



**FOR LEASE**  
1,322 SF RESTAURANT SPACE

**40008 10TH ST. W., PALMDALE, CA**

For More Information, Contact:

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**LOCATED IN 600,000+ SF DESTINATION O EIGHT POWER CENTER**



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## KEY FEATURES

- Destination O Eight near Palmdale Mall
- Over 600,000+ SF Power Center
- Highly Visible
- Major Retail Corridor
- Ample Parking
- Restuarant Space where O Eight Intersects with 10th Street W.

## JOIN ANCHOR TENANTS:



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POWER CENTER

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# LOCATION





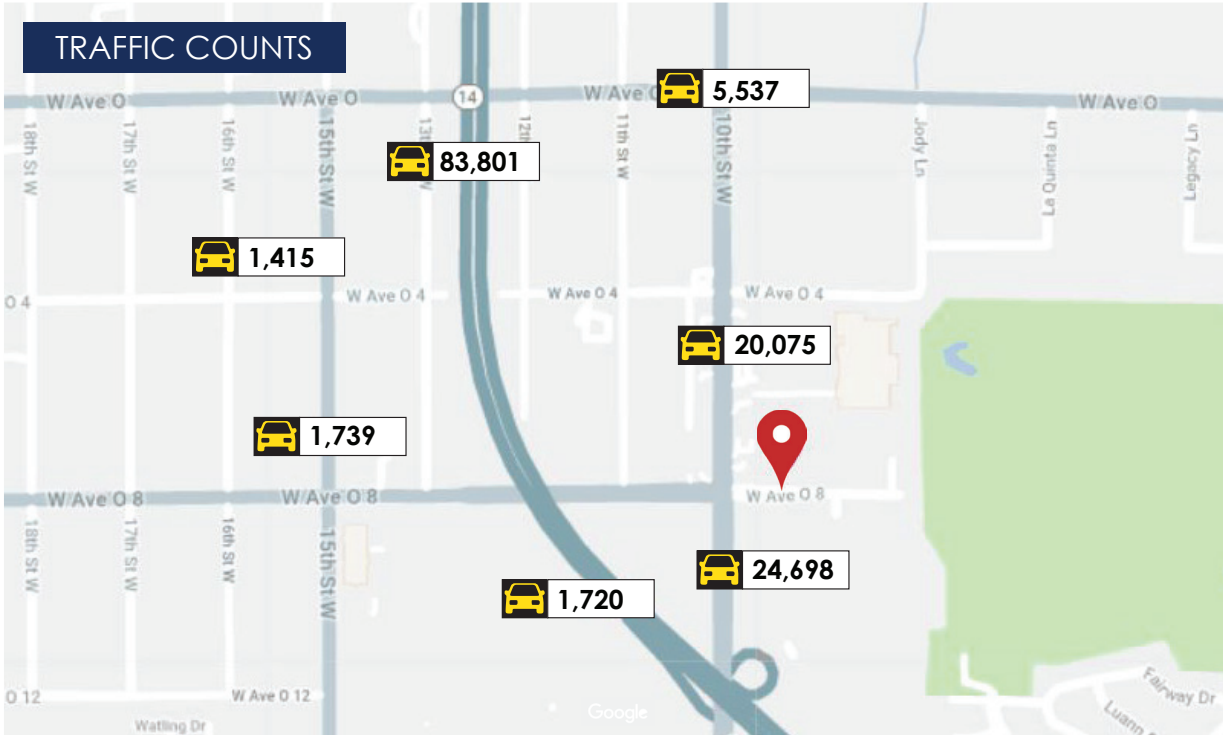
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# DEMOGRAPHICS

## TRAFFIC COUNTS



Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject
10th St W	W Ave O-8	0.10 S	20,075	2017	0.1
W Ave O-8	10th St W	0.03 E	2,116	2014	0.11
W Ave O8		0	2,290	2017	0.11
10th St W	W Ave O-8	0.07 N	24,698	2017	0.13
W Ave O-8	11th St W	0.04 W	5,203	2014	0.15
W Ave O8		0	5,694	2017	0.15
W Ave O-8	Avenue Mall Driveway	0.03 W	1,126	2014	0.37
W Ave O8		0	1,720	2017	0.37
10th St W	W Ave P	0.06 S	39,745	2017	0.48
Ave O	10th St W	0.12 W	4,654	2017	0.49



Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2023 Projection	4,128	46,733	146,897
2018 Estimate	4,082	46,224	143,571
2010 Census	4,079	46,252	134,322
Growth 2018-2023	1.13%	1.10%	2.32%
Growth 2010-2018	0.07%	-0.06%	6.89%
<b>Households:</b>			
2023 Projection	1,365	14,042	45,941
2018 Estimate	1,350	13,892	44,873
2010 Census	1,351	13,925	41,870
Growth 2018 - 2023	1.11%	1.08%	2.38%
Growth 2010 - 2018	-0.07%	-0.24%	7.17%
Owner Occupied	1,031	8,802	26,561
Renter Occupied	319	5,091	18,312
<b>2018 Avg Household Income</b>	<b>\$88,246</b>	<b>\$81,958</b>	<b>\$74,597</b>



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PHOTOS

