

FOR LEASE

19,200 SF FREESTANDING BUILDING

1335 W. RANCHO VISTA BLVD. | PALMDALE | CA 93551
RANCHO VISTA BLVD & MALL RING ROAD



Lease Rates & Retail Availability

- > Lease Rate: \$2.25 PSF + ±\$0.41 NNN Charge
- > ±19,200 SF Freestanding Anchor Store on 1.73 Acres, a part of the **±1,042,670 SF Antelope Valley Regional Mall**
- > Former 24Hour Fitness Space
- > Ideal for a new Gym Tenant - Cardio, Fitness & Equipment Area, Daycare Area, Showers and Lockers

> Also Suited for Retail, Office, Educational or Medical Uses

Locations & Highlights:

- > Over 500 Feet of Frontage Along Rancho Vista Blvd.
- > Major Signalized Corner on Heavily Travelled Corridor with over ±34,000 CPD
- > Ideal Central Valley Location with easy on and off access approximately ±2,000 Feet from CA-14 Hwy with approximately ±82,000 Vehicles Per Day
- > Dominet Regional Mall in the Trade Area with ±103 Retailers, Restaurants, and Service Providers.

2021 Demographics:

	1-Mile	3-Mile	5-Mile
Population:	8,236	51,981	123,872
Median Household Income:	\$76,741	\$78,863	\$67,968

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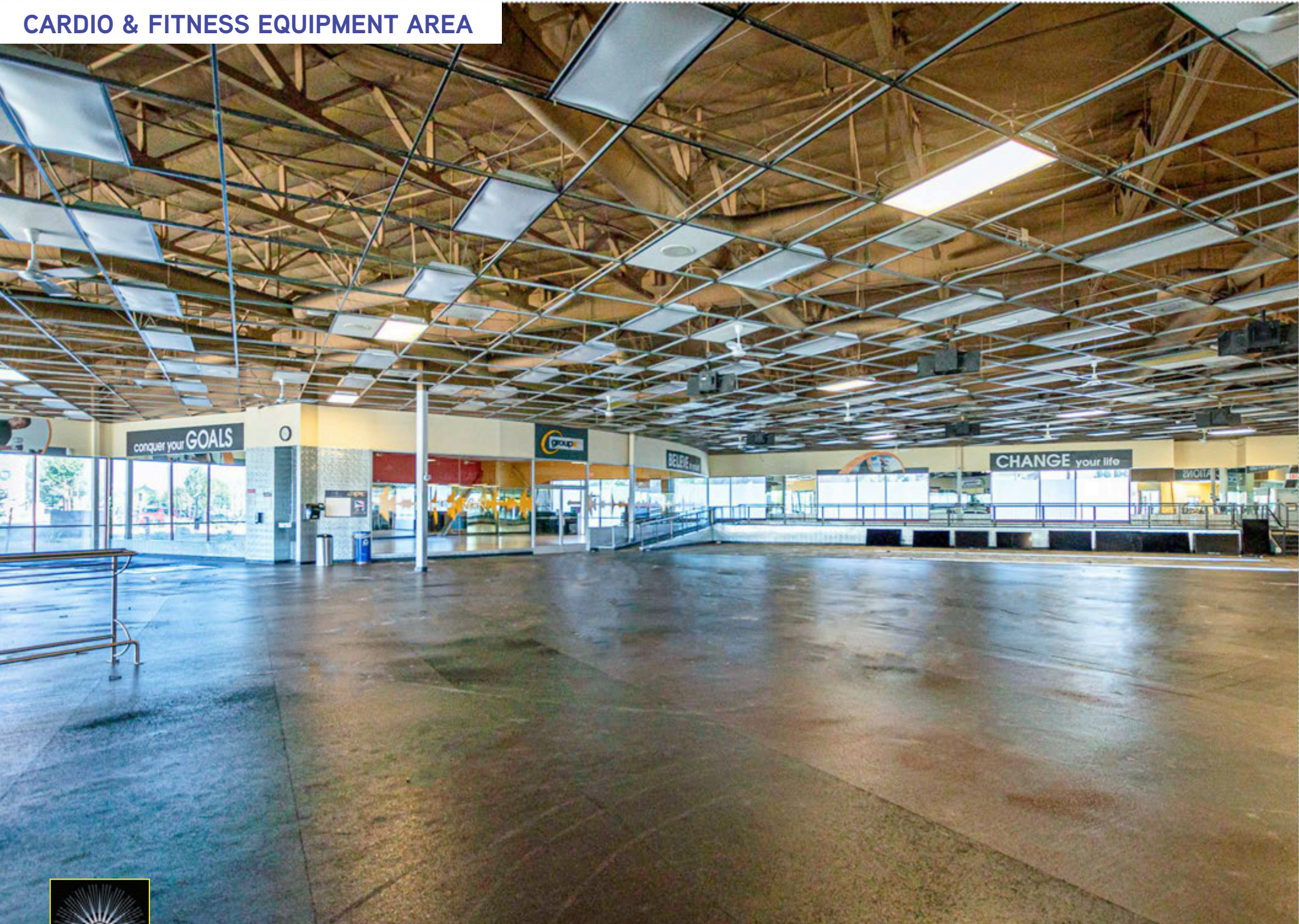
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Legendary Commercial Real Estate | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | www.LegendaryCRE.com

