

NEW LISTING

Single Tenant NNN Leased Investment/ Part of 552,000 SF Power Center / 7.25% Cap

For a Complete Offering Memorandum:

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

INVESTMENT OFFERING: SINGLE TENANT NNN LEASED INVESTMENT

BARNES & NOBLE AT PALMDALE MARKETPLACE Palmdale, California



39228 10th Street West, Palmdale, CA

\$3,910,000 / 7.25% Cap Rate

- ❖ Barnes & Noble: \$921 Million Net Worth (2009)
726 Store Locations
- ❖ Part of Power Center Anchored by Target, Lowe's, Best Buy, Staples, Ross, Sport Chalet
- ❖ Low Cost PSF: \$159 psf
- ❖ Close Proximity to Antelope Valley Mall
- ❖ High Traffic
- ❖ Established Location

Lead Investment Advisor:

Michael Lai

CEO

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