

AVENUE F & DIVISION STREET

LANCASTER, CA 93535

± 115 ACRES OF FLAT, USABLE LAND



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DEVELOPMENT LAND

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PROPERTY SUMMARY



LOT SIZE
± 115 AC

LOCATION
Ave. F & Division St

Asset Overview	
POTENTIAL	<ul style="list-style-type: none">▪ Industrial▪ Energy▪ Data Center
PROPERTY TYPE	<ul style="list-style-type: none">▪ VACANT LAND
APN	<ul style="list-style-type: none">▪ 3145-010-026
CITY	<ul style="list-style-type: none">▪ LANCASTER, CA 93535







DEVELOPMENT OPPORTUNITY

A rare opportunity to acquire a large-scale development site in one of Southern California's emerging industrial and energy corridors. The Antelope Valley is experiencing increasing institutional activity driven by industrial expansion, renewable energy investment, and infrastructure growth.

PROPERTY OVERVIEW

- ±115 acres of flat, usable land
- Located in unincorporated Los Angeles County (Lancaster area)
- Strategic location near Hwy 14
- Suitable for industrial, energy, institutional uses
- Ideal for phased development

LOCATION ADVANTAGES

- Direct access to Highway 14
- Connectivity to LA & Inland Empire
- High-growth Antelope Valley corridor
- Strong logistics positioning

DEVELOPMENT POTENTIAL

- Industrial / logistics
- Data center development
- Renewable energy / BESS
- Institutional campus use

ENERGY & INFRASTRUCTURE

- Solar-rich region with strong energy demand
- Near battery storage development (BESS projects)
- Ideal for energy + data co-location

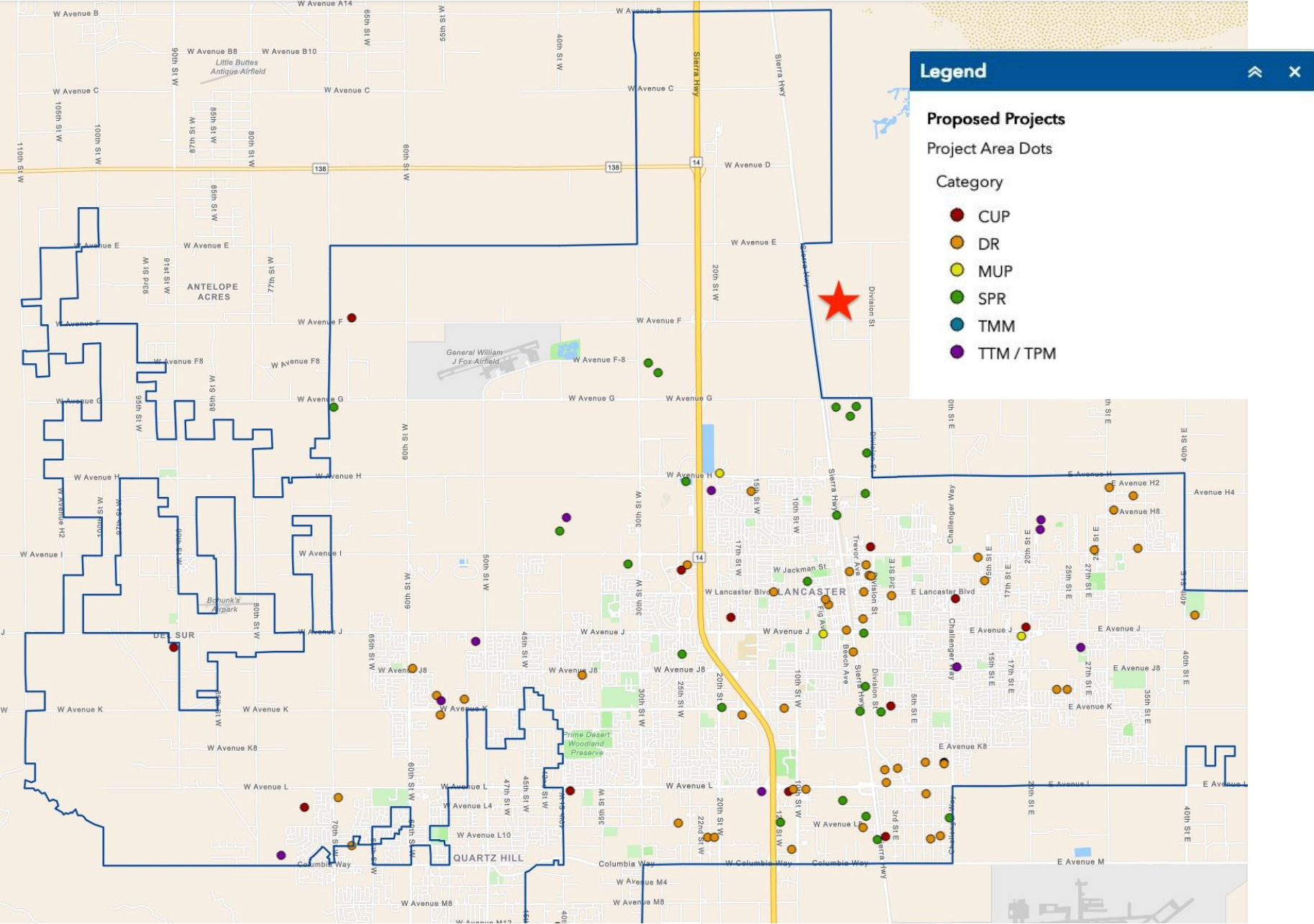
NEARBY INDUSTRIAL DEVELOPMENT (AVE. F CORRIDOR)

