

FRONTAGE ON PEARBLOSSOM HWY ~2-9 AC OF DRIVE THRU POTENTIAL WITH EXISTING BLDG. (JOINT VENTURE/LEASE/SALE)

1.4 MILES DISTANCE FROM SITE



2.36 MILES DISTANCE FROM SITE



RESIDENTIAL

PALMDALE



PEARBLOSSOM HWY 26,886 ATC

APN: 33052-015-055

2660 PEARBLOSSOM HWY
PALMDALE, CA 93550

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PROPERTY OVERVIEW

2660 PEARBLOSSOM HIGHWAY PRESENTS a ±9.34-acre multi-parcel opportunity positioned along one of Palmdale's primary regional thoroughfares. The site consists of two front parcels totaling ±4.19 acres zoned Neighborhood Commercial (NC) with direct frontage on Pearblossom Highway, plus an adjacent ±5.15-acre parcel designated Low Density Residential (LDR) in the City's General Plan. Existing improvements include a ±1,200 SF building with restrooms on the ±2.43-acre front parcel.

The property benefits from high visibility, direct highway exposure, and strong traffic volumes, offering immediate potential for quick-service restaurant, fuel/convenience, or retail pad development, with flexibility for phased expansion or future entitlement of the rear acreage.

The Story

The current owner purchased this property to use it as a headquarters for his general construction company. As the business winds down, the owners still use the office building but their goal is to keep the property and live off of their real estate rental income and effectively cease business operations completely. The property owner does have a strong preference towards leasing the property or contributing the land value in a straightforward and a 'laissez faire' natured Joint Venture Agreement to remain with income as opposed to cashing out on a sale. The least preferred option is to sell any or all three parcels. Ownership is willing to provide a reasonable amount of time for feasibility and entitlement time in exchange for some commitment on deposit after feasibility period on any use requiring approvals and permits. The Owner has started preliminary renderings for a mini – warehouse (self-storage) complex with outdoor RV parking that is included herein this marketing brochure. The owner of the property can be flexible and creative. Seller Finance terms can be discussed based on credibility of prospect and terms.

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02 PROPERTY HIGHLIGHTS



TOTAL SIZE

±9.34 acres between 3 parcels



(2) FRONT PARCELS (±4.19 ACRES)

Zoned Neighborhood Commercial (NC)



(1) REAR PARCEL (±5.15 ACRES)

General Plan designation Low Density Residential



EXISTING IMPROVEMENTS:

±1,200 SF Office building with bull pen, (1) executive office, multiple private offices and restroom(s) on ±2.43-acre pad



TRAFFIC COUNTS

±26,886 vehicles per day (Pearblossom Highway – Caltrans AADT)



VISIBILITY

Direct highway frontage with clear sightlines to regional commuter traffic



ACCESS

Multiple ingress/egress options from Pearblossom Hwy and surrounding residential corridors



SURROUNDING RETAIL AND SINGLE FAMILY HOME NEIGHBORHOODS

National QSRs, grocers, and fuel operators within 1–2 miles (McDonald's, Starbucks, Taco Bell, Food4Less, Walmart, etc.)



DEVELOPMENT POTENTIAL

Drive-through restaurant, coffee, fuel/convenience, or multi-tenant retail pad; opportunity for phased build-out utilizing rear acreage



UTILITIES

On Septic Tank, City Sewer Line estimated to be around 300 from Property

Prospects to verify business uses with City of Palmdale

LEASE RATE

Undisclosed

Contact Broker – terms may differ depending on proposal
(i.e. ground lease, delivery condition, size, lessor's work)

PRICING GUIDANCE ON SALE/ASSET TRANSFER VALUE IF JOINT VENTURE

\$1,900,000.00

03

ZONING SUMMARY

CALIFORNIA

Parcels: ±9.34 acres across three assessor parcels
(APNs 3053-009-017, 3052-015-055, 3052-015-058).

FRONT PARCELS (±4.2 acres total)

- **Designation:** C-1 (Neighborhood Commercial)
- **Permitted Uses:** Retail, office, restaurant, and other neighborhood-serving commercial uses.
- **Drive-Throughs:** Allowed subject to Conditional Use Permit (CUP) with circulation/stacking plan approval.

Reference: City of Palmdale – Municipal Code Title 17 (Zoning Ordinance), C-1 District Palmdale Code Library

REAR PARCEL (±5.1 acres)

- **Designation:** R-1-1 (Single-Family Residential, 1 unit/acre minimum)
- **Permitted Uses:** Detached residential and related low-density uses.
- **Commercial Development:** Would require rezoning, specific plan, or entitlement modification.

Reference: City of Palmdale – Municipal Code Title 17, R-1-1 District Palmdale Code Library

OVERLAY/ADDITIONAL CONSIDERATIONS

- Development along Pearblossom Hwy is subject to corridor design standards and CUP review for auto-oriented uses.
- Drive-through restaurants specifically require circulation and stacking plan submittals.

Reference: City of Palmdale – Municipal Code, Division 9 (Special Use Regulations) Palmdale Code Library

Disclaimer: The above zoning information is summarized from the City of Palmdale's Municipal Code and related public resources. Prospective purchasers/tenants are advised to independently verify all zoning, permitted uses, and development standards directly with the City of Palmdale Planning Division. No representations or warranties are made.

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AERIAL MAPS



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AERIAL MAPS



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AERIAL MAPS



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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



