



FOR LEASE  
GROCER ANCHORED CENTER

## FRONT GATE PLAZA

1740-1883 EAST AVENUE J & 20TH STREET, LANCASTER, CA 93535

1,310 SF - 6,000 SF

RETAIL & DRIVE-THRU AVAILABLE



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### PROPERTY HIGHLIGHTS

- Anchored by a highly successful Stater Bros. market, the center includes a strong mix of national and regional tenants including The Habit, McDonald's, Wells Fargo Bank, Pizza Hut, Wingstop, H&R Block, T-Mobile, Subway, and Taco Bell
- Positioned at the intersection of Avenue J and 20th Street, one of the most desirable intersections to serve the rapidly growing residential population of East Lancaster
- Excellent surrounding co-tenancy including major retailers Walmart Supercenter and Aldi
- Exceptionally well maintained shopping center and common areas with ample parking

#### SRS REAL ESTATE PARTNERS

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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SITE PLAN & PHOTOS

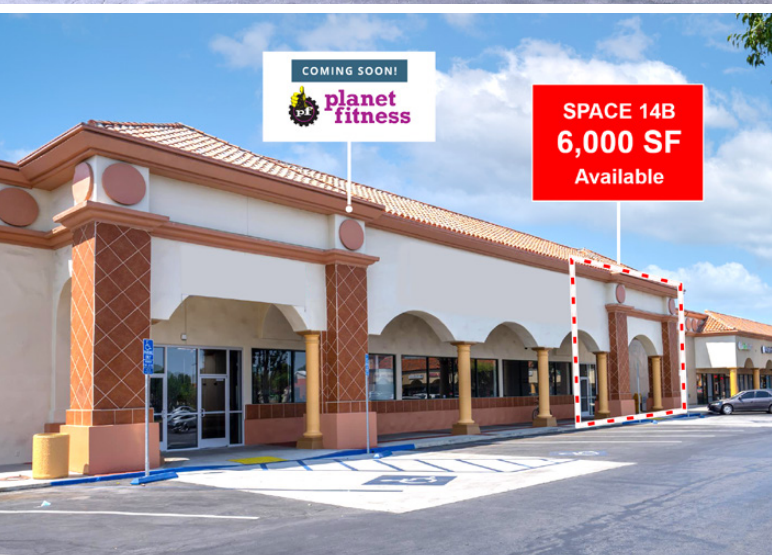
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1  
±2,004 SF AVAILABLE

12  
1,490 SF AVAILABLE

14B  
6,000 SF AVAILABLE



DIRECTORY

| NO. | TENANT                | (SF)   | NO. | TENANT              | (SF)         | NO.  | TENANT               | (SF) |
|-----|-----------------------|--------|-----|---------------------|--------------|------|----------------------|------|
| 1   | ENDCAP PAD DRIVE-THRU | ±2,004 | 12  | AVAILABLE           | 1,490        | 22   | T-MOBILE             |      |
| 2   | GOLDEN NAILS          |        | 13  | FASHION FLOWERS     |              | 23   | CASH PAYDAY          |      |
| 3   | H&R BLOCK             |        | 14A | PLANET FITNESS      | COMING SOON! | 24   | LAUNDROMAT           |      |
| 4   | THREADING             |        | 14B | AVAILABLE           | 6,000        | 25   | V.L. SMOKE SHOP      |      |
| 5   | PIZZA HUT             |        | 15  | TEA BOX             |              | 26   | MAIL AMERICA         |      |
| 6   | AVAILABLE             | 1,500  | 16  | WATER STORE         |              | 27   | RADIANCE HAIR SALON  |      |
| 7   | STATER BROS.          |        | 17  | PACIFIC DENTAL      |              | 28   | THE WORKZ RESTAURANT |      |
| 8   | BLACK DIAMOND BEAUTY  |        | 18  | GOODWILL DONATIONS  |              | 1804 | THE HABIT            |      |
| 9   | AVAILABLE             | 1,310  | 19  | GOODWILL STORE      |              |      |                      |      |
| 10  | CLEVER CARE PHARMACY  |        | 20  | WENDY'S BARBER SHOP |              |      |                      |      |
| 11  | WINGSTOP              |        | 21  | SUBWAY              |              |      |                      |      |

# TRADE AREA SUMMARY

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## ESTIMATED 2026 DEMOGRAPHICS

\* SOURCE: ESRI & COSTAR

### 1 MILE

15,073  
POPULATION

\$93,363  
AVG HOUSEHOLD INCOME

12,001  
DAYTIME POPULATION

### 3 MILE

97,714  
POPULATION

\$90,410  
AVG HOUSEHOLD INCOME

43,446  
DAYTIME POPULATION

### 5 MILE

171,770  
POPULATION

\$94,293  
AVG HOUSEHOLD INCOME

56,437  
DAYTIME POPULATION



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