

FOR LEASE

15th Street Marketplace

A Grocery Outlet-anchored center in Palmdale, California

Shops, pads and a drive-thru pad for lease

NWC Rancho Vista Blvd & 15th St W | Palmdale, CA 93551



THE OPPORTUNITY

Ground-up retail on Palmdale's busiest corridor

15th Street Marketplace is a new Grocery Outlet–anchored center on Rancho Vista Blvd, across 15th St W from the Antelope Valley Mall and beside the drive-thru pads that already lead the market. Pad, shop and drive-thru space is available for lease.

10.6M

Annual visits to the Antelope Valley Mall

833K

Annual visits to the Raising Cane's next door

$80K+

Median household income, west Palmdale trade areas

89,600

Vehicles per day on SR-14

HIGHLIGHTS

Anchor	Grocery Outlet; Pollo Campero signed
Drive-thru	Pad available on a ground lease
Traffic	29,804 VPD on Rancho Vista Blvd
Neighbors	The Landing, 344 homes, breaking ground 2027
Employers	Lockheed Martin Skunk Works, NASA and Palmdale Regional Medical Center within 10 minutes

Sources: Placer.ai, last 12 months (Nov 2025–Oct 2026); CoStar 2026 traffic counts.



THE LANDING
PALMDALE, CA

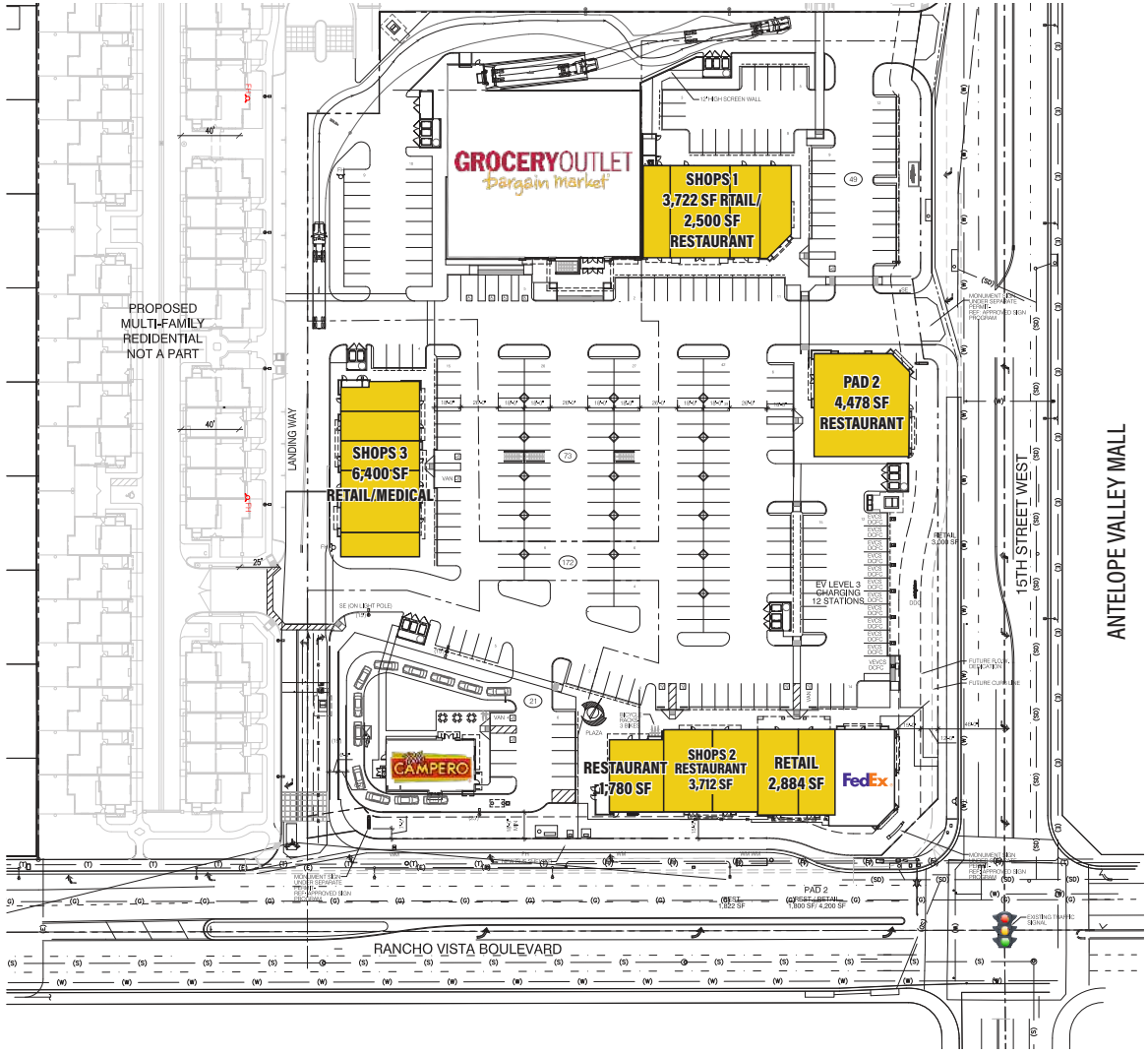
344 HOUSING UNITS
BREAKING GROUND 2027

Among the Antelope Valley's top retailers