The information contained herein was derived from sources deemed reliable. Though we do not doubt its accuracy, we do not guarantee it.

CARDIO & FITNESS EQUIPMENT AREA



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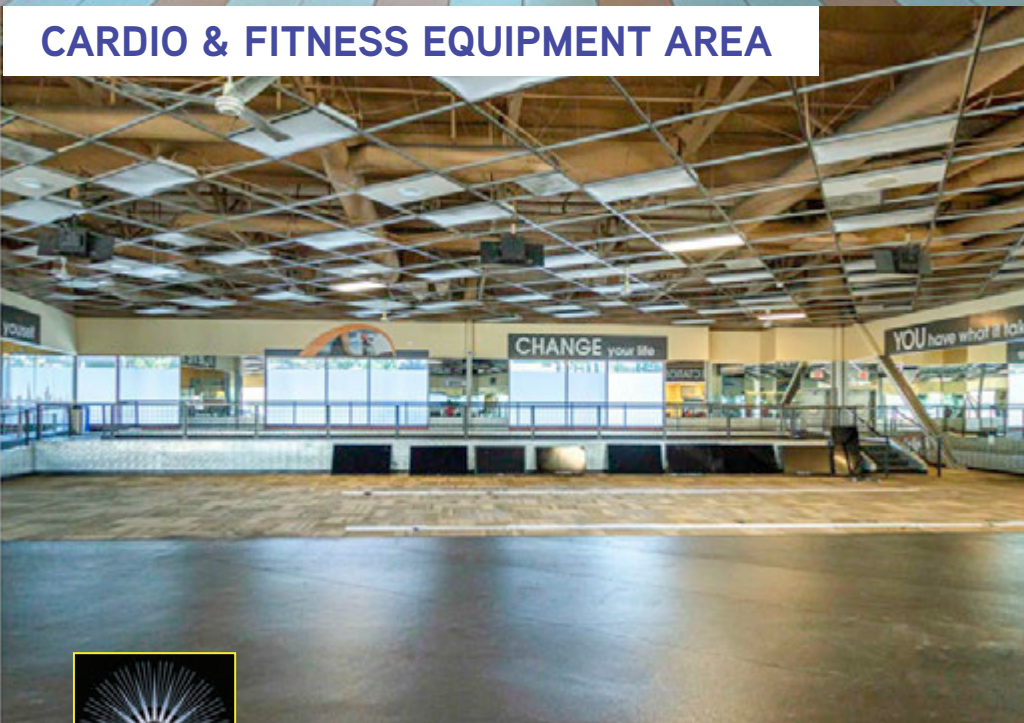
MEMBER'S ENTRANCE



FORMER GYM FEATURES & HIGHLIGHTS:

- › Members Entrance
- › Large Cardio & Fitness Equipment Area
- › Dance Room
- › Daycare/Kids Play Area
- › Branded Merchandising & Sales Area
- › Member's Snack Room
- › Administrative Offices
- › Employee's Lunch Room & Lockers
- › Men's & Women's Multi-stall Restrooms, Showers & Lockers

