





# HOBBY LOBBY

40022 10th Street W., Palmdale, California



## KEY HIGHLIGHTS

- Strong National Tenant - Hobby Lobby
- 2017 Construction / Minimal Landlord Responsibilities
- Co-Anchored by Wal-Mart Supercenter and Sam's Club
- Strategically Located within Market Dominant Destination O-Eight Power Center
- Pylon Signage on Major Corridors I-14 Freeway & 10th Street West
- Hobby Lobby Continues Nationwide Expansion
- Tremendous Visibility and Direct Access to Interstate-14 (Antelope Valley Freeway)
- Strong LA County Location/Excellent Trade Area Demographics

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### PROPERTY DETAILS

Land Area	4.09 Acres
GLA	55,419 Sq. Ft.
Parking	277 Stalls

### SURROUNDING DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	3,382	46,789	141,093
Average Income	\$93,081	\$89,200	\$81,717



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**TENANT SUMMARY**

Tenant	Square Feet
Hobby Lobby	55,419

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