Target, Walmart, Sam's Club, Trader Joe's, Kohl's, Best Buy, Burlington and the mall's Macy's, Dillard's and Dick's are within a mile.

SITE PLAN

Pads, shops and a drive-thru pad



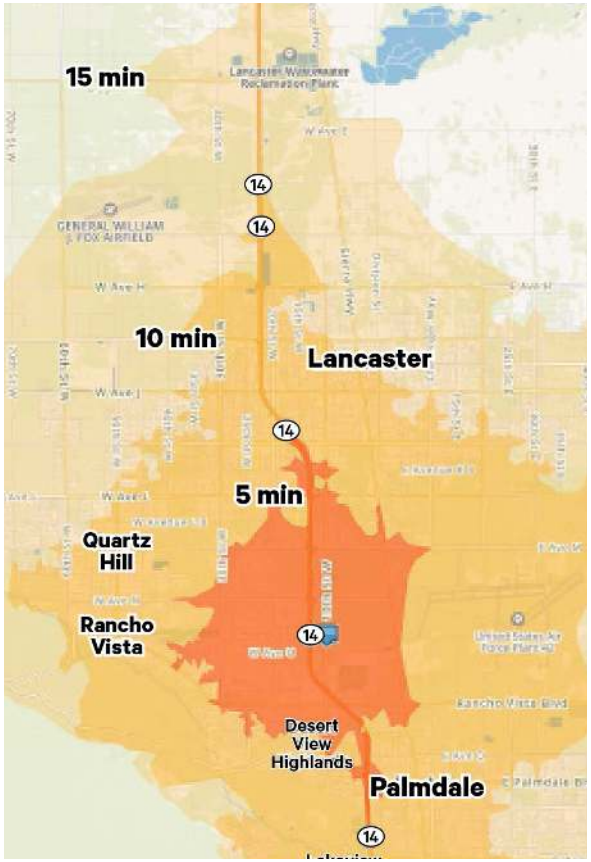
AVAILABLE

Pad 2	4,478 SF
Shops 1, retail	3,722 SF
Shops 1, restaurant	2,500 SF
Shops 3, retail/medical	6,400 SF
Restaurant	3,712 SF
Retail	2,884 SF
Restaurant	1,780 SF

SIGNED

- Grocery Outlet
- Pollo Campero

Site plan subject to change.



TRADE AREA

A trade area that out-earns the rest of Palmdale

Shoppers at the west Palmdale centers around the site come from households with median incomes above $80,000, against about $69,000 at the east-side centers on 47th St E.

Median household income of each center's trade area



DRIVE-TIME DEMOGRAPHICS

	5 min	10 min	15 min
Population	81,125	132,398	333,185
Daytime population	71,053	115,019	285,383
Households	22,958	36,697	99,560

EMPLOYERS NEARBY

Palmdale Regional Medical Center	2.1 mi	Lockheed Martin Skunk Works	2.5 mi
NASA	6 mi	Antelope Valley College	6 mi
Northrop Grumman	8.5 mi		

Trade-area income: Placer.ai, Census 2024 (ACS). Drive-time figures: 2022 estimates.



For more information

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