

CHALLENGER BUSINESS PARK

Palmdale Blvd. & 5th St. West, Palmdale, CA



Palmdale Regional Medical Center Slated To Open Early 2010

*Full Commission
to Procuring
Agent!
Call for Details.*

PROPERTY DESCRIPTION

CHALLENGER BUSINESS PARK consists of two exceptional retail buildings (24,500 SF) and six medical /office buildings (70,000 SF) in the California Enterprise Zone. Located in a prime West Palmdale location with easy access to the 14 Freeway and the Palmdale Medical Center currently under construction.

AVAILABILITY

Building A (Retail)

SIZE: 11,300 SF
AVAILABLE: 1,027-7,800 SF
LEASE RATE: Call for Details
CURRENT TENTANT: Camille's Sidewalk

Building B (Retail)

Size: 13,200 SF
Available: 1,410-13,200 SF
Lease Rate: Call for Details

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population.....	7,912	51,010	106,88
Households.....	2,271	15,322	32,238
Average HH Income.....	\$53,931	\$53,333	\$59,136
Traffic Counts on Palmdale Blvd. Between the 14 Fwy. and 5th St. West.....			21,889

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TENANTS IN THE AREA



RESTAURANTS

- Albertsons
- Baja Fresh
- Baskin Robins
- Big Tuna Sushi
- BJ's Restaurant
- Burger King
- Camille's Sidewalk Cafe*
- Carino's
- Chipotle
- Coffee Bean & Tea
- Leaf
- Cold Stone
- Del Taco
- Denny's
- El Pollo Loco
- Famous Dave's
- Fazoli's
- IHOP
- In N Out
- Jamba Juice
- McDonalds
- Panda Express
- Panera Bread
- Popeyes
- Red Robin
- Rubio's
- Sizzler
- Starbucks
- Subway
- Surf City Squeeze
- Taco Bell
- Trader Joes

RETAIL

- American Eagle Outfitters
- Antelope Valley Mall
- Auto Mall
- B. Dalton
- Barnes & Noble
- Bed Bath & Beyond
- Best Buy
- CineMark
- Circuit City
- Foot Locker
- Kinko's
- Lowe's
- Men's Warehouse
- Old Navy
- Pier 1 Imports
- Radio Shack
- Rite Aid
- Ross
- Sam's Club
- Save On
- Shoe Pavilion
- Sport Chalet
- Sprint
- Staples
- T Mobil
- Target
- Verizon
- Victoria's Secret
- Waldenbooks
- Walgreens
- Washington Mutual
- Wells Fargo