- An approximately 2 million SF industrial project, the Antelope Valley Logistics Center, is fully entitled and currently in RTI (Ready-to-Issue) permit status, located just east of the subject site
- Two industrial warehouse buildings located west of the subject site
- ~1,007,536 SF each building
- Project consists of two massive industrial buildings (~1,000,000+ SF each)
- Located at the SE corner of Ave. F & 20th St W

BATTERY ENERGY STORAGE SYSTEM (BESS)

A Battery Energy Storage System (BESS) is a large-scale energy infrastructure solution that stores electricity—typically from renewable sources such as solar—and releases it back to the grid when demand is higher. BESS supports grid stability, enables renewable energy integration, and is commonly deployed on large parcels near substations and transmission infrastructure.

Proposed Projects Surrounding the Site



Lancaster

CALIFORNIA

The City of Lancaster is a thriving community of 172,237 located approximately one hour north of Los Angeles. Clean air, attainable housing, wide open spaces, and a close-knit community make Lancaster the ideal place for families.

Endless potential for growth, along with a strong commitment to business from local leaders, earned Lancaster the "Most Business-Friendly" Eddy Award from the Los Angeles Economic Development Corporation in 2007. Lancaster's business-friendly atmosphere has contributed to dramatic economic growth in recent years. New businesses often choose to relocate or open another location in Lancaster, which translates to increases in local job opportunities.



