

Las Brisas Terrace



PEAK
COMMERCIAL

THE SPACE

Location **Las Brisas Terrace, Palmdale, CA, 93551**

COUNTY **Los Angeles**

APN **3001-140-010**

Square Feet **3,344**

Rent **Call For Details**

PROPERTY FEATURES

NUMBER OF BEDS **5**

NUMBER OF BATHROOMS **3**

BUILDING SF **3,344**

LAND SF **13,624**

LAND ACRES **0.31**

YEAR BUILT **2005**

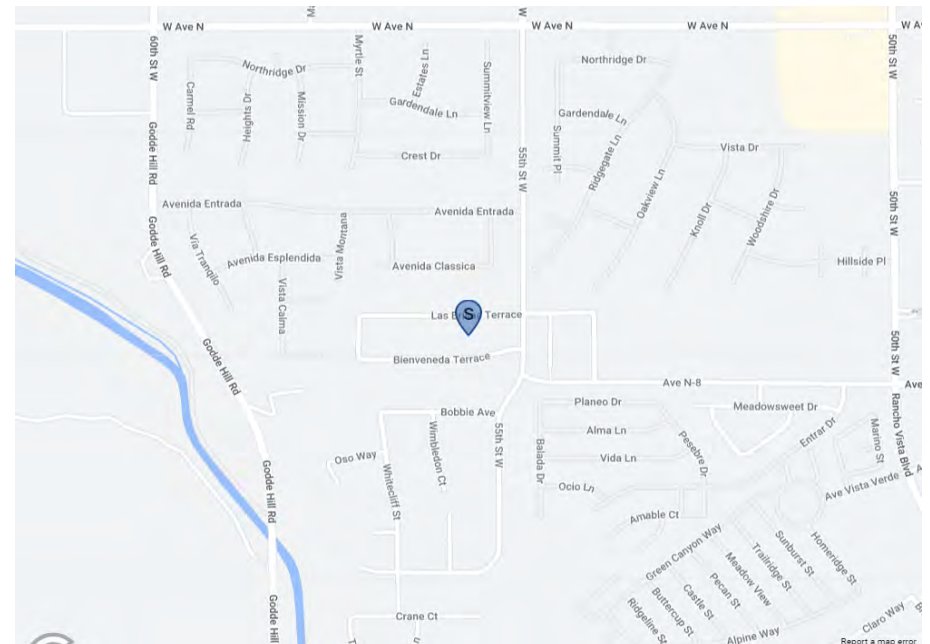
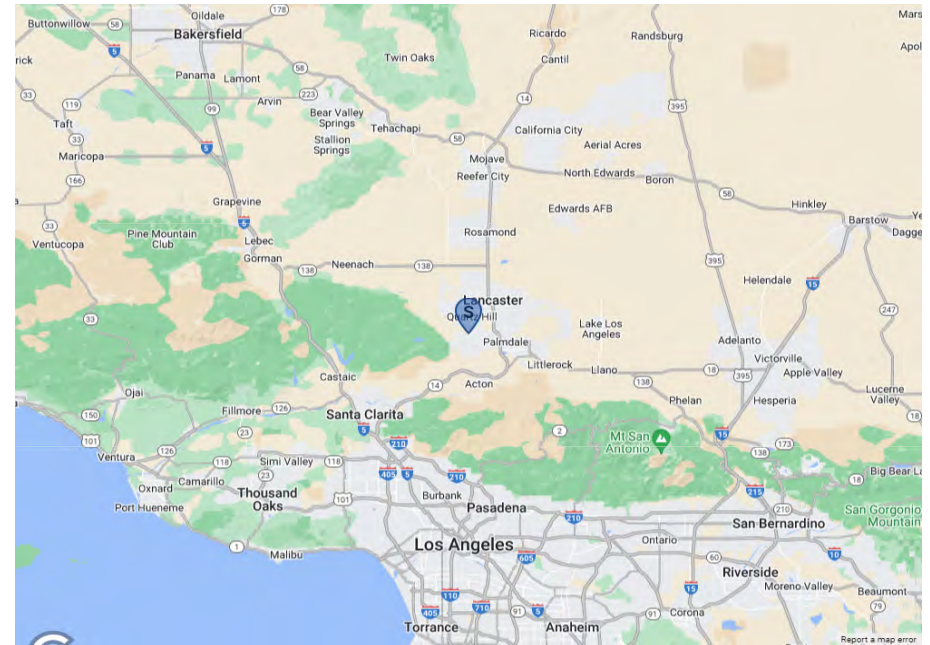
ZONING TYPE **PDR112000***

