



GameStop



and MORE!

PARK PLAZA

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Palmdale's First Mixed-Use Retail & Office Development

4621 EAST AVENUE S, PALMDALE, CALIFORNIA 93552

FOR LEASE



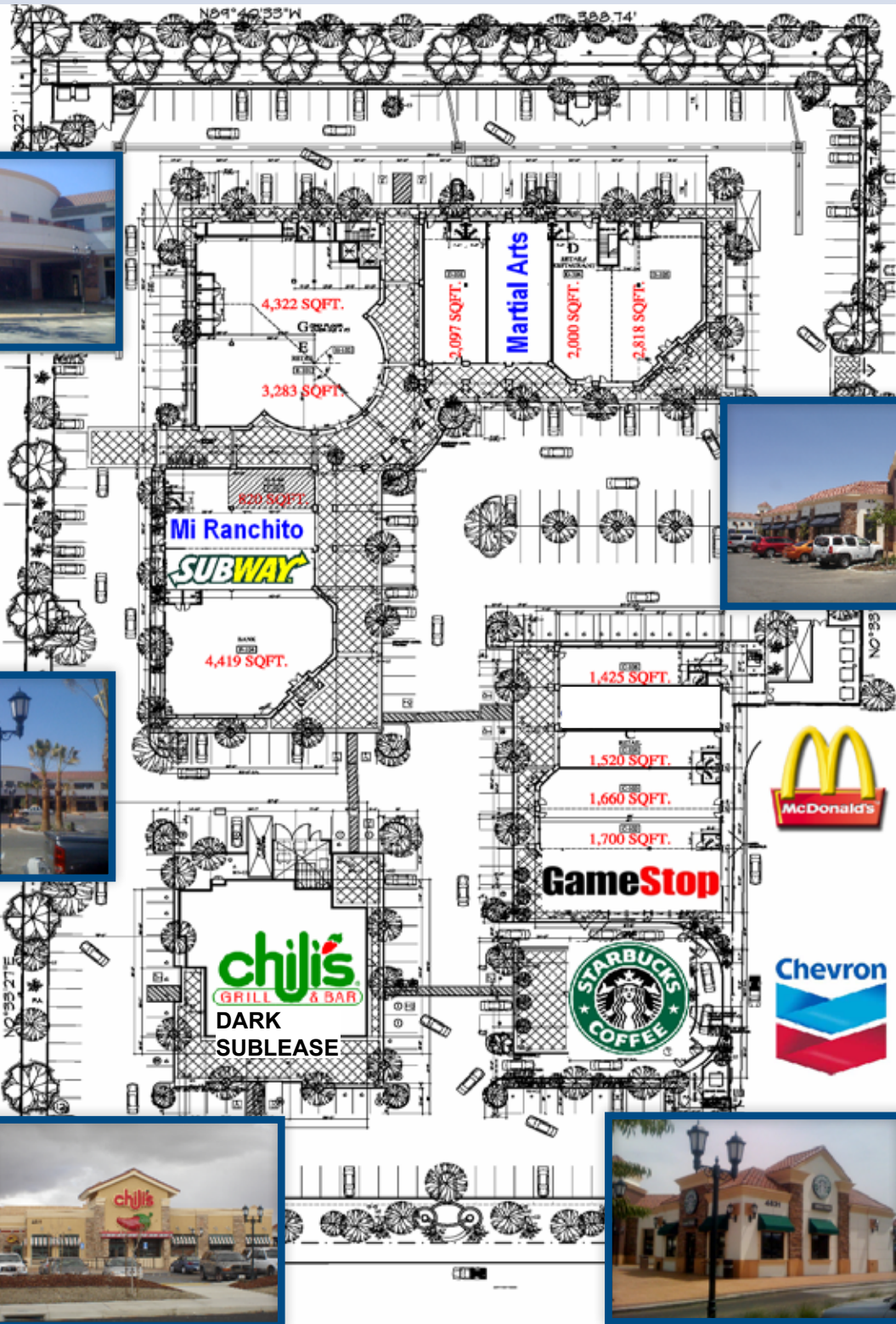
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Park Plaza, the "Jewel of Palmdale," is a brand new shopping center anchored by Chili's and Starbucks. It shares the intersection of 47th and S with McDonald's and Chevron and is one of the busiest intersections of Palmdale.

