



FOR LEASE



RETAIL



3,057 SF



6-Bay Auto Shop Next to In-N-Out

202 E Palmdale Blvd

Palmdale, California 93550

Property Description

Turn-key automotive facility available for lease on one of Palmdale's main corridors.

This ±3,057 SF freestanding building sits on an approximately ±19,389 SF lot with strong frontage, excellent visibility, and convenient customer access. Positioned directly adjacent to In-N-Out Burger — a nationally recognized high-volume operator where many locations average 700,000+ customer visits annually — benefitting from high consistent daily exposure.

Located within a dense retail trade area supported by a strong surrounding population base and established consumer traffic patterns. Rare opportunity to secure a fully built automotive shop on a high-traffic retail Blvd.

Property Highlights

- Six (6) Roll-Up Service Bays
- Three (3) Auto Lifts
- One (1) Smog Station
- Two (2) Mechanic Pits
- Reception Area
- Private Office
- Ample On-Site Parking
- Directly Next To In-N-Out With Traffic Exposure

SPACES	LEASE RATE	SPACE SIZE
202 E. Palmdale Blvd.	\$2.45 SF/month NNN	3,057 SF



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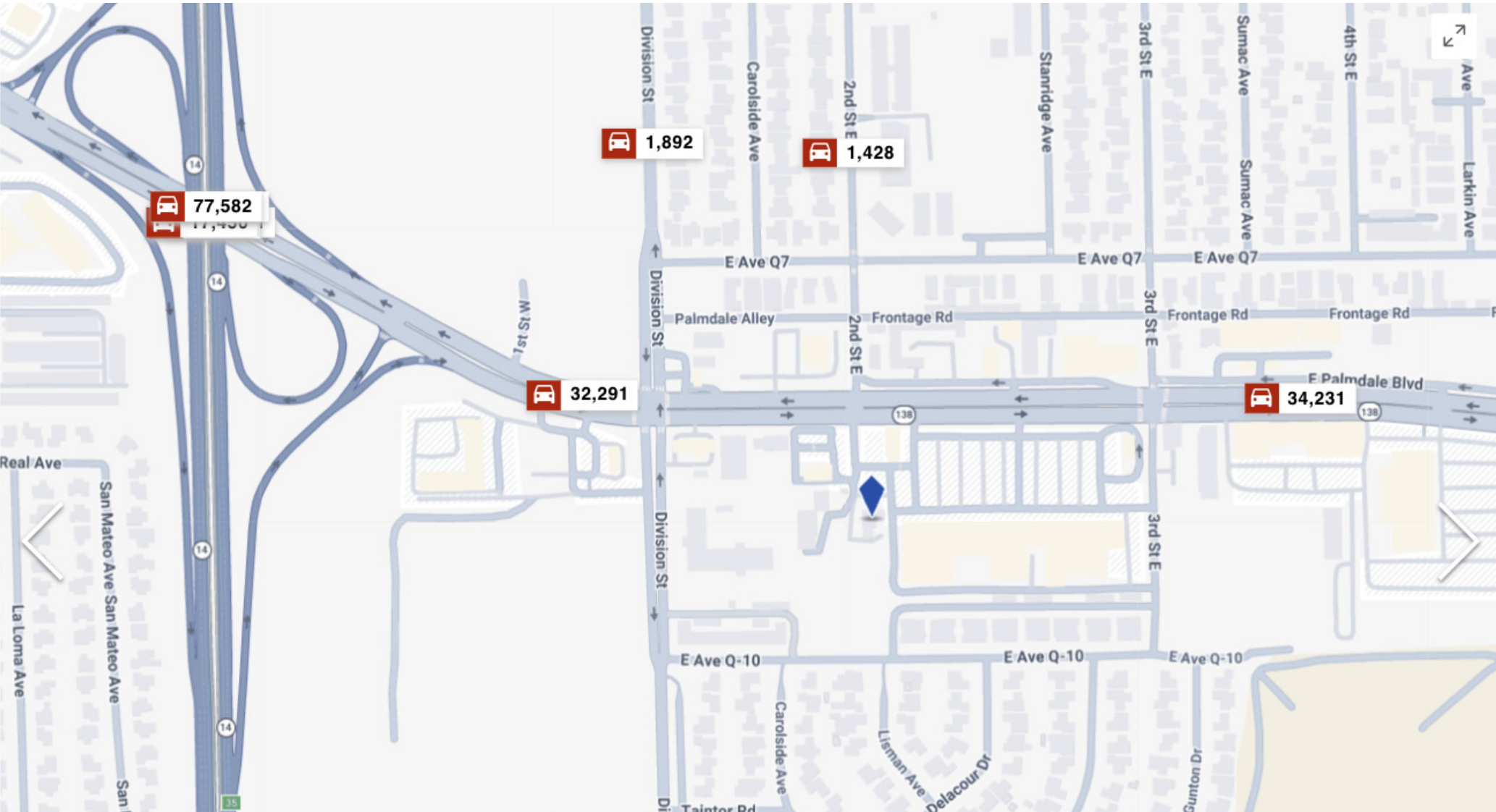
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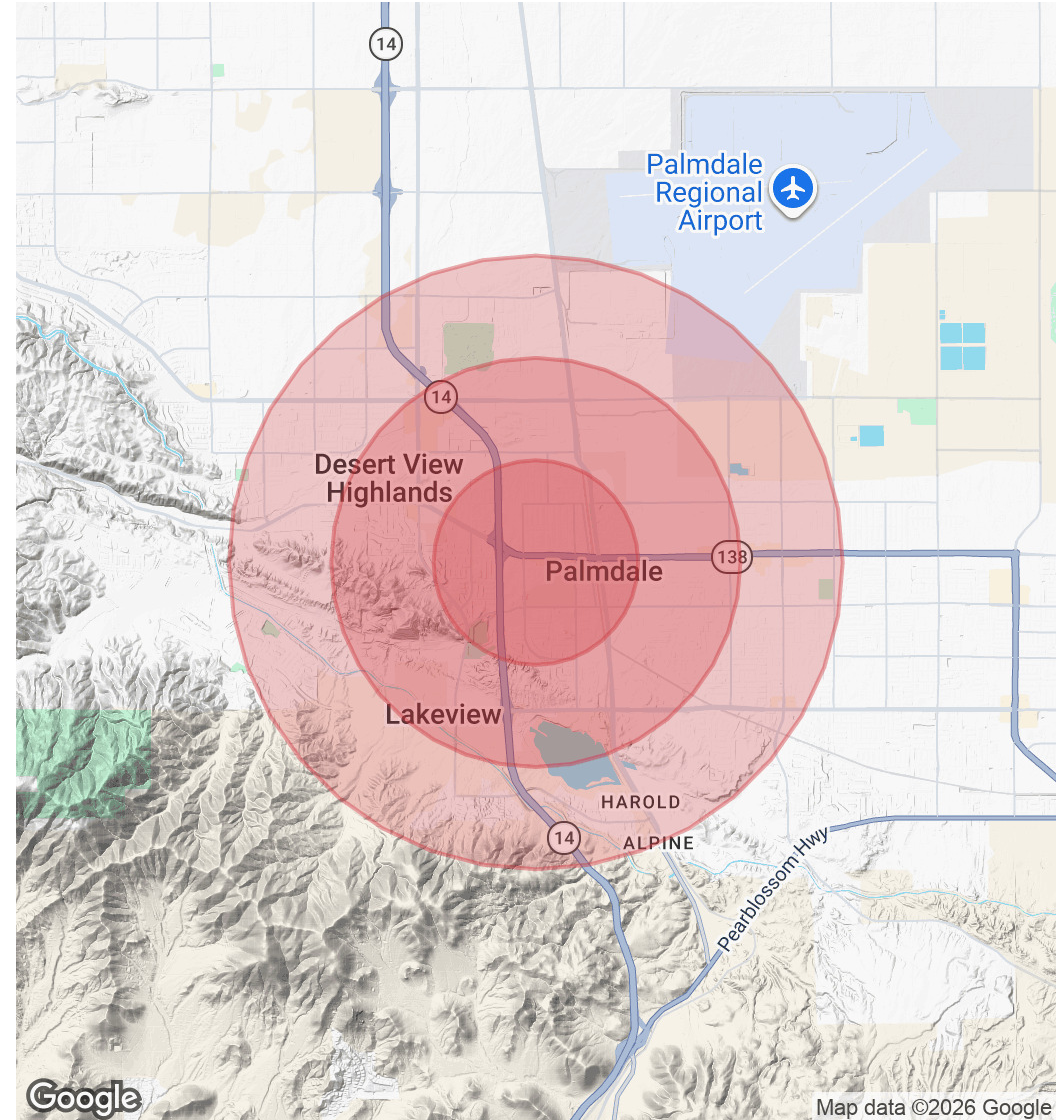
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	13,607	37,520	67,056
Average Age	29.3	32.2	32.7
Average Age (Male)	26.6	30.0	31.0
Average Age (Female)	33.0	35.0	34.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,318	11,833	20,201
# of Persons per HH	3.2	3.2	3.3
Average HH Income	\$65,419	\$71,500	\$83,539
Average House Value	\$419,277	\$393,302	\$422,417

2023 American Community Survey (ACS)



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