NUMBER OF STORIES **1**

NUMBER OF BUILDINGS **1**

Description

- This property is exclusively presented by Jordan Gootkin of Peak Commercial Real Estate. This single family home that was constructed in 2005 is available for lease for assisted care uses. The fire sprinkler equipped property features 5 private bedrooms with 3 bathrooms. It is a single story that spans approx. 3,344 square feet. The Landlord would prefer a RCFE (Elderly Assisted Care) facility use and is willing to give concessions and make property improvements depending on terms of the lease. Other uses can include: residential care, rehabilitation, sober living, congregate care and other forms of assisted care. Please note, Lessee is responsible to check with the city, county and state directly to ensure their specific use is acceptable. A conditional use permit or other permits and/or approvals may be required to operate certain types of businesses at this property. Please call for more details, please do not disturb tenant.





[Report a map error](#)







POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,075	29,097	70,622
2010 Population	7,706	41,612	101,480
2022 Population	7,912	44,370	107,906
2027 Population	7,726	43,285	105,965
2022 African American	678	4,300	14,300
2022 American Indian	128	613	1,555
2022 Asian	542	2,984	7,584
2022 Hispanic	2,390	14,690	39,226
2022 Other Race	939	6,093	18,385
2022 White	4,282	22,744	48,282
2022 Multiracial	1,329	7,537	17,560
2022-2027: Population: Growth Rate	-2.35 %	-2.45 %	-1.80 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	54	888	2,047
\$15,000-\$24,999	113	402	1,103
\$25,000-\$34,999	120	687	1,444
\$35,000-\$49,999	198	1,004	2,571
\$50,000-\$74,999	157	1,396	4,354
\$75,000-\$99,999	380	2,309	5,022
\$100,000-\$149,999	519	3,297	7,498
\$150,000-\$199,999	467	2,141	4,647
\$200,000 or greater	644	2,595	5,243
Median HH Income	\$124,401	\$106,951	\$101,788
Average HH Income	\$161,792	\$139,508	\$131,623

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,102	10,346	23,291
2010 Total Households	2,518	13,617	30,709
2022 Total Households	2,652	14,720	33,929
2027 Total Households	2,599	14,397	33,381
2022 Average Household Size	2.98	3.01	3.08
2000 Owner Occupied Housing	1,729	7,812	16,780
2000 Renter Occupied Housing	153	1,882	5,151
2022 Owner Occupied Housing	2,180	11,181	24,454
2022 Renter Occupied Housing	472	3,538	9,475
2022 Vacant Housing	63	435	1,140
2022 Total Housing	2,715	15,155	35,069
2027 Owner Occupied Housing	2,139	11,029	24,248
2027 Renter Occupied Housing	460	3,368	9,133
2027 Vacant Housing	109	666	1,665
2027 Total Housing	2,708	15,063	35,046
2022-2027: Households: Growth Rate	-2.00 %	-2.20 %	-1.65 %