CARDIO & FITNESS EQUIPMENT AREA



BRANDED MERCHANDISING



DAYCARE \ KIDS PLAY AREA



DAYCARE \ KIDS PLAY AREA



HYDRATION & SNACK AREA



EMPLOYEE BREAK ROOM & LOCKERS



OFFICE -1



OFFICE -2



TRAINER'S SALES AREA



BRANDED MERCHANDISING



PROJECT AERIAL



AREA CENTERS & RETAIL TENANTS



Demographic Profile

1335 W Rancho Vista Blvd, Palmdale, California, 93551 (1 mile)

1335 W Rancho Vista Blvd, Palmdale, California, 93551

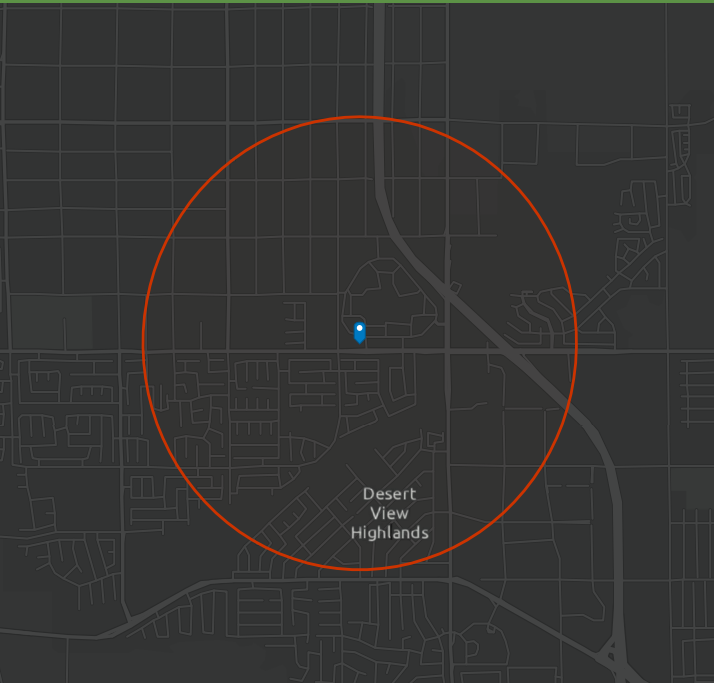
Ring of 1 mile

DEMOGRAPHIC PROFILE

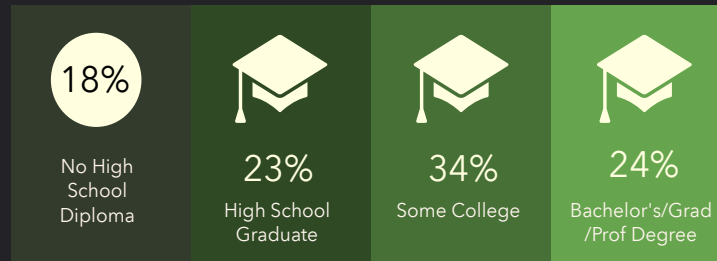
1335 W Rancho Vista Blvd, Palmdale, California, 93551

Ring of 1 mile

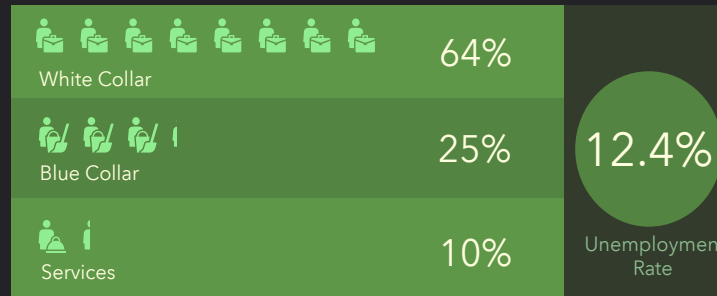
1-Mile Radius



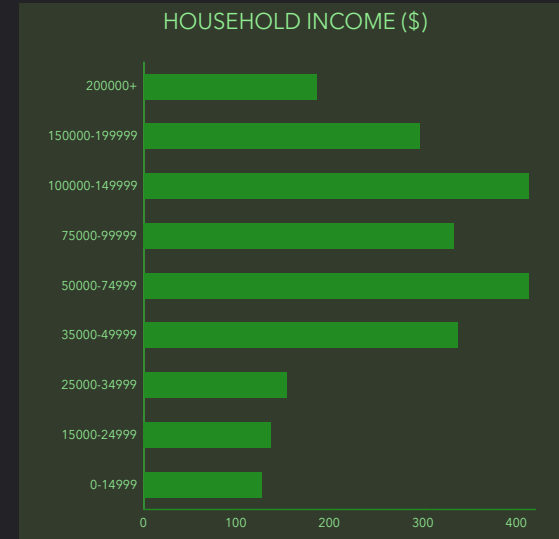
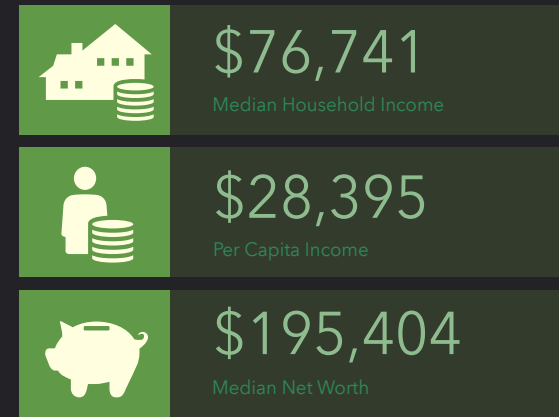
EDUCATION



