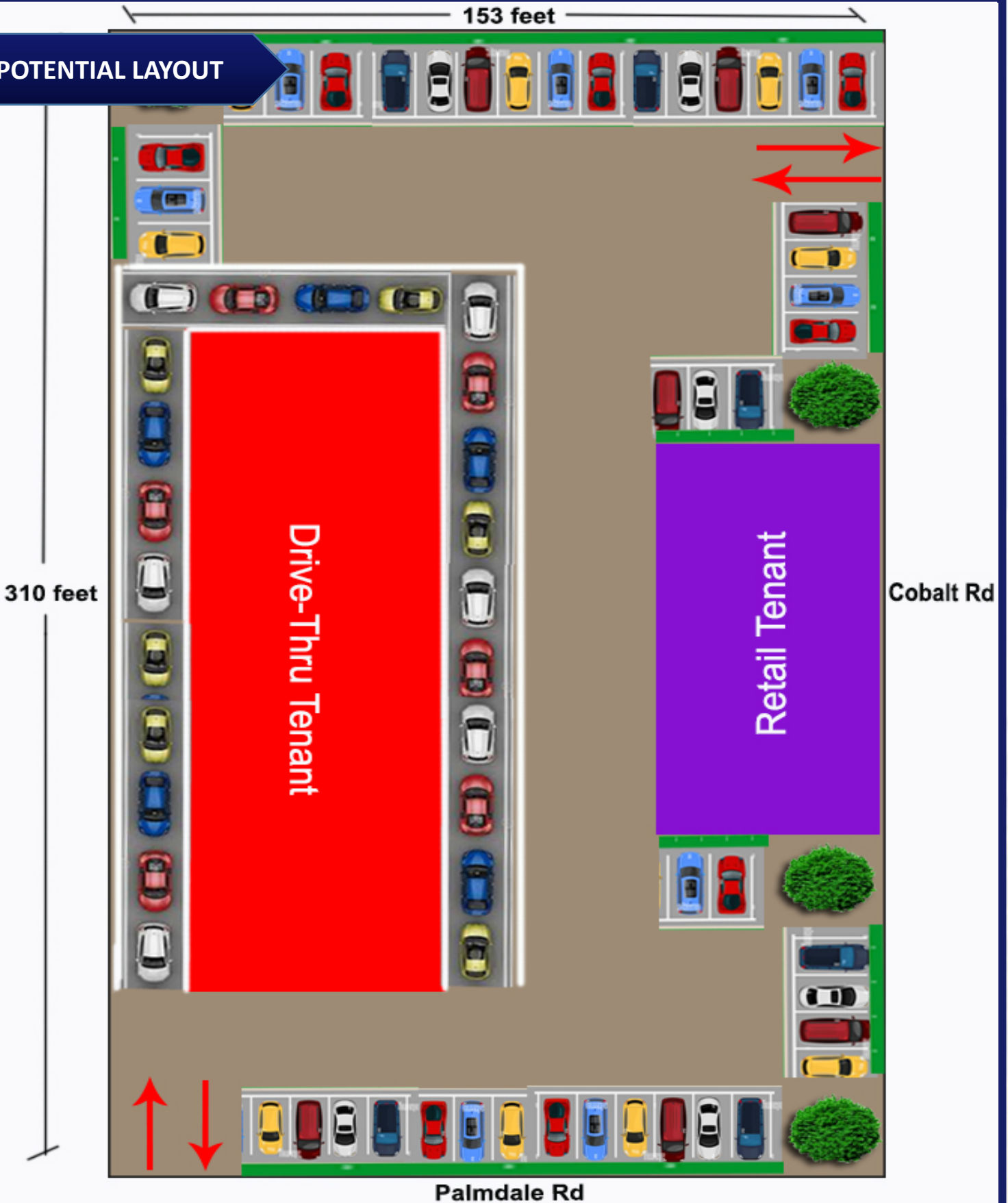
LEASE RATE: \$100,000 Per Year NNN Ground Lease

