

Medical/Professional Offices For Sale or Lease

5th Street West and Palmdale Blvd., Palmdale, CA



Freestanding Single Story Buildings: 6,250 - 8,400 SF

2.91 Acres of Land Approved for 49,000 SF, or Build to Suit

PROPERTY HIGHLIGHTS

Sierra Pelona Medical Center is nestled at the base of the Sierra Pelona Mountain range in Southern Palmdale at the intersection of 5th street West and Palmdale Boulevard, just one block from the new, Palmdale Regional Medical Center. It consists of seven (7), single story buildings ranging in size from 6,250 to 13, 200 square feet and is parked to an approximately 5/1000 parking ratio, ideal for medical uses. The buildings are available For Sale or For Lease at very competitive prices and some are divisible to as small as 2,000 SF. Additionally, there is an approximately 2.91 acre lot on the campus which is available for sale or build to suit. The lot is currently approved for construction of an approximately 49,000 square foot medical office building. 90% SBA Financing is readily available at very attractive rates.

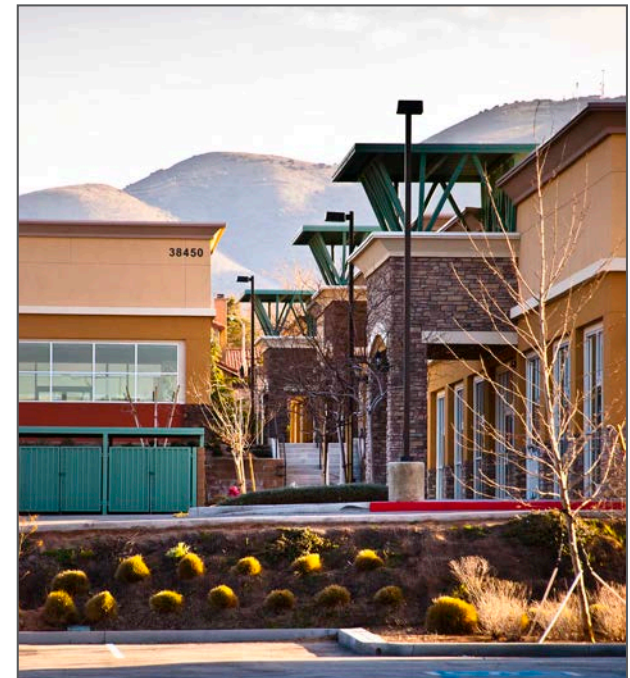
Inspired by the success of its initial project in the market, Meridian Professional Center – Palmdale, Meridian Property Company, a regional developer of medical and professional office buildings, acquired Sierra Pelona Medical Center with the intention to reposition it to a thriving medical campus complementing it's neighbor, Palmdale Regional Medical Center. Meridian is a very hands on developer and will make its representatives available to meet with prospective buyers and tenants.

PROPERTY FEATURES

- › 2008 Construction
- › Never Occupied
- › ± 5/1,000 Parking Ratio
- › Campus Environment
- › 90% SBA Financing Available at Historical Low Rates

