

## NEW LISTING

5 Tenant NNN Leased Investment/ Pad Building Fronting 1 Million SF Mall

For a Complete Offering Memorandum:

[Contact Michael Lai @ 206-838-5990 / michaellai@usasiapacific.com](mailto:michaellai@usasiapacific.com)

## Investment Offering: 5-Tenant NNN Leased Investment



ANTELOPE VALLEY MALL PAD BUILDING

Palmdale, California



1201 W. Rancho Vista Blvd, Palmdale, CA  
**\$5,690,000 / 7.0% Cap Rate**

- ❖ Outparcel Pad Building to the 1 Million SF Regional Mall Anchored by Dillards, JC Penney, Sears, and Forever 21
- ❖ 100% Leased
- ❖ Intrinsic Real Estate
- ❖ Strong National Tenants
- ❖ Over \$85,000 Average House Hold Income
- ❖ Over 325,000 People Within Trade Area
- ❖ High Growth Area
- ❖ Ease of Management / 5-Tenants

Lead Investment Advisor:

**Michael Lai**

*CEO*

206-838-5990 Direct

<mailto:MichaelLai@usasiapacific.com>



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