PROPERTY PICTURES



PROPERTY PICTURES

POTENTIAL LAYOUT

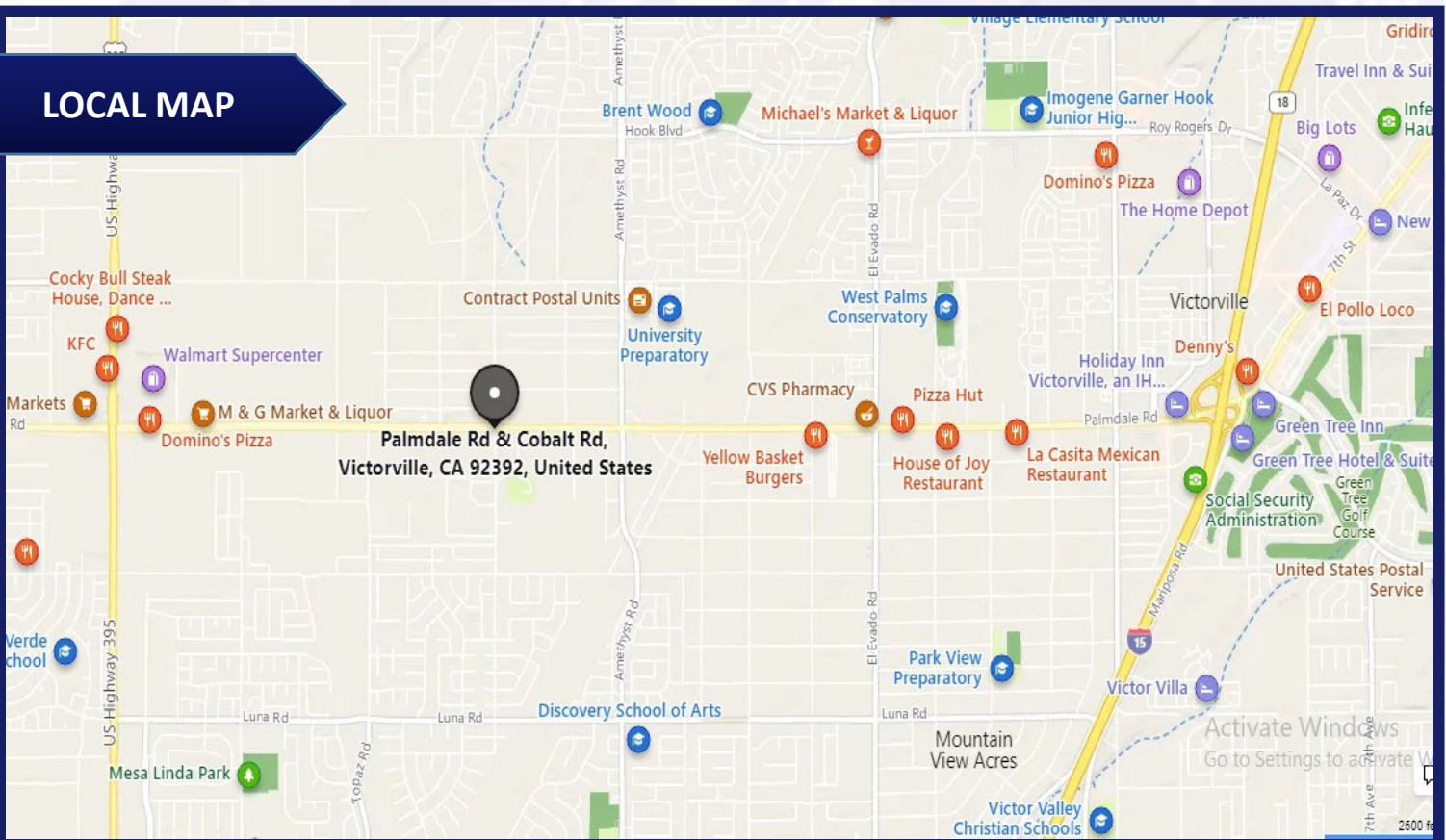