Source: esri

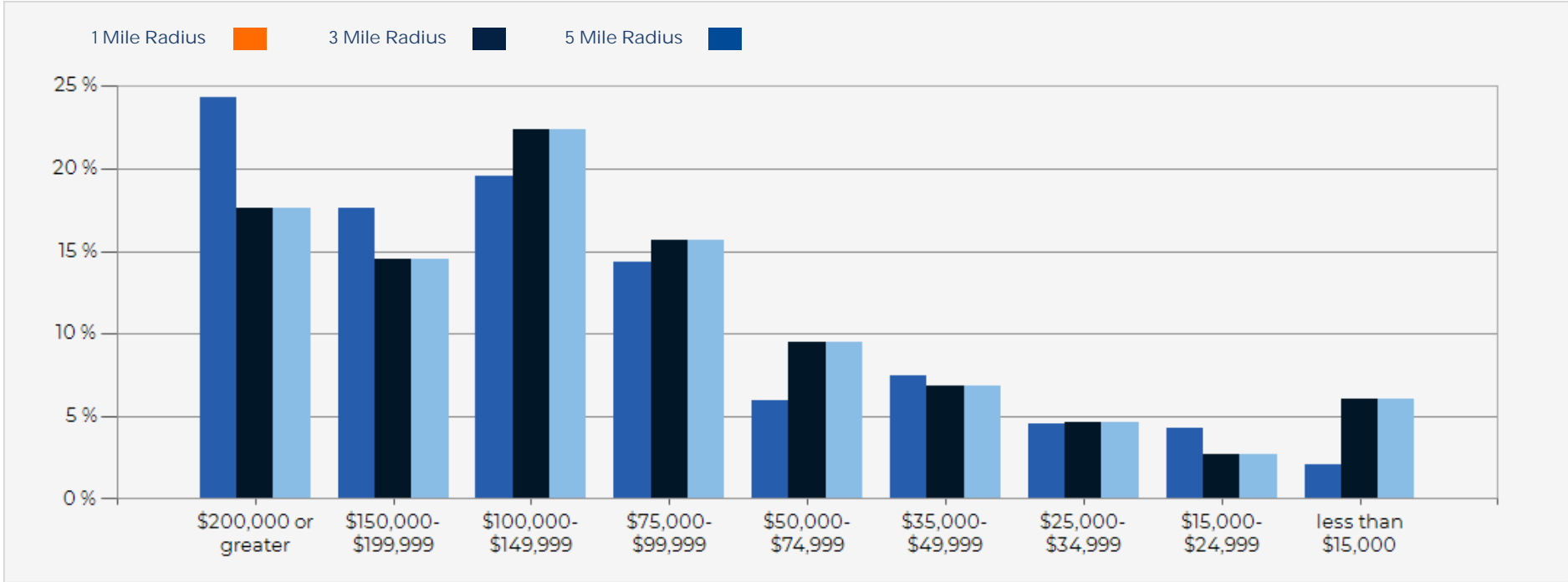
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	450	3,267	8,742
2022 Population Age 35-39	440	2,453	6,982
2022 Population Age 40-44	483	2,317	6,201
2022 Population Age 45-49	536	2,560	6,225
2022 Population Age 50-54	621	3,072	6,920
2022 Population Age 55-59	646	3,572	7,648
2022 Population Age 60-64	605	3,418	7,100
2022 Population Age 65-69	461	2,499	5,378
2022 Population Age 70-74	367	1,724	3,816
2022 Population Age 75-79	217	1,157	2,503
2022 Population Age 80-84	149	775	1,581
2022 Population Age 85+	124	690	1,393
2022 Population Age 18+	6,139	35,077	84,075
2022 Median Age	43	39	36

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$126,569	\$105,012	\$101,453
Average Household Income 25-34	\$165,839	\$134,786	\$128,534
Median Household Income 35-44	\$144,138	\$122,523	\$114,656
Average Household Income 35-44	\$176,927	\$157,442	\$148,108
Median Household Income 45-54	\$155,813	\$129,034	\$118,976
Average Household Income 45-54	\$191,727	\$164,273	\$152,418
Median Household Income 55-64	\$151,046	\$121,784	\$112,893
Average Household Income 55-64	\$181,149	\$157,141	\$146,156
Median Household Income 65-74	\$95,661	\$85,794	\$79,703
Average Household Income 65-74	\$129,976	\$116,850	\$111,154
Average Household Income 75+	\$82,826	\$71,257	\$70,836