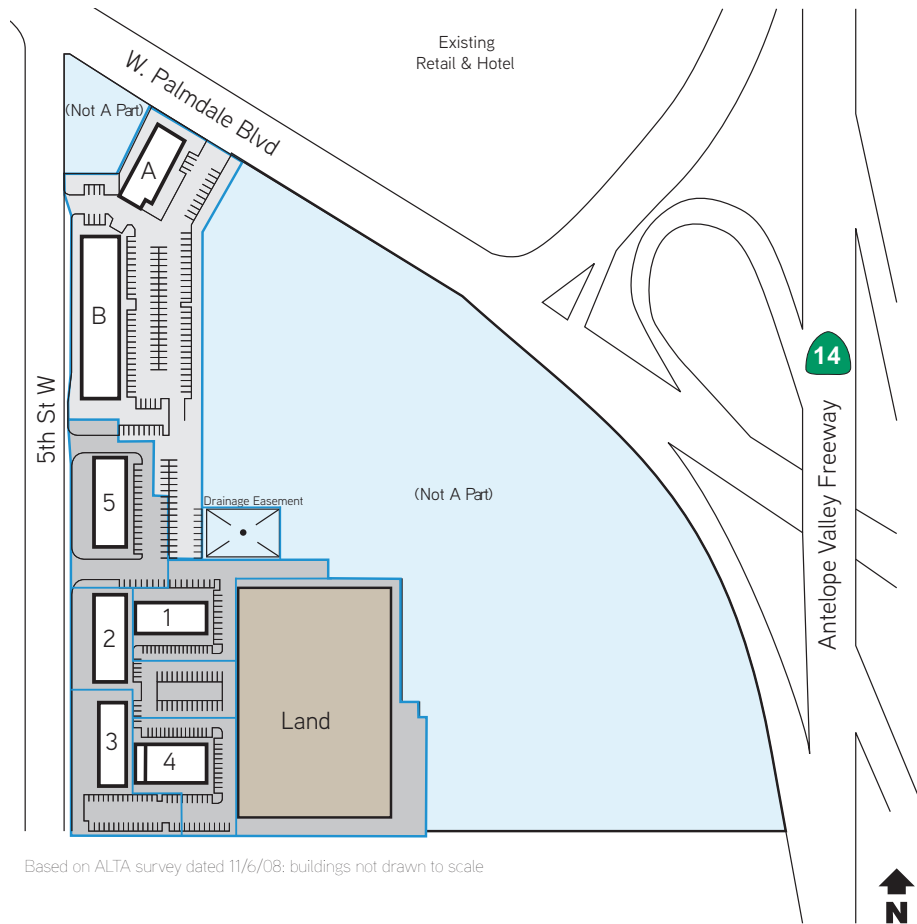
NEARBY AMENITIES

- › Adjacent to Palmdale Regional Medical Center
- › One mile from Antelope Valley Regional Mall and other retail amenities
- › Easy access to Highway 14
- › Close proximity to Antelope Valley Country Club



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SITEPLAN & PRICING



Based on ALTA survey dated 11/6/08; buildings not drawn to scale

FOR LEASE

Address	Bldg #	Building Size	Rate
38450 5th St. W.	1	6,250 SF	\$1.55/SF, NNN
38410 5th St. W.	3	6,700 SF	\$1.50/SF, NNN
38460 5th St. W.	5	8,400 SF	\$1.55/SF, NNN
TI Allowance - \$40.00/USF			

FOR SALE

Address	Bldg #	Building Size	Rate
38450 5th St. W.	1	6,250 SF	\$148.00/SF
38410 5th St. W.	3	6,700 SF	\$143.00/SF
38460 5th St. W.	5	8,400 SF	\$148.00/SF
Land**		2.91 AC	\$ 3.50/SF
** Build to Suit. Approved for 49,000 SF.			

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AREA INFORMATION

NEARBY AMENITIES

Located approximately one mile south of the Antelope Valley mall, featuring a variety of dining and retail options, including Macy's, Sears, Forever21, JCPenny's and Dillard's, with Target, Home Depot, Best Buy, Walmart and the Antelope Valley Country Club nearby, Challenger Medical Plaza provides tenants and customers with a strong mix of amenities.



- | | | | |
|---------------------|------------------------|-------------------|-------------------|
| 1. Albertsons | 7. In N Out Burger | 13. Pizza Hut | 19. Starbucks (3) |
| 2. Barnes and Noble | 8. Jamba Juice | 14. Red Lobster | 20. Subway (2) |
| 3. Best Buy | 9. Lowe's | 15. Sizzler | 21. Target |
| 4. Big Lots | 10. Michaels | 16. Smart & Final | 22. TJ Maxx |
| 5. Del Taco | 11. Outback Steakhouse | 17. Sport Chalet | 23. Trader Joe's |
| 6. Home Depot | 12. Petco | 18. Staples | 24. Walmart |

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HOSPITAL

PALMDALE REGIONAL MEDICAL CENTER

- > ± 250,000 Square Feet
- > Plans for phase II of the hospital include an egress that will lead directly to the west entrance of the Property to 5th Street West.
- > Opened in December 2010, Palmdale Regional Medical Center (PRMC) is the Antelope Valley's newest most state-of-the-art hospital and acute care center.
- > PRMC boasts 800 employees, including an active medical staff of nearly 400 RN's and other nursing staff. Upon full build out PRMC will have 239 beds in private rooms.
- > PRMC is managed by nationwide health care facility operator Universal Health Services (UHS).



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