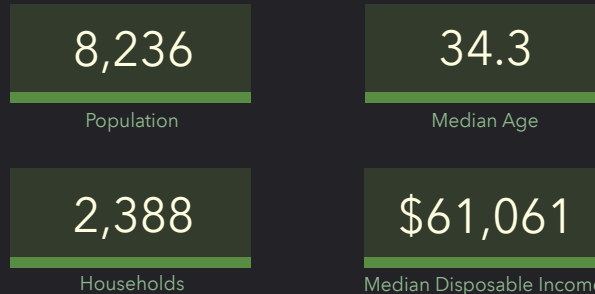
EMPLOYMENT



INCOME



KEY FACTS



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Demographic Profile

1335 W Rancho Vista Blvd, Palmdale, California, 93551 (3 miles)

1335 W Rancho Vista Blvd, Palmdale, California, 93551

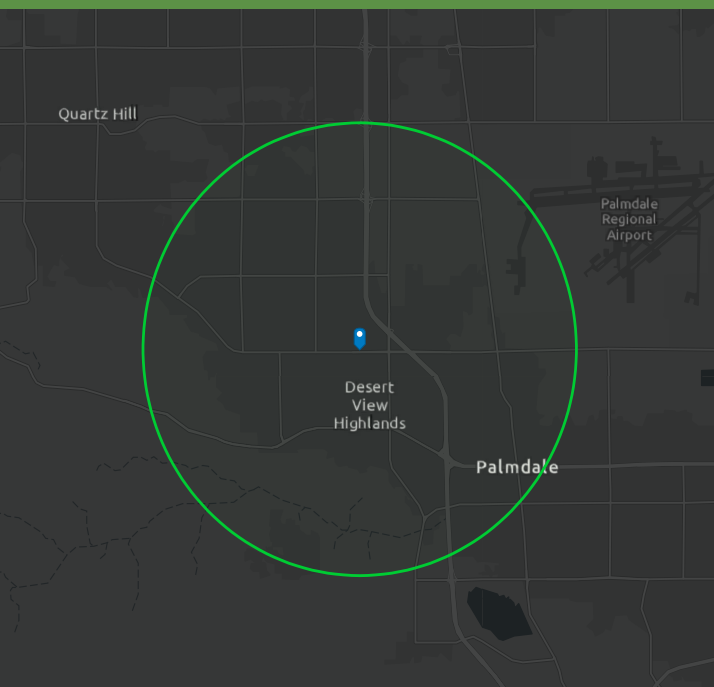
Ring of 3 miles

DEMOGRAPHIC PROFILE

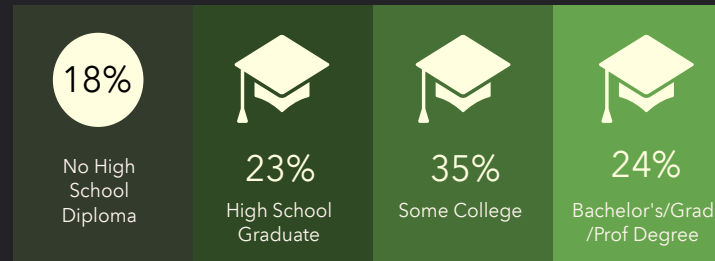
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Ring of 3 miles

