

FOR SALE > MEDICAL OFFICE BUILDING  
1037 E PALMDALE BOULEVARD  
PALMDALE, CA 93550

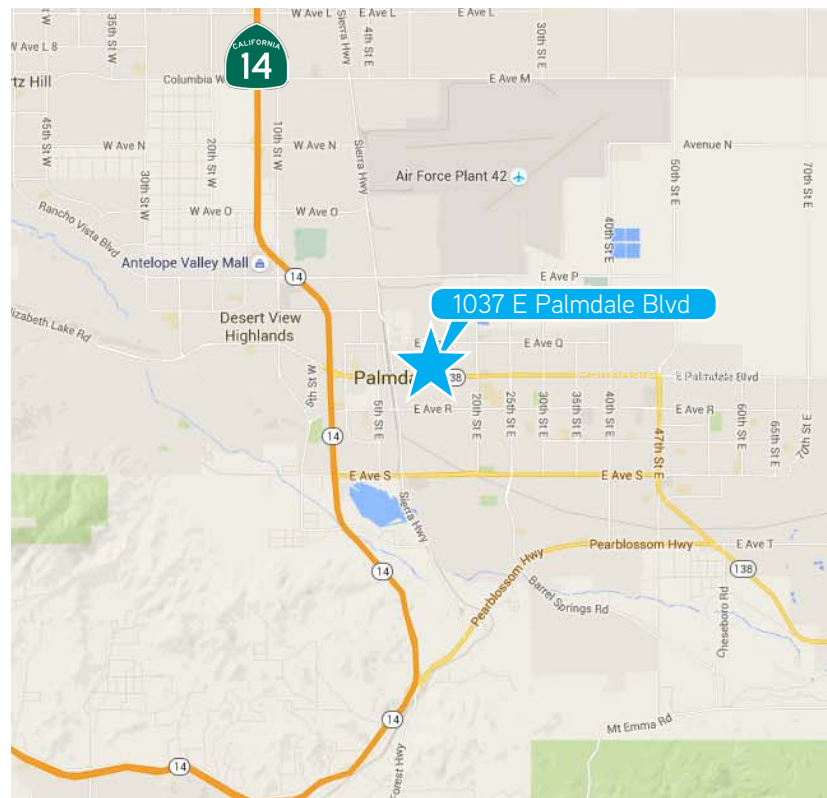


**PROPERTY HIGHLIGHTS:**

- > Building Size: 13,752 SF
- > Lot Size: 31,522 SF
- > Parking Ratio 4.00/1,000 SF
- > Zoning - PDC3 - Professional Building
- > Parking: Rear Surface Lot with 54 Spaces
- > High exposure free standing medical office building
- > Modern construction - built in 1987
- > **Price: \$2,200,000 (\$159 PSF)**

**AREA HIGHLIGHTS:**

- > Excellent location in Palmdale
- > Located in an Opportunity Zone
- > Ease of access to main thoroughfares
- > Many new developments occurring in the area
- > Owner-User or Investor Opportunity