AVAILABILITY:

Size	Type	Rates
820-7,185 SF	Retail	\$2.25-\$3.25 SF NNN
1,500-21,500 SF	Office	\$1.75-\$1.95 SF NNN





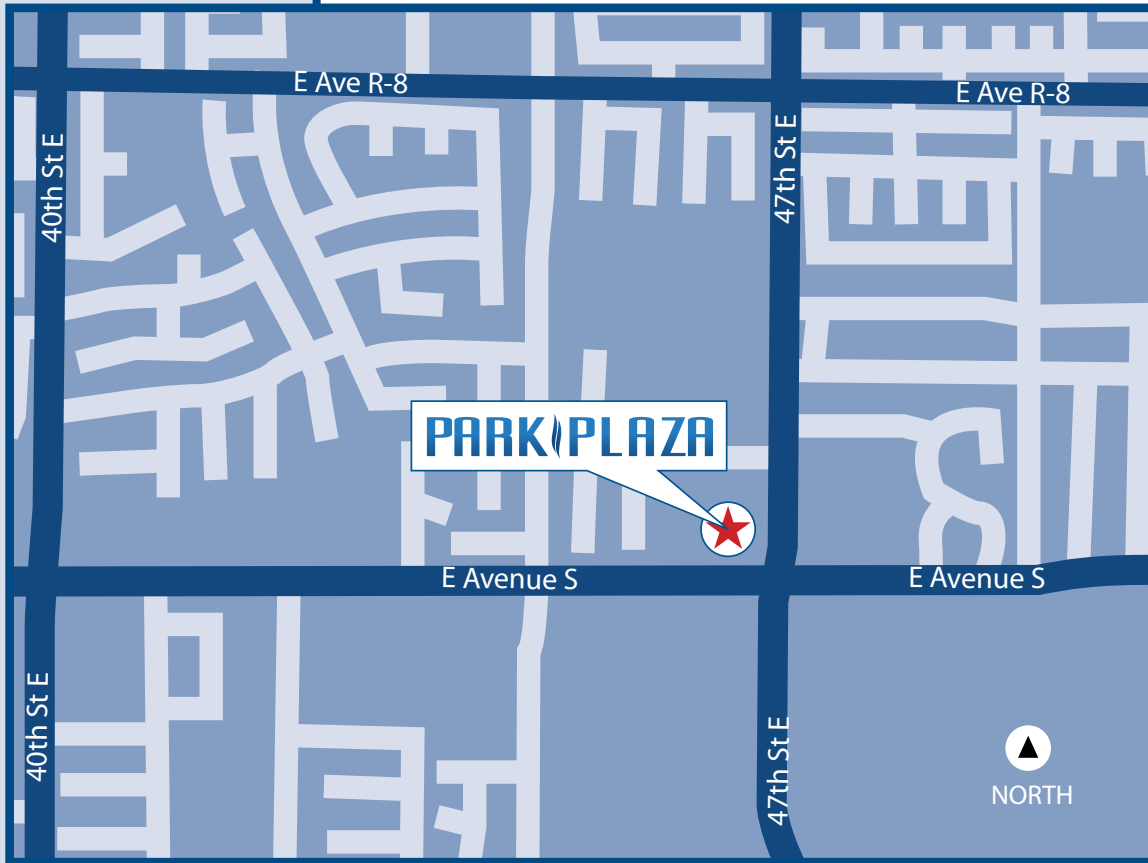
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SPECIFICS:

- ▶ 63,000 SF Project Gross Leaseable Area (GLA)
- ▶ June 2008 Delivery
- ▶ 4.1/1,000 Parking (can accommodate medical)
- ▶ Five Acre Lot
- ▶ Commercial Zoning
- ▶ 62,810 Average Daily Intersection Traffic Count
 - East Avenue S: 26,910 ADT
 - 47th Street East: 35,900 ADT
- ▶ Two Stories - First Story Retail / Second Story Office



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PROPERTY DESCRIPTION:

The newest completed retail project in Palmdale, Park Plaza, is the first of its kind—a mixed-use retail and office center. Located on the Northwest corner of 47th Street East and Avenue S, Park Plaza fronts the busiest streets in East Palmdale. This intersection is home to Super Walmart, Lowe's Home Improvement Center, Stater Brothers, Rite Aid, Albertsons, Walgreens, Big 5 Sporting Goods and Kaiser Permanente. With these developments Palmdale has become the second fastest growing city in LA County and 25th fastest in the US. With Chili's and Starbucks as its anchor tenants, Park Plaza is the star retail and office development of this expanding region.

The 47th Street Corridor connects Palmdale and the 14 Freeway to State Highway 138 and the cities of Littlerock, Pearblossom, Hesperia, and Victorville. The new Pete Knight High School, with more than 2,500 enrolled students, is located approximately three miles to the East; and to the North is the new 55 acre Palmdale Pavillion with Super Target and Home Depot. Within five miles to the West, 9,500 new homes have been completed as well as the Palmdale Transportation Center, a multi-modal station that connects Palmdale to Greater LA.