PROPERTY PICTURES

AERIAL MAP

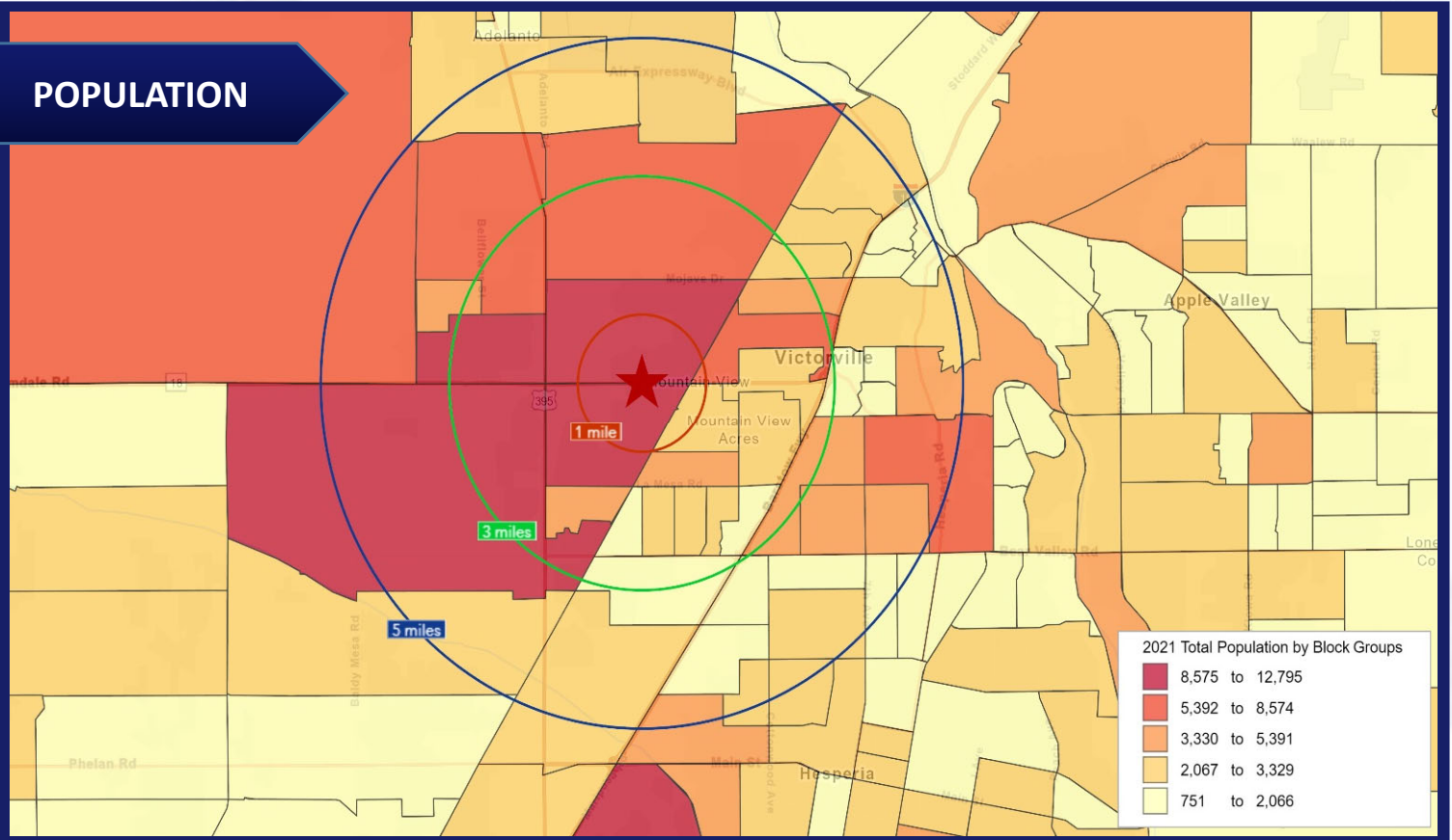


LOCAL MAP