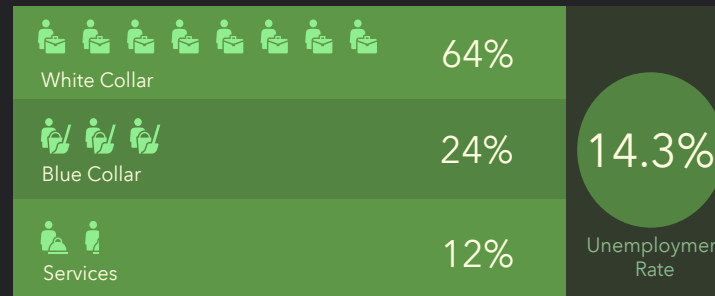
3-Mile Radius



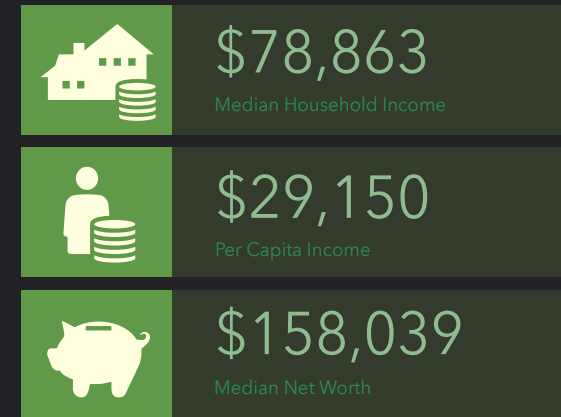
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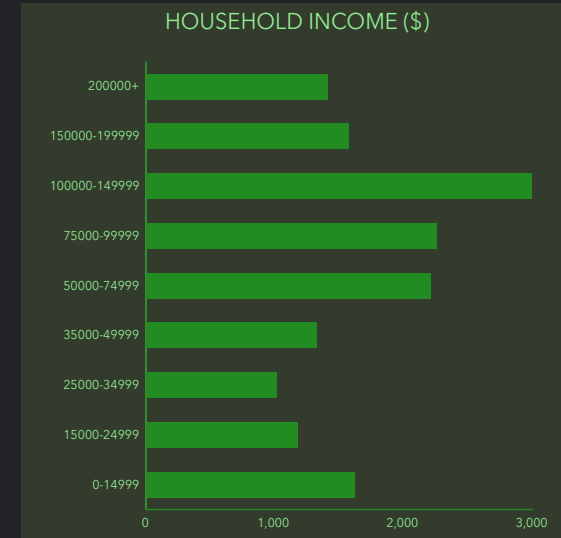
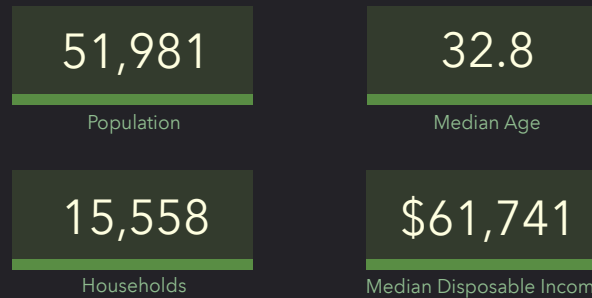
EMPLOYMENT



INCOME



KEY FACTS



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Demographic Profile

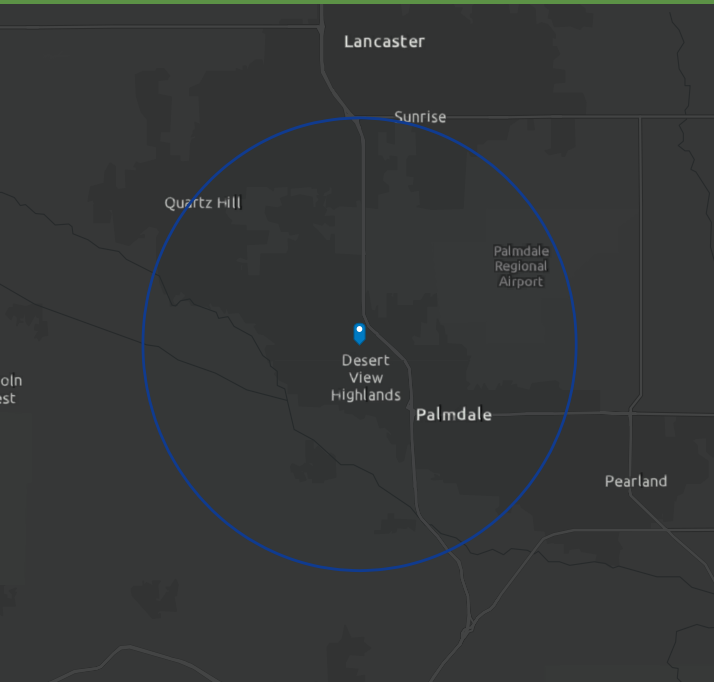
1335 W Rancho Vista Blvd, Palmdale, California, 93551 (5 miles)
 1335 W Rancho Vista Blvd, Palmdale, California, 93551
 Ring of 5 miles