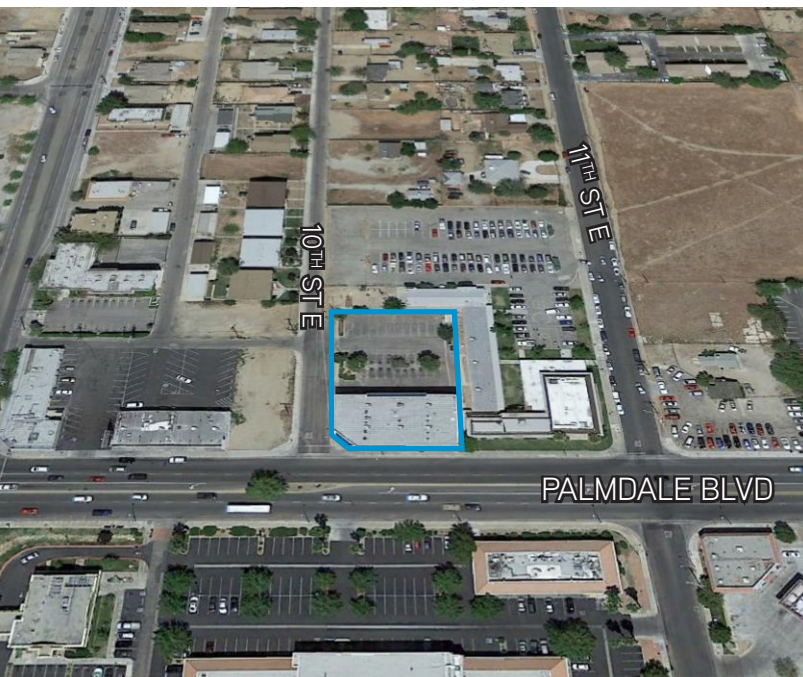


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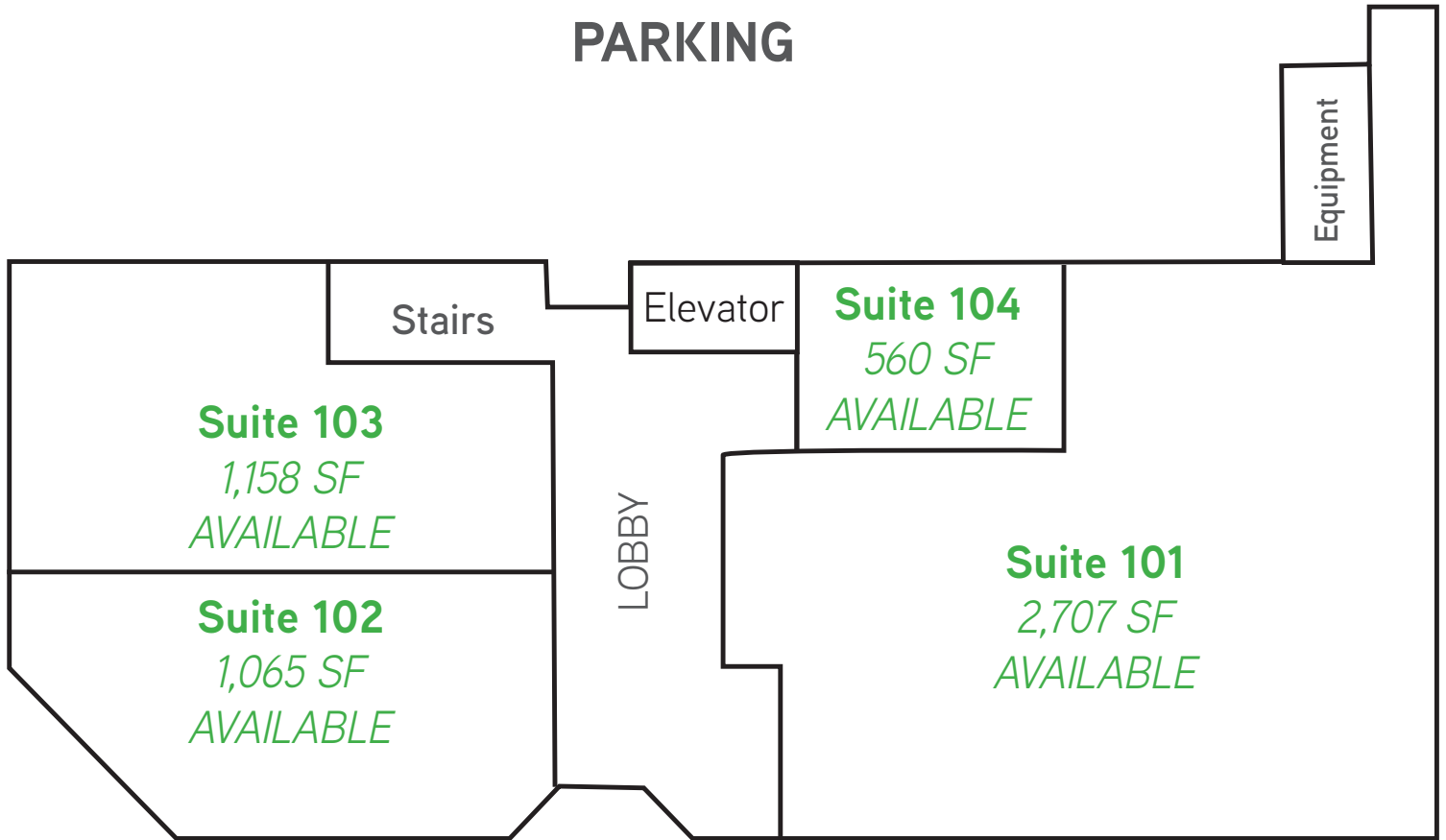
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FLOOR PLANS > FIRST FLOOR

PARKING



Floorplan not to scale.

