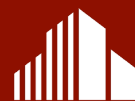


7,500 SF TOTAL LEASABLE AREA

COLLEGE PLAZA SHOPPING CENTER

SWC AVENUE K AND 30TH STREET WEST, LANCASTER, CA



**CUSHMAN &
WAKEFIELD**



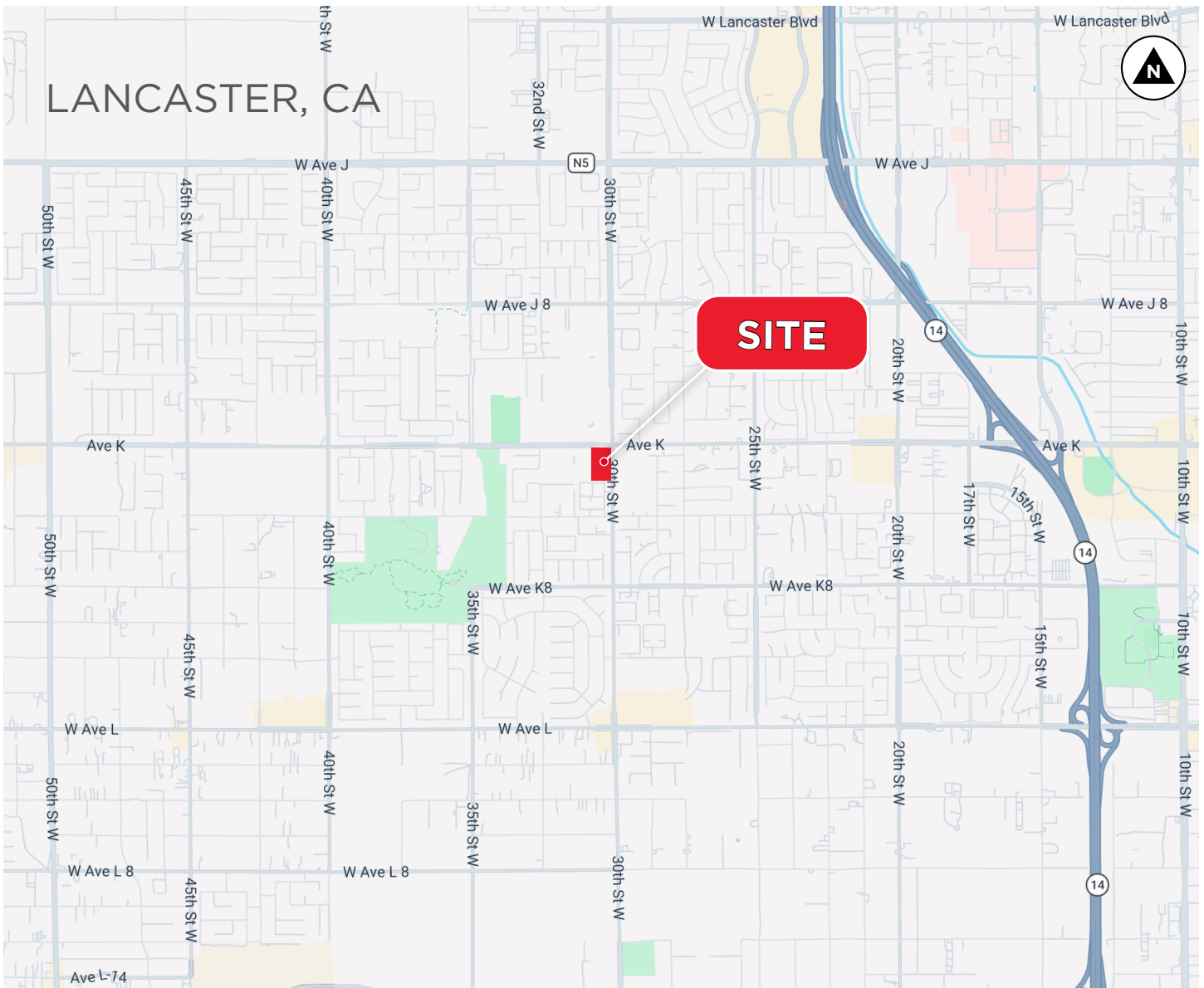
PROPERTY HIGHLIGHTS

- Join Chipotle, Quick Quack Car Wash and Dutch Bros.
- Across street from Antelope Valley College
- Restaurant Drive Thru available
- Offers both day and evening classes with over 15,000 students
- Approximately 23,050 cars per day at intersection
- Located less than 1-1/2 miles from Highway 14
- Average Household Income of over \$120,425 within 1 mile of site