DEMOGRAPHICS



166,236

POPULATION



\$368,800

MEDIAN HOME VALUE



\$71,367

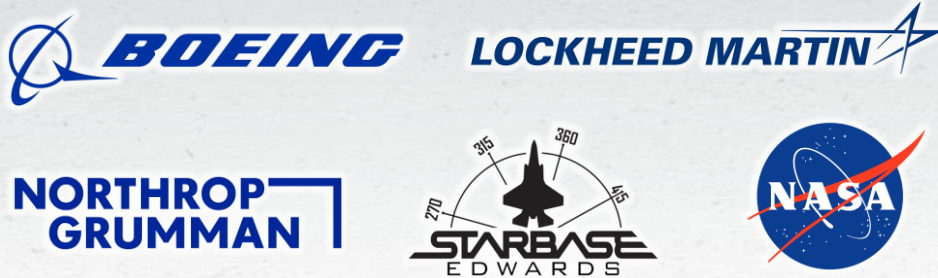
AVG HH INCOME



LOCATION AMENITIES



50,000+ Employees



10,000+ Employees



HIGH-PAYING JOBS - Antelope Valley's largest employers include five Aerospace/Aviation companies (NASA, Boeing, Lockheed Martin, Northrop Grumman, and Edwards Air Force Base) with over 50,000 employees, and a healthcare industry with over 10,000 employees (Antelope Valley Hospital, Palmdale Hospital, Kaiser Permanente, City of Hope, Independent Physicians, etc.)

BUSINESS PROFILE

BUSINESS PROPERTY VALUES - Lancaster offers abundant commercial and industrial property at very affordable prices. The well-respected Kosmont-Rose Institute survey consistently ranks Lancaster among Los Angeles County's low-cost leaders. In addition, a recent CBRE report noted that many southland firms are currently looking north for new expansion opportunities.

AFFORDABLE HOUSING - Since Lancaster continues to offer some of the most affordable housing in the State of California, many workers can still afford to live, as well as work, in Lancaster. The current median home in the City of Lancaster is about \$350,000 – considerably less than the \$520,000 average housing price for Los Angeles County. With an average family household income of \$82,609, Lancaster has a high percentage of resident homeowners, leading to a more stable workforce, stronger sense of community and a less transient-oriented population base.

TOP 100 PLACES IN THE UNITED STATES TO LIVE - *The Livability™ Website designated Lancaster as the nation's 62nd place to live due to its outstanding ratings in Civics, Demographics, Economy, Education, Health, Housing, and Infrastructure.*