DEMOGRAPHICS

POPULATION

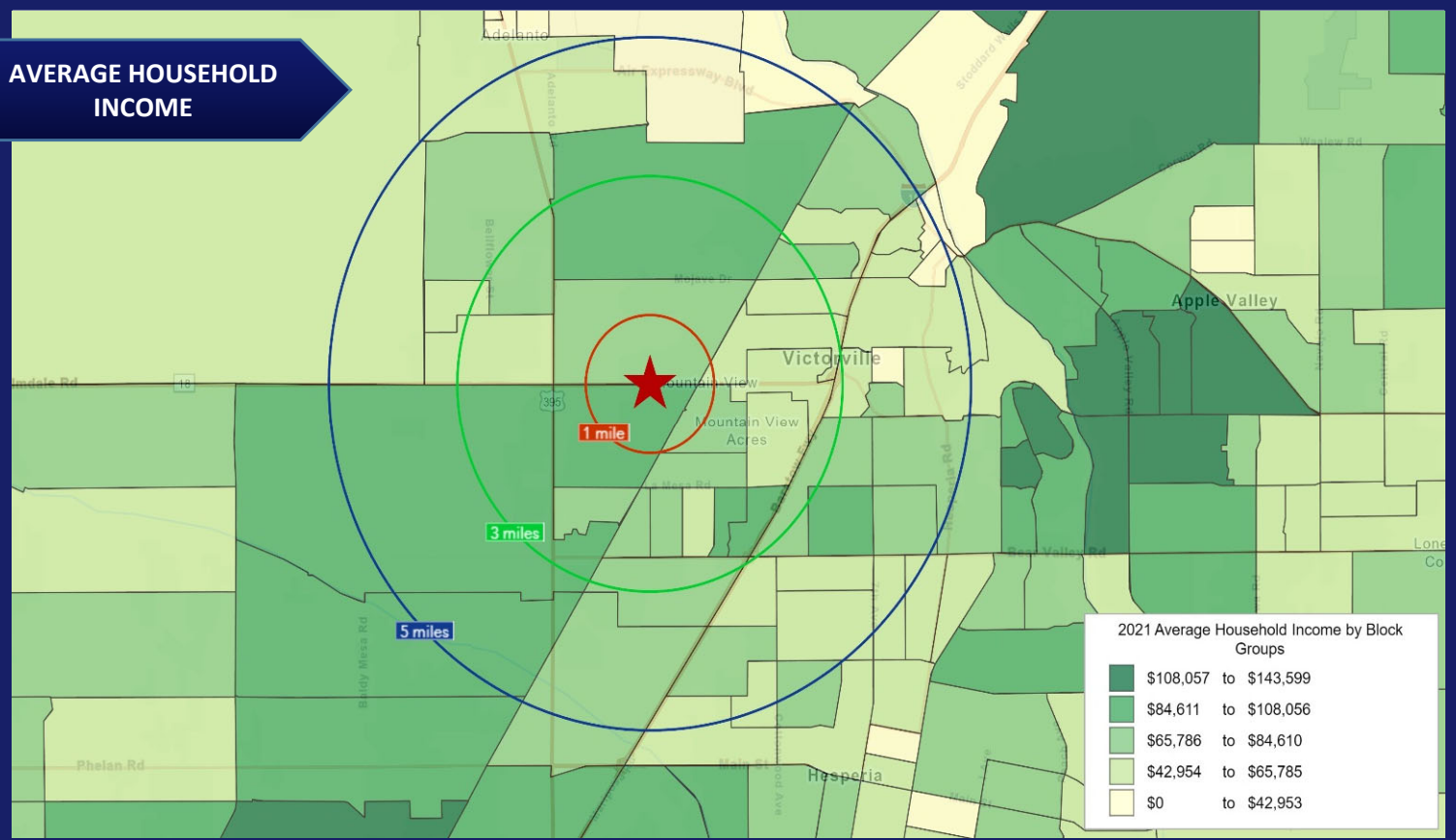


PER CAPITA INCOME