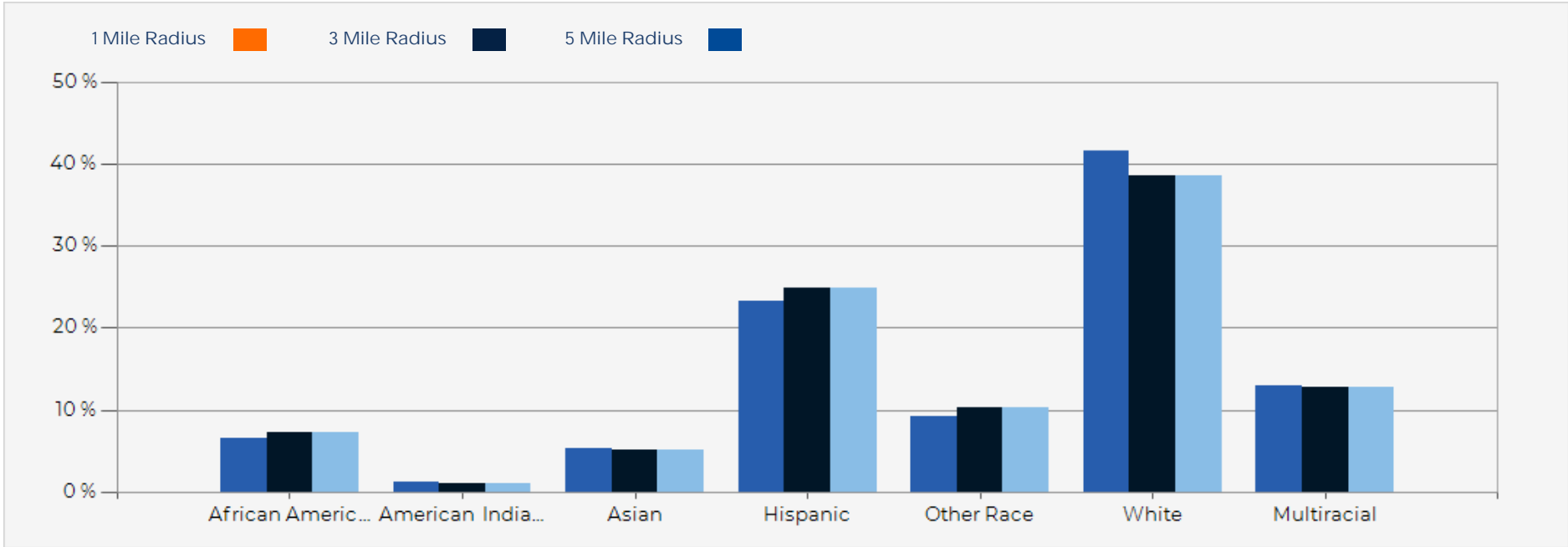
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	460	4,080	10,644
2027 Population Age 35-39	561	3,672	9,293
2027 Population Age 40-44	525	2,521	6,753
2027 Population Age 45-49	519	2,283	5,776
2027 Population Age 50-54	527	2,371	5,501
2027 Population Age 55-59	548	2,737	5,988
2027 Population Age 60-64	535	3,085	6,410
2027 Population Age 65-69	518	2,952	5,998
2027 Population Age 70-74	395	2,150	4,430
2027 Population Age 75-79	260	1,377	2,969
2027 Population Age 80-84	194	936	1,899
2027 Population Age 85+	136	800	1,541
2027 Population Age 18+	6,050	34,468	82,639
2027 Median Age	43	39	37

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$142,761	\$113,852	\$111,349
Average Household Income 25-34	\$188,719	\$159,241	\$153,393
Median Household Income 35-44	\$156,894	\$146,433	\$130,952
Average Household Income 35-44	\$202,605	\$188,507	\$176,913
Median Household Income 45-54	\$166,700	\$151,364	\$134,029
Average Household Income 45-54	\$216,325	\$192,509	\$177,782
Median Household Income 55-64	\$159,840	\$145,848	\$130,502
Average Household Income 55-64	\$205,000	\$186,239	\$174,806
Median Household Income 65-74	\$119,090	\$106,899	\$101,922
Average Household Income 65-74	\$164,700	\$152,689	\$145,787
Average Household Income 75+	\$120,002	\$107,021	\$104,845