Prepared by Esri
 Latitude: 34.60228
 Longitude: -118.15483

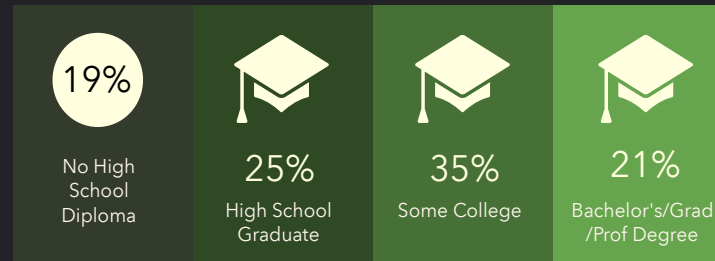
DEMOGRAPHIC PROFILE

1335 W Rancho Vista Blvd, Palmdale, California, 93551
 Ring of 5 miles

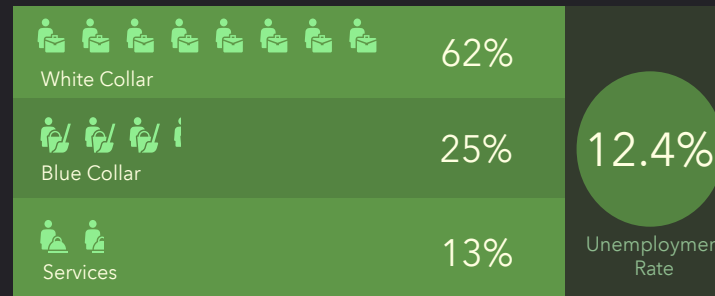
5-Mile Radius



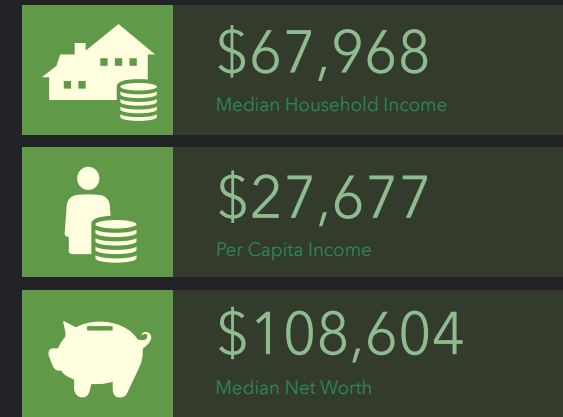
EDUCATION



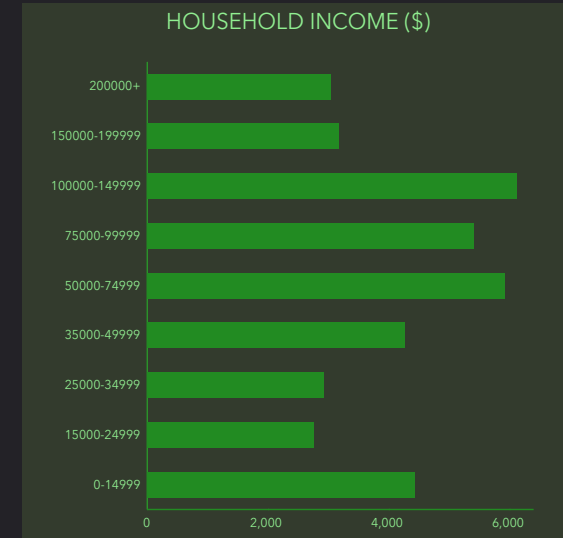
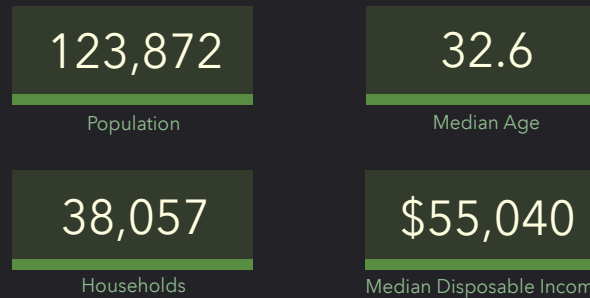
EMPLOYMENT



INCOME



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