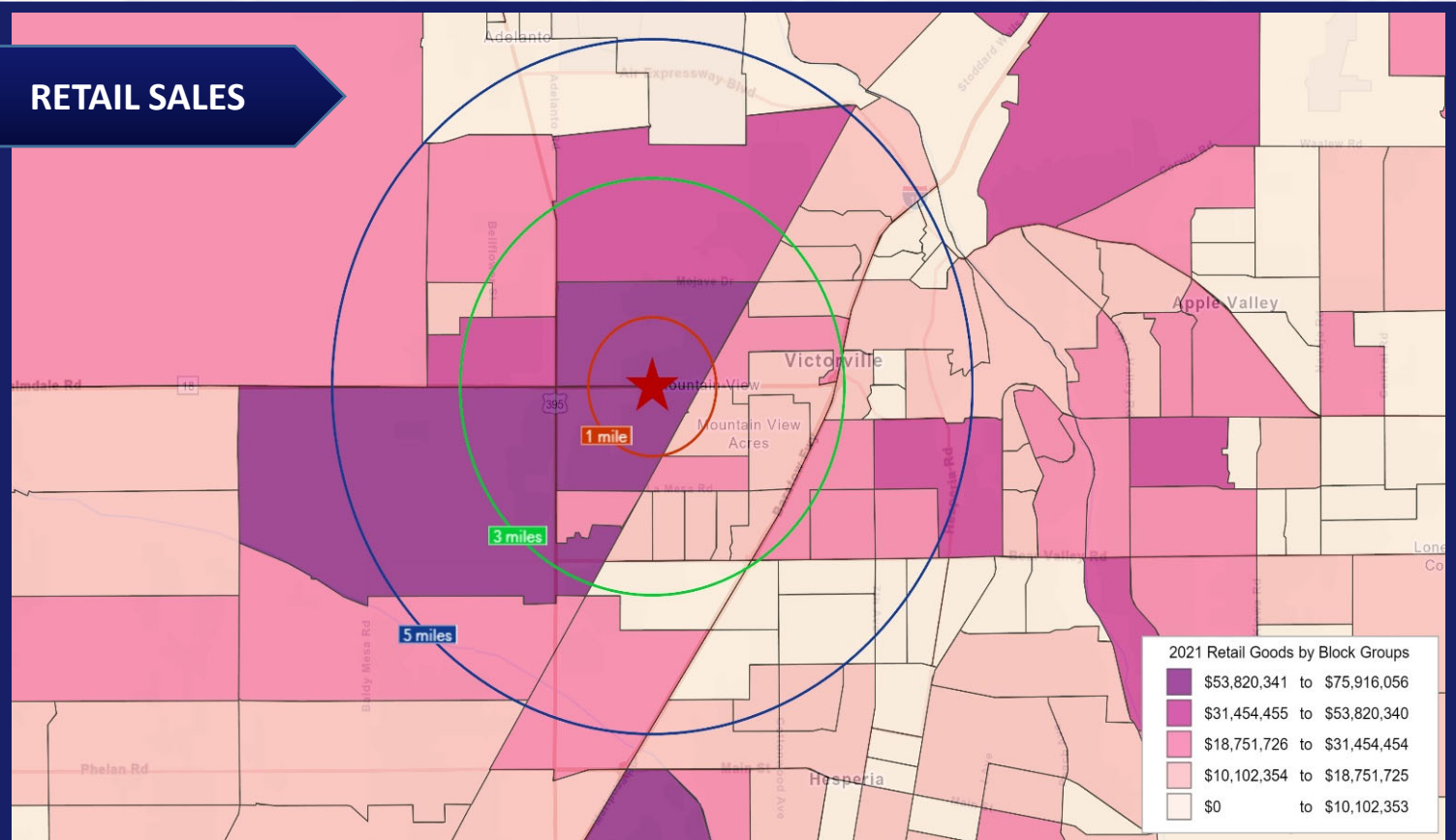


DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