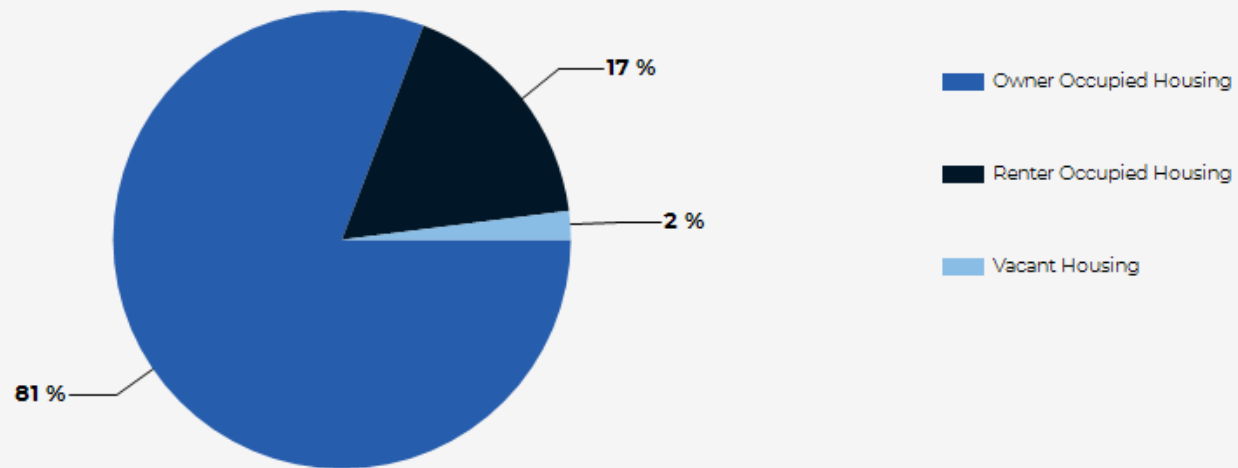
2022 Household Income



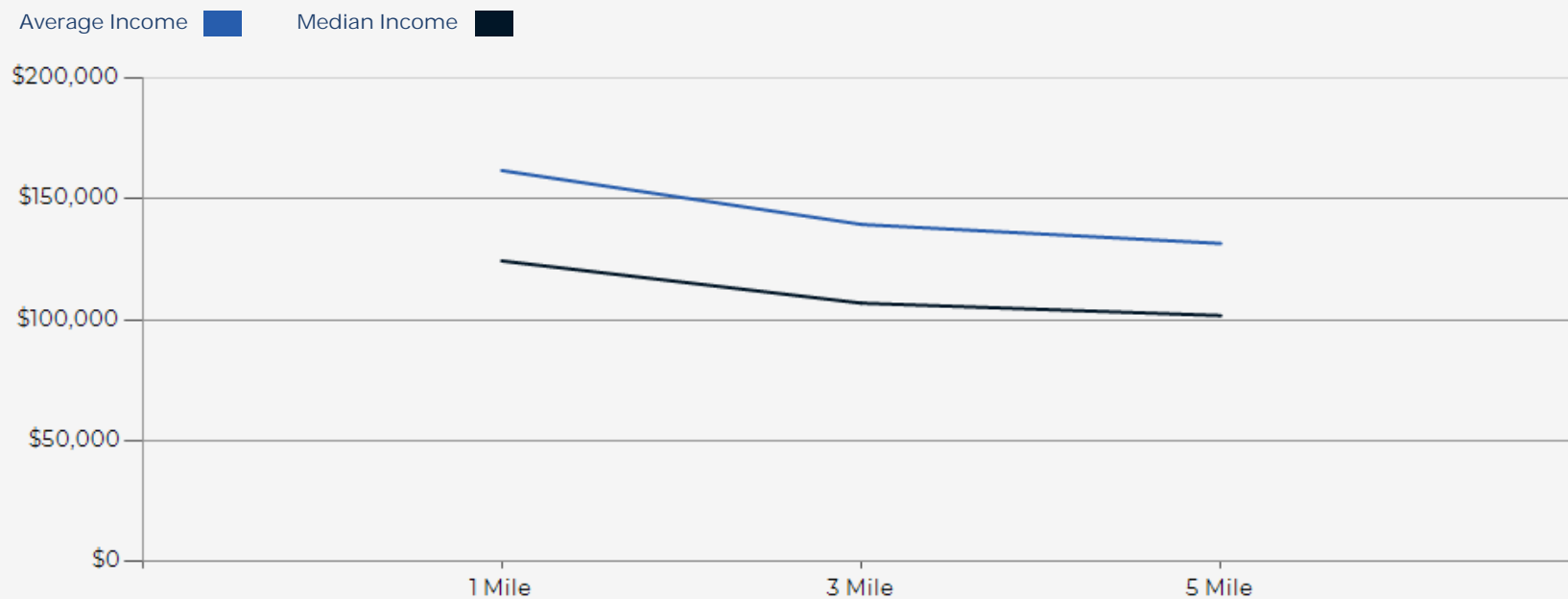
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



Las Brisas Terrace

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Peak Commercial and it should not be made available to any other person or entity without the written consent of Peak Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Peak Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Peak Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Peak Commercial has not verified, and will not verify, any of the information contained herein, nor has Peak Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Jordan Gootkin

Assisted Living Facilities Specialist
(818) 466-6434 | (805) 908-5431
jordan@gootkinrealestate.com
DRE#01988455

Juan Zamarripa

Broker Associate | Listing Manager
(818) 206-0851
jayz@peakcommercial.com
DRE#02119851