Medical Main Street District

PROJECTED GROWTH DATA

Million Dollars In New
Tax Revenues

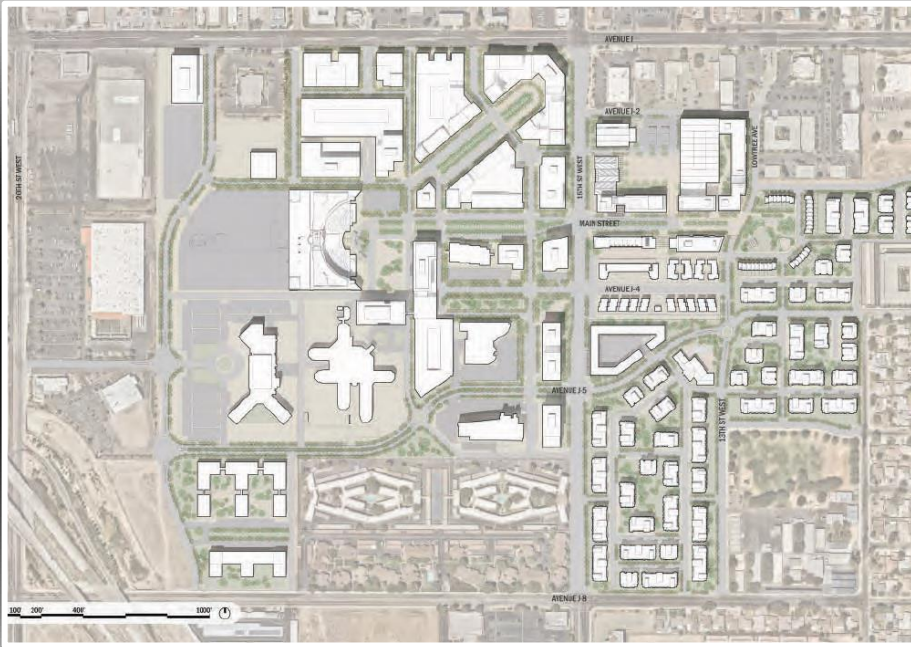
\$201M

Million In Net
Present Value Dollars

\$81.2

Total New Jobs

14,593

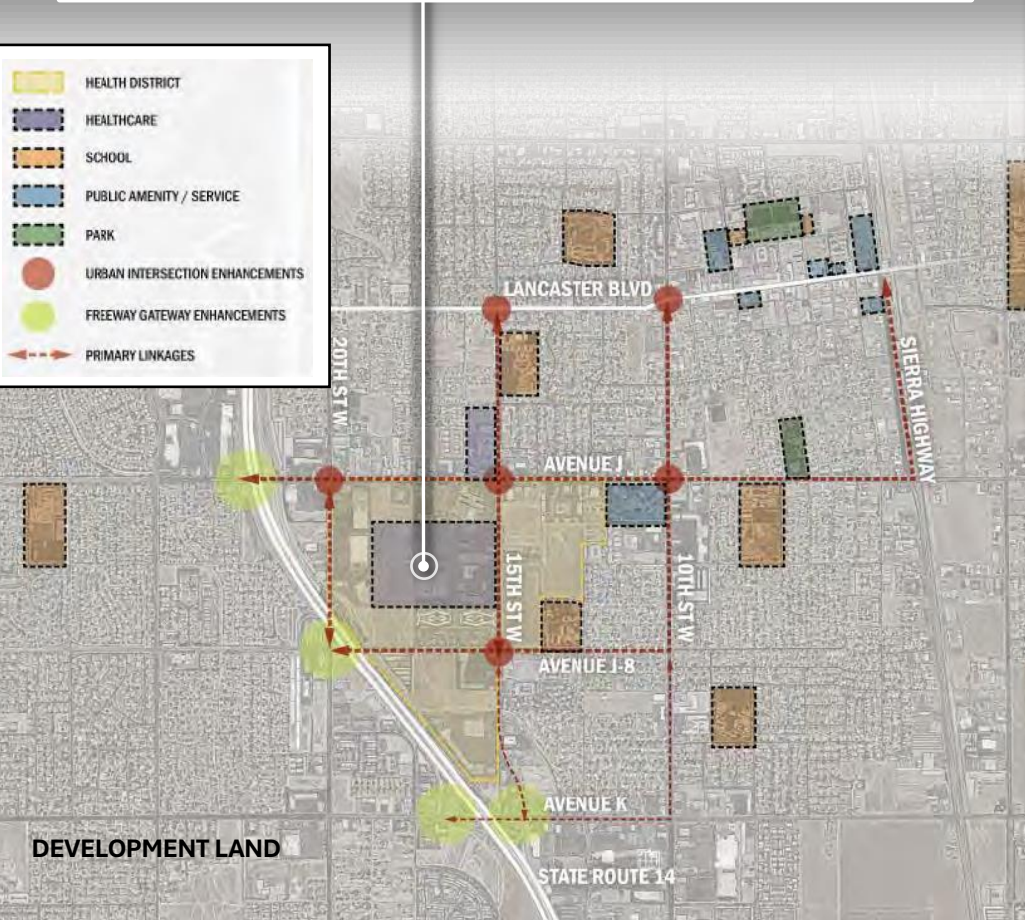


- *Mission: Medical Main Street will be a twenty-first century health district designed to provide easily accessible, state-of-the-art health care to Antelope Valley residents in an environment that both encourages and facilitates active and healthy living.*

- *The project is envisioned as a walkable and bikeable district, that will house a wide variety of health care facilities and specialists, with Antelope Valley Hospital as its centerpiece.*

- *This initiative aims to capitalize on the 100 acres of vacant land surrounding the existing hospital campus, re-purposing it for mixed-use facilities that integrate healthcare alongside commercial endeavors such as health food stores, restaurants, and workout facilities.*

- *The vision for the Medical Main Street District is informed by the urban concept of a “15-minute neighborhood.” This means that all residents live within a short walk of a good school, a place to buy fresh food, and a neighborhood park. It also means the community has rapid/alternative transit options as well as choices for health & wellness.*



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