AMENITIES MAP



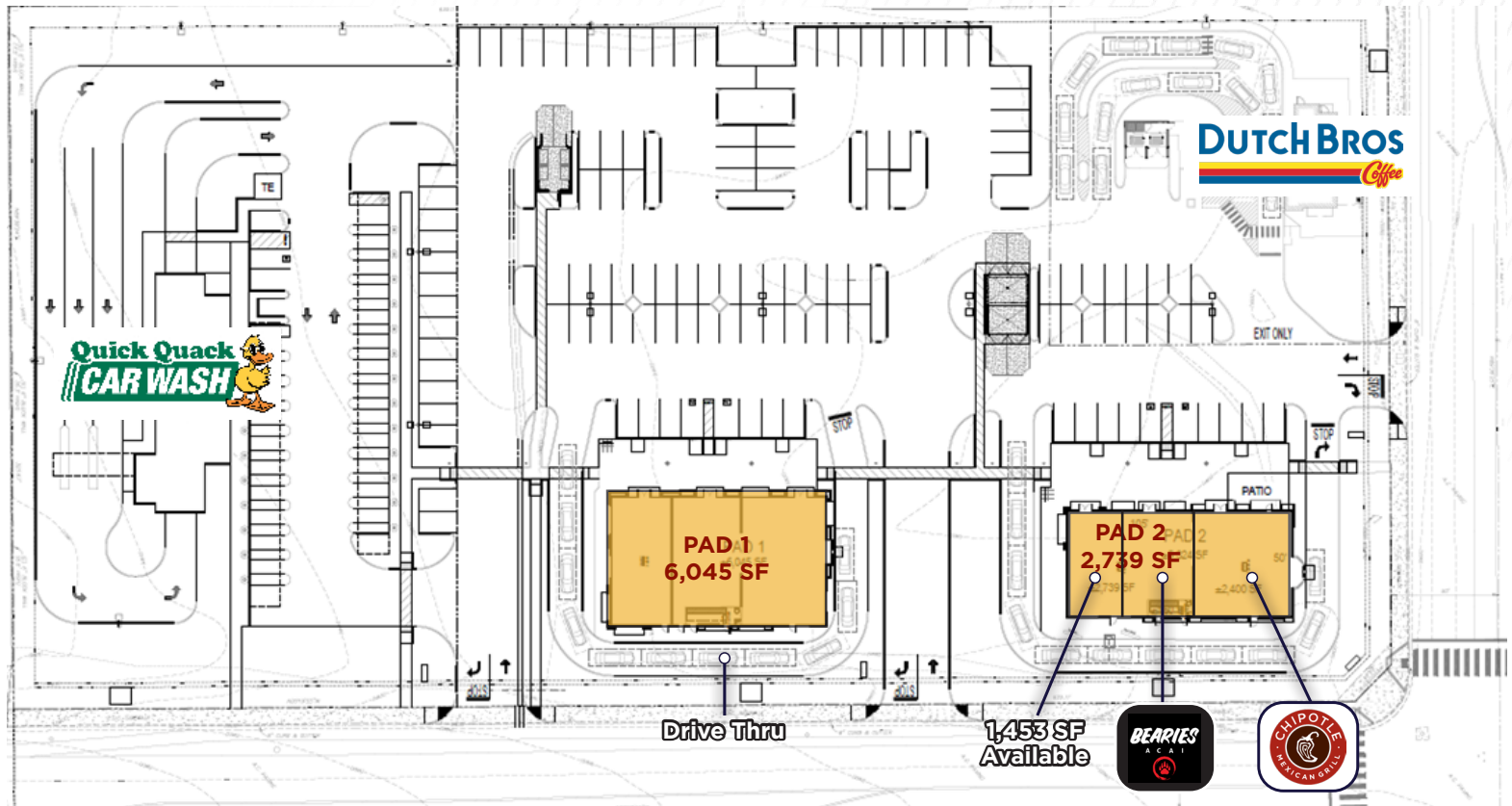
LOCATION AND DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population	15,986	87,073	175,508
Households	5,829	29,675	57,522
Average HH Income	\$120,425	\$109,056	\$109,853
Daytime Population	12,032	85,426	163,989

FSRI 2025*

SITE PLAN



PROPERTY PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:

Vincent Roche

Executive Director

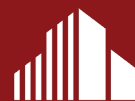
+1 661 633 3817

vincent.roche@cushwake.com

Lic #01155079



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-185761



**CUSHMAN &
WAKEFIELD**