

NEW LISTING

6 Tenant NNN Leased Investment/ Pad Building Fronting Target / 7.41% Cap

For a Complete Offering Memorandum:

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

INVESTMENT OFFERING: 6-TENANT NNN LEASED INVESTMENT

PAD SHOPS FRONTING TARGET

AT PALMDALE MARKETPLACE

Palmdale, California



39450 10th Street West, Palmdale, CA
\$6,580,000 / 7.41% Cap Rate

❖ Strong National Tenants

- Gamestop:

\$2.3 Billion Net Worth
BB+ Credit (S&P)
6,207 Locations

- Sally Beauty Supply:

B+ Credit (S&P)
3,773 Locations

- Panda Express:

1,100 Locations

- Shakey's Pizza:

450 Locations

❖ PAD Building Directly Fronting Target

❖ Part of 552,000 SF Power Center

❖ High Traffic & Visibility

❖ Close Proximity to the Antelope Valley Mall

❖ Secure & Stable Investment

Lead Investment Advisor:

Michael Lai

CEO

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