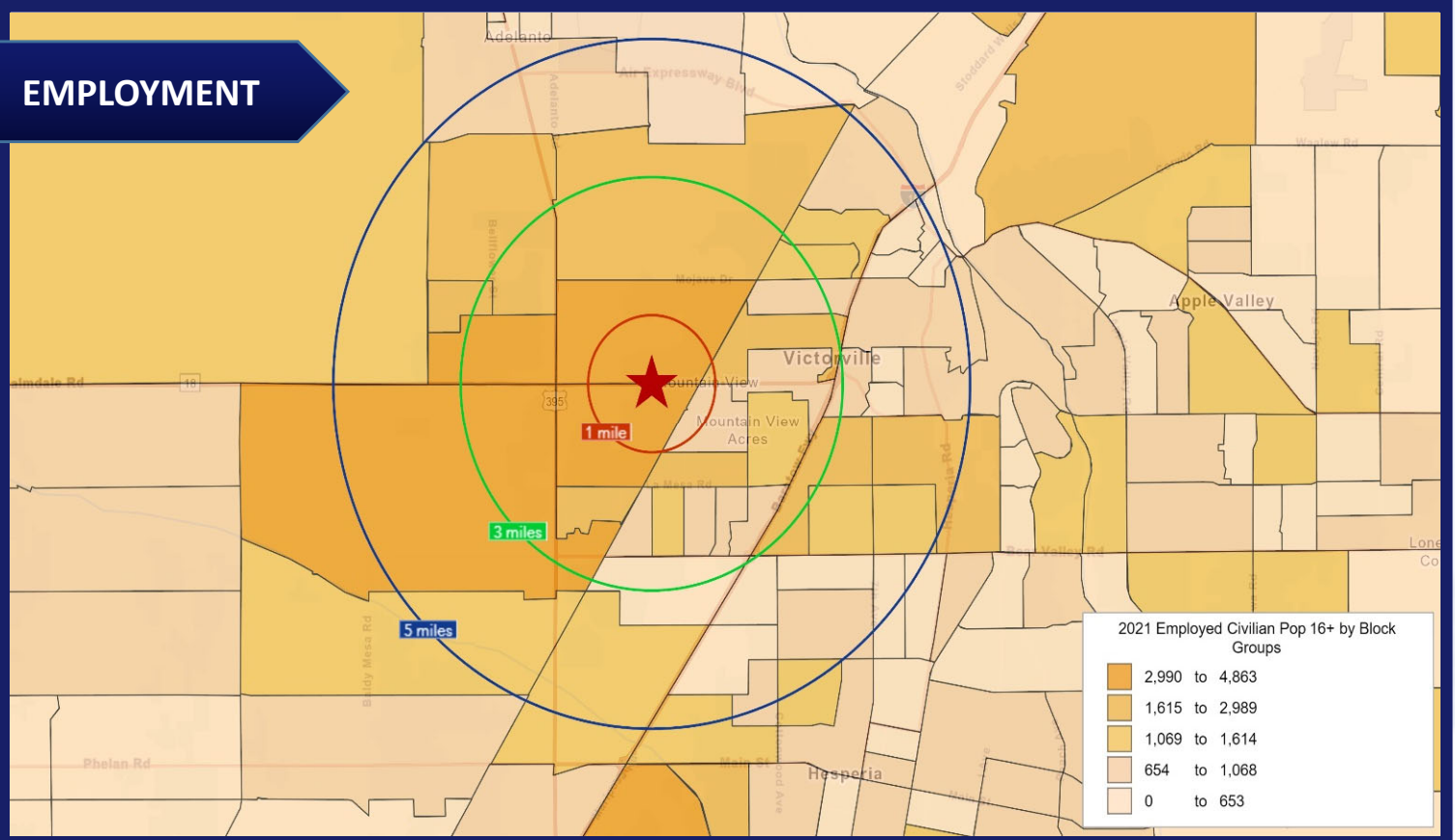


RETAIL SALES



DEMOGRAPHICS

EMPLOYMENT



CRIME INDEX