PALMDALE BOULEVARD

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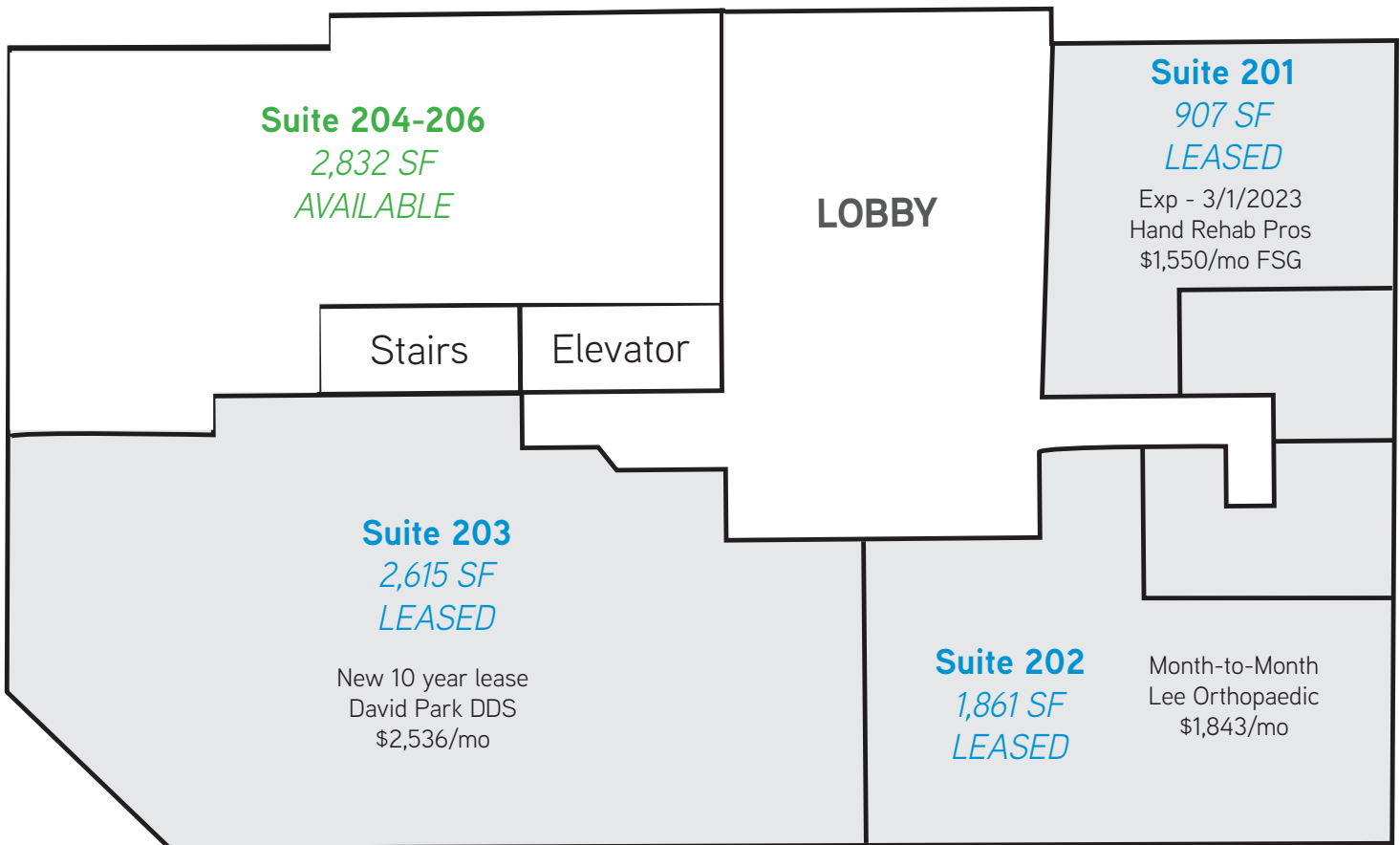
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FLOOR PLANS > SECOND FLOOR

PALMDALE BOULEVARD



Floorplan not to scale.

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RENT ROLL & FINANCIALS >

SUITE	TENANT	SF	MG RENT / SF / MO	CAM / SF / MO	FSG RATE / SF / MO	TOTAL RENT / SF / MO	ANN. INCR.	LEASE EXP.	OPTIONS
101	AVAILABLE	2,707	--	--	--	--	--	N/A	--
102	AVAILABLE	1,065	--	--	--	--	--	N/A	--
103	AVAILABLE	1,158	--	--	--	--	--	N/A	--
104	AVAILABLE	560	--	--	--	--	--	N/A	--
201	Hand Rehab Pros	907	--	--	\$1.71	\$1,550	0%	3/1/2023	None
202	Lee Orthopaedic APMC	1,861	\$0.99	\$0.81	\$1.80	\$3,350	3%	MTM	15th & 20th year at FMV
203	David Park DDS	2,615	\$0.97	\$0.81	\$1.78	\$4,655	3%	2/28/2029	1-5 year at FMV
204-206	AVAILABLE	2,832	--	--	--	--	--	N/A	--
<b>TOTAL:</b>		<b>13,705</b>				<b>\$9,555</b>			

Note: Suite 201 has FSG lease; Suites 202 & 203 are MG leases

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