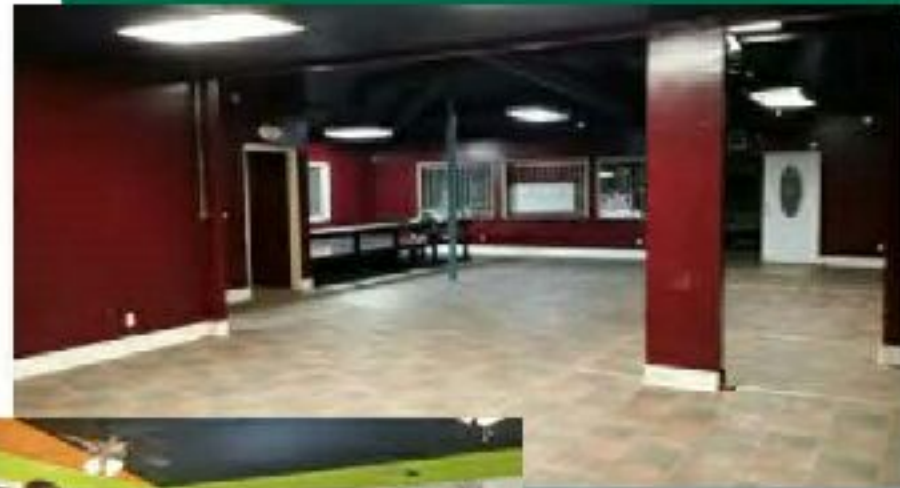


FOR LEASE – **COMMERCIAL RETAIL (PEARBLOSSOM SQUARE)**/ Signalized. Hwy 138. Last Stop/First Stop. Tons of Traffic. Great for Gas Station / Market / Travel Store or Restaurant or ?...

13100-13122 Pearblossom Hwy. & 34144 Longview Rd. Pearblossom, CA 93553 (8 minutes from Palmdale/Lancaster)

PARCEL MAP



LOOPNET: 13118 PEARBLOSSOM HWY. CALL OWNER (PETE THOTTAM) Today At (310) 497-7255



PROPERTY HIGHLIGHTS

- + Established center on the 138 Hwy. with little to no trade competition in immediate vicinity
- + Ample repositioning options for a value-add investor. Gas Station. Market. Travel Store or ?.
- + Commercial zoning and liquor/store alcohol use grandfathered into land. Adjacent land (2.5 to 5 acres can be used for commercial parking).
- + Well managed by same family since mid 1980s.

PROPERTY CONSIDERATIONS

- + Recent damage to vacancy adjant to electrical room (April 2017) resulted in recent tenant move-out due to electrical costs.
- + Limited supply of retail/industrial owner-user prospects in local market. Ideal for bigger entities.
- + 60,000 - 5 mile radius. 600,000+ in 10 mile radius.

Last Signalized Stop on Hwy 138 towards Vegas/Victorville. First going West on Hwy 138. Gas Station / Market / Travel Store / ?

Property Overview

| Building Sf. | Land Sf./Ac. | APN | Zoning | Traffic Counts |
|--|--|----------------------------|--------------------------|----------------|
| 3 Buildings - 12,728 sf. (buildable up to 44,213 sf) | 88,422 sf. 2.03 acres (plus up to 7 acres adjacent land) | 3037-008-027, 3037-008-013 | LCC3 / Commercial -Rural | 25,400* |



13118 Pearblossom Hwy APN 3037-008-013 & 3037-008-027

NOTE: ADDITIONAL 2.5 ACRES (3 PARCELS SOUTH OF 13118) AVAILABLE FOR COMMERCIAL SHOPPING CENTER PARKING