



SWC OF WEST AVENUE 0 AND 10TH ST WEST

PALMDALE | CALIFORNIA | 93550

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EXECUTIVE SUMMARY



RETAIL COMPLEX:
5,000 SF

DRIVE THRU:
1,000-2,600 SF

2-3 OTHER SPACES:
1,000-2,000 SF EACH



LOT SIZE:
1.87 AC



BUILDING CLASS:
A



YEAR BUILT:
2026

NEW CONSTRUCTION CLASS A RETAIL COMPLEX located at the signalized SW corner of Avenue O & 10th Street West in Lancaster's primary retail corridor. The project offers a highly flexible leasing program, featuring a 1,000–2,600 SF drive-thru opportunity alongside 2–3 additional shop spaces ranging from 1,000 to 2,000 SF, or the ability for a single tenant to occupy the full 5,000 SF.

The center is co-anchored by Chevron and ExtraMile, providing strong daily traffic and built-in customer draw from fuel and convenience retail. Strategically positioned along a major commuter route, the site benefits from consistent pass-through traffic and proximity to surrounding residential neighborhoods and national retailers.

Project scheduled for completion in June 2026, offering tenants the opportunity to secure space in a high-visibility, high-traffic location with immediate market presence upon delivery.

LEASE RATE

SPACE: \$4.50/SF/M + \$0.75/SF/M NNN

DATE AVAILABLE

JUNE 30, 2026



AI Rendering — For Illustration Purposes Only

PROPERTY HIGHLIGHTS



CO-ANCHORED BY CHEVRON AND EXTRAMILE



SIGNALIZED HARD CORNER – SWC AVENUE 0 & 10TH ST WEST



EXCELLENT INGRESS/EGRESS WITH CONVENIENT ACCESS POINTS



DRIVE-THRU



BRAND NEW CONSTRUCTION – MODERN DESIGN, HIGH-QUALITY FINISHES



STRONG DAYTIME & COMMUTER TRAFFIC FROM SURROUNDING RESIDENTIAL DENSITY



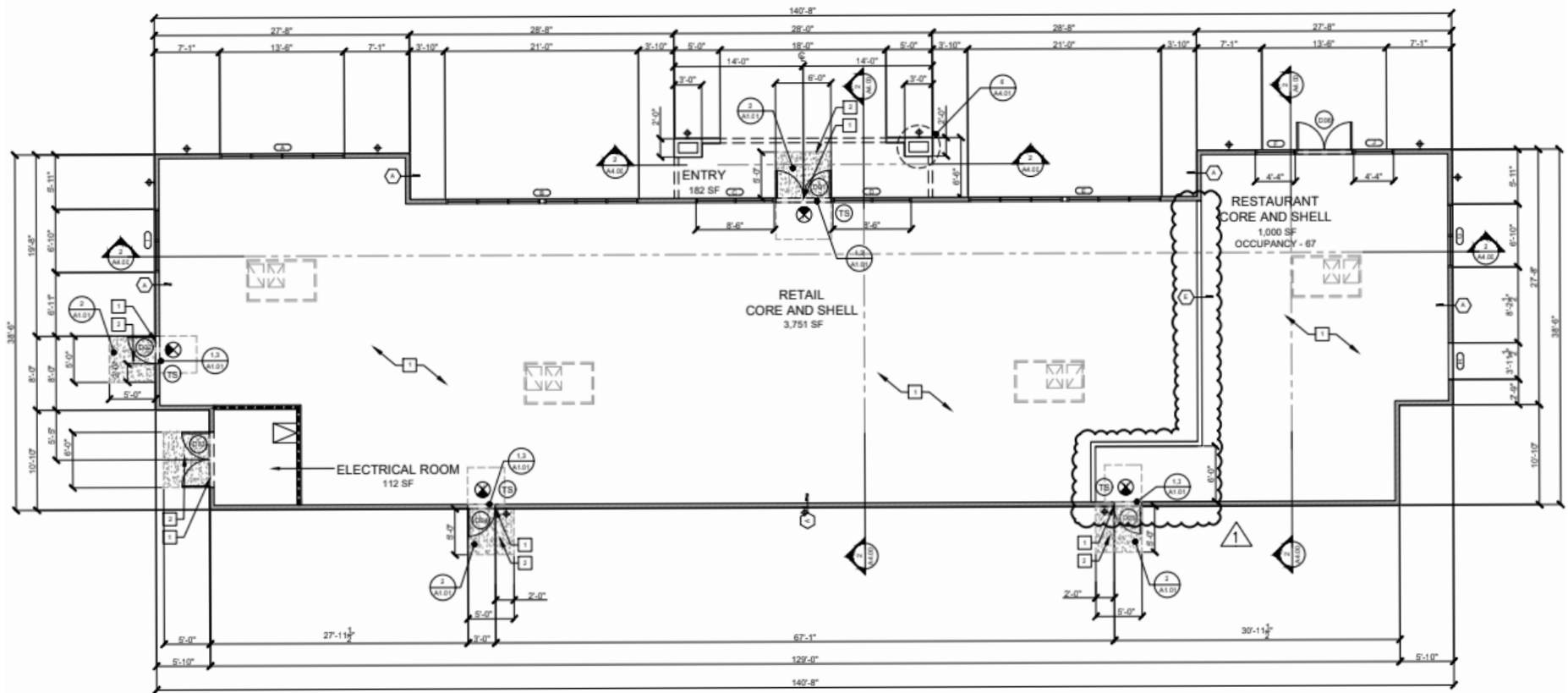
SITE PLAN

DEMISING OPTIONS

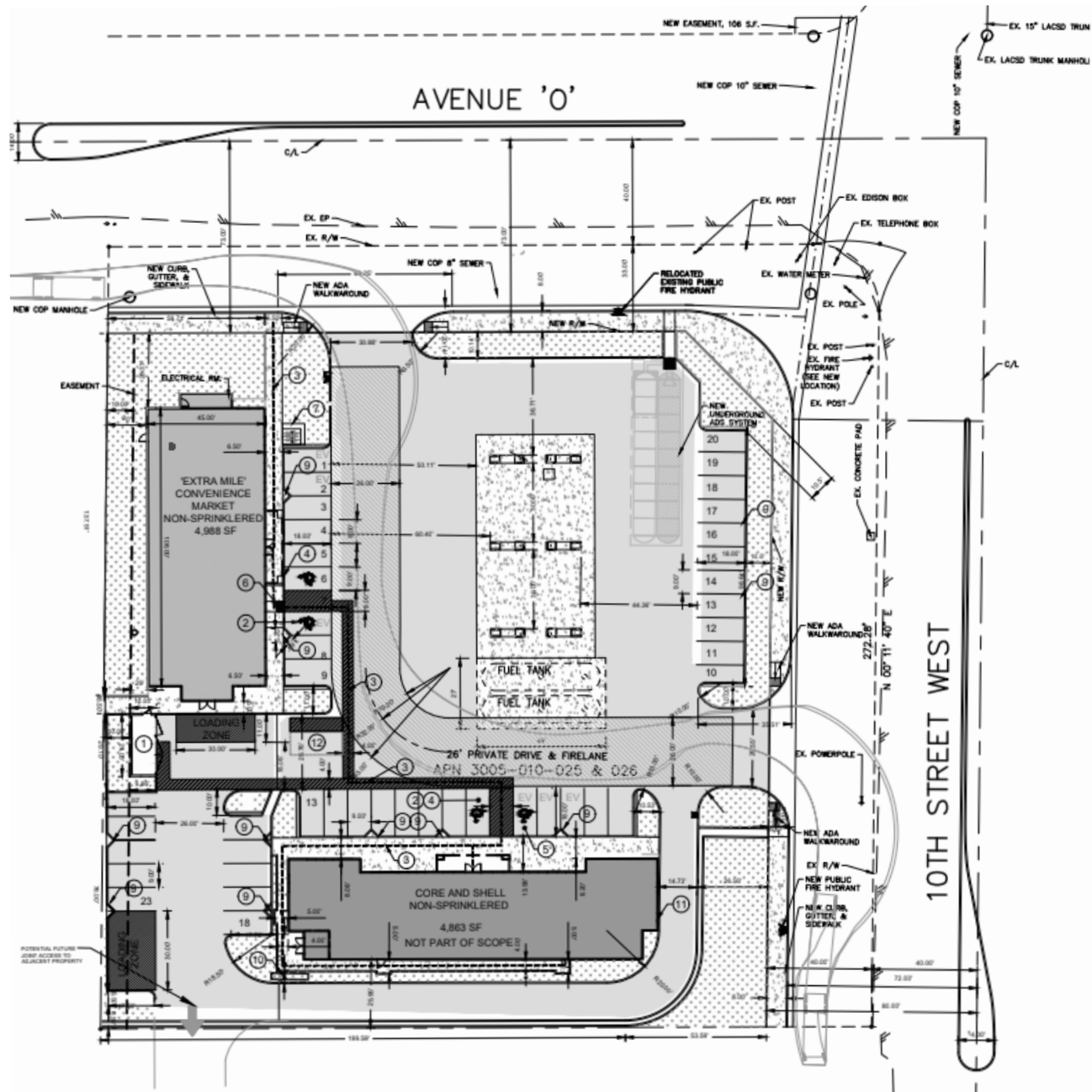
Drive-thru pad: ±1,000 – 2,600 SF

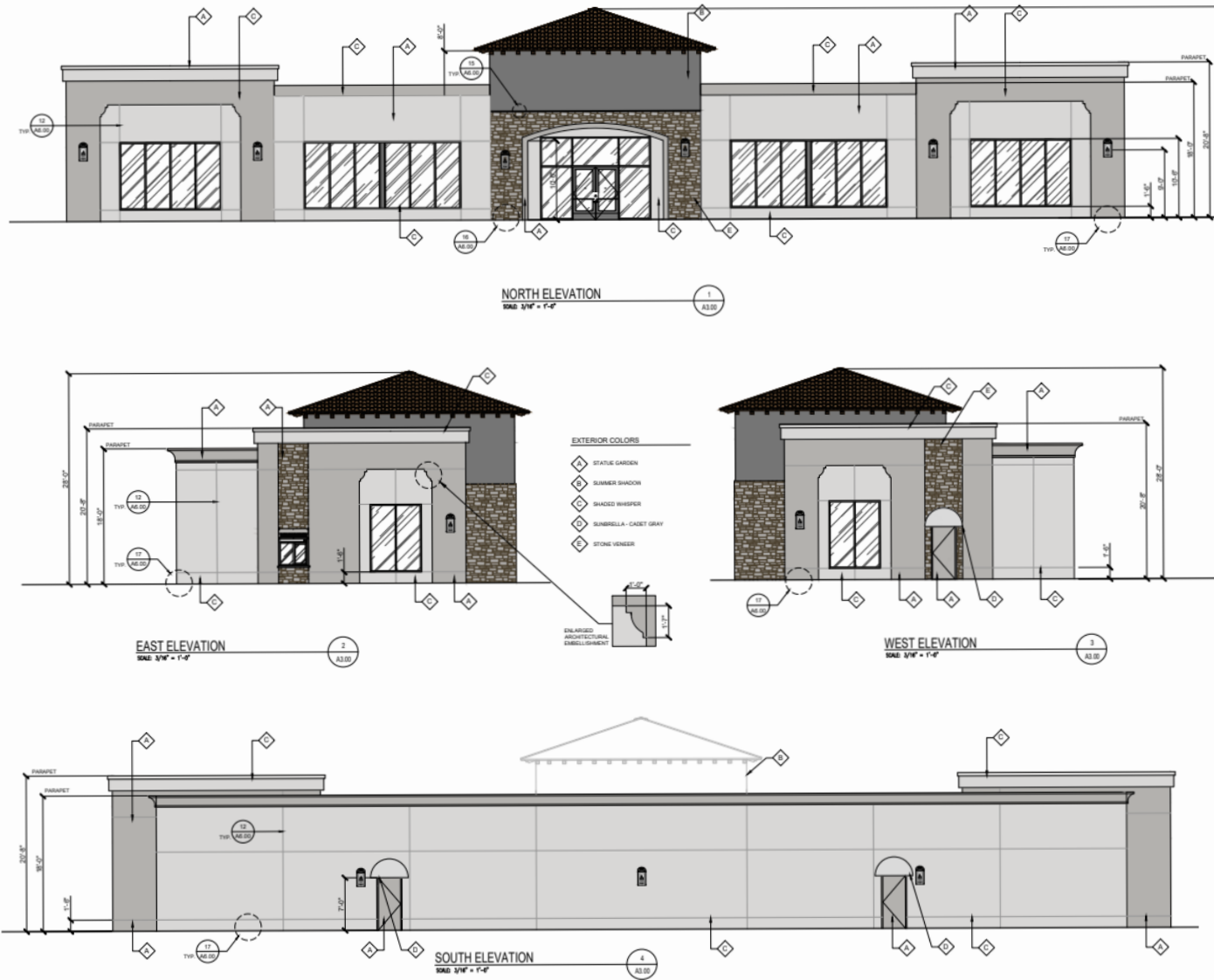
Shop space(s): ±1,000 – 2,000 SF (2–3 suites)

Full-building user: up to ±5,000 SF



SITE PLAN





RENDERINGS AND PHOTOS



AI Rendering — For Illustration Purposes Only



Construction — In Progress



AI Rendering — For Illustration Purposes Only

LOCATION OVERVIEW

Southwest corner of West Avenue O & 10th Street West, a signalized hard corner in the heart of Lancaster's main commercial corridor with excellent visibility and access. The site is strategically positioned along a primary commuter route connecting surrounding residential neighborhoods to major employment centers and regional highways, capturing strong morning and evening traffic flows. It is in close proximity to national retailers, grocery anchors, and daily needs shopping, making it a natural stop for both commuters and local residents. Ideal for a Chevron fuel station with drive-thru QSR, the location benefits from consistent all-day demand driven by pass-through traffic and nearby population density.



DEMOGRAPHICS

TRADE AREA DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
Estimated Average Household Income (2025)	\$122,042	\$133,374	\$125,176
Estimated Median Household Income (2025)	\$100,775	\$109,866	\$100,715
Estimated Per Capita Income (2025)	\$44,151	\$43,316	\$40,355



AERIAL MAP



AERIAL MAP



RETAILER MAP



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