

# OFFERING MEMORANDUM

**44709 Date Ave, Lancaster, CA 93534**

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## CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared by Liberty Business Advisors for informational purposes only. It is intended solely for prospective purchasers to evaluate the subject property. The information contained herein has been obtained from sources believed to be reliable; however, no representations or warranties are made as to the accuracy or completeness of the information.

Prospective buyers are advised to conduct their own independent investigations, including but not limited to financial, physical, environmental, and legal due diligence.

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## EXECUTIVE SUMMARY

**Property Address:** 44709 Date Ave, Lancaster, CA 93534

**Property Type:** Free-Standing Office Building

**Building Size:** ±2,612 SF

**Lot Size:** ±10,220 SF

**Year Built:** 1989

**Zoning:** LRC2

**Parking:** ±16 Spaces

**APN:** 3134-017-024

**Asking Price:** \$649,000

This fully remodeled office building presents an exceptional opportunity for an owner-user or investor seeking a well-located, turnkey professional property. The building features modern interior finishes, flexible office configurations, and an efficient layout suitable for a wide range of professional uses.

The asset includes a month-to-month tenant providing immediate income, while still allowing flexibility for owner occupancy.

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## INVESTMENT HIGHLIGHTS

- Free-standing office building with excellent visibility
- Fully remodeled interior with modern finishes
- SBA financing eligible (as low as 10% down)
- Seller financing available for qualified buyers
- Strong parking ratio (±16 spaces)

- Flexible zoning allows multiple professional uses
  - Immediate income from existing tenant
  - Ideal for owner-user or executive suite conversion
  - Attractive price per square foot below replacement cost
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## **PROPERTY OVERVIEW**

The subject property consists of a well-maintained, single-story office building situated on a 10,220 square foot lot. The building is designed to accommodate multiple professional users and features a functional layout that includes a reception area, waiting room, and multiple private offices.

Recent interior renovations have modernized the space, making it suitable for immediate occupancy without significant capital expenditure.

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## **PROPERTY DETAILS**

- Building Area: ±2,612 SF
  - Lot Area: ±10,220 SF
  - Construction: Wood Frame / Stucco
  - Stories: 1
  - Parking: ±16 Spaces
  - HVAC: Central System
  - Restrooms: 2
  - Offices: 10 Private Offices
  - Kitchenettes: 2
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## **INTERIOR IMPROVEMENTS**

- Large reception and waiting area
  - Multiple private offices for professional use
  - Two offices with kitchenette installations
  - Updated flooring and finishes
  - Modern lighting and fixtures
  - Functional layout suitable for multi-tenant or single-user occupancy
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## **TENANCY & INCOME**

The property currently includes a month-to-month tenant occupying one office suite:

- Monthly Rent: \$1,000
- Lease Type: Month-to-Month

This provides immediate income while preserving flexibility for future occupancy or reconfiguration.

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## **FINANCING OPTIONS**

### **SBA Financing**

- Up to 90% Loan-to-Value
- Minimum 51% owner occupancy required
- Competitive interest rates and long-term amortization

### **Seller Financing**

- Available for qualified buyers
  - Terms to be negotiated
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## **ZONING & USES**

The property is zoned LRC2, allowing for a wide range of commercial uses, including:

- Medical and dental offices
  - Legal and financial services
  - Physical therapy and chiropractic practices
  - Professional office use
  - Executive office suites
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## **MARKET OVERVIEW**

Lancaster is a rapidly growing city in the Antelope Valley region of Los Angeles County. The area has experienced continued population growth, increased commercial development, and strong demand for professional services.

Key drivers include:

- Growing population base
  - Expanding healthcare and professional sectors
  - Proximity to major transportation corridors
  - Increasing demand for small office buildings
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## **DEMOGRAPHICS (ESTIMATED)**

- Population (5-mile radius): Strong and growing

- Median Household Income: Competitive for region
  - Employment Growth: Positive trend in healthcare and services
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## **VALUE-ADD OPPORTUNITIES**

- Convert to executive office suites for higher income
  - Increase rents to market levels
  - Expand tenant base with multi-suite leasing
  - Customize space for medical or specialty use
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## **COMPARABLE MARKET INSIGHT**

Small office buildings in the Antelope Valley region have shown strong demand due to limited inventory and affordability compared to greater Los Angeles markets. Owner-user buyers are particularly active due to SBA financing advantages.

This property is competitively priced relative to comparable assets and offers a lower entry point for ownership.

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## **PRICING ANALYSIS**

- Asking Price: \$649,000
- Price per SF: Approximately \$248/SF

This pricing is below replacement cost and provides strong value relative to similar office assets in the market.

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## **BROKER OPINION**

This property represents a rare opportunity to acquire a fully remodeled, move-in-ready office building at a compelling price point. The combination of flexible use, financing options, and existing income makes it suitable for both investors and owner-users.

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## **CONTACT INFORMATION**

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## **DISCLAIMER**

All information is deemed reliable but not guaranteed. Buyer to verify all information independently.

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END OF OFFERING MEMORANDUM