



44632 TREVOR AVE, LANCASTER, CA 93534

Industrial



FOR SALE

OFFERING MEMORANDUM



PROPERTY HIGHLIGHTS

- Excellent for Owner User & Investor
- Strong Demographics and Traffic Counts
- Over 30,000+ Cars Per Day
- Close Proximity to 14 freeway
- High Traffic Area Surrounded by National Tenants

PROPERTY TYPE
Industrial

BUILDING
7,881 SF

LOT
16,909 SF

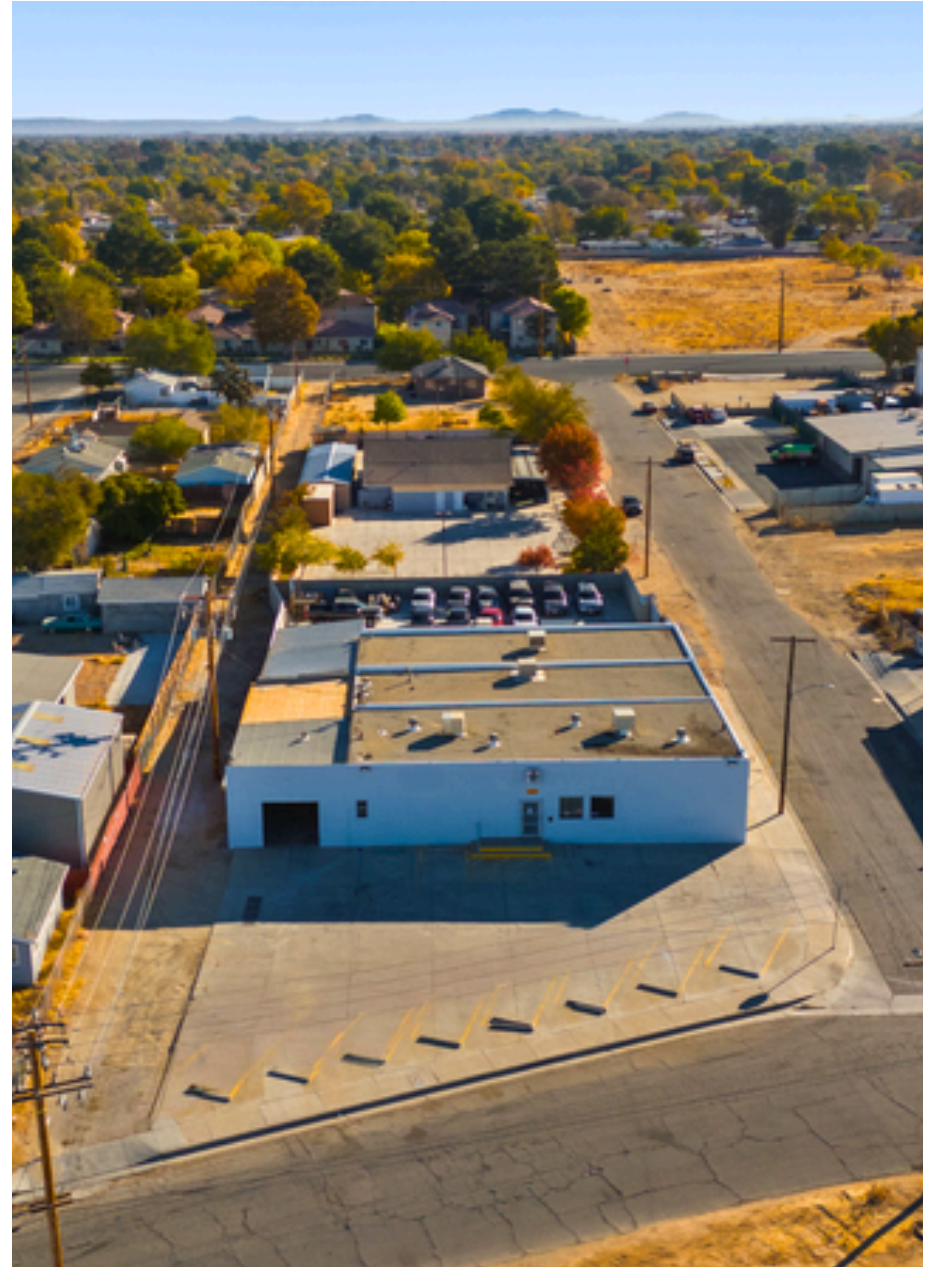
PARCEL NUMBER
3138-027-044

YEAR BUILT
1959

ZONING
LRLI

*All information is deemed reliable but not guaranteed, should be independently verified, and is not legal, financial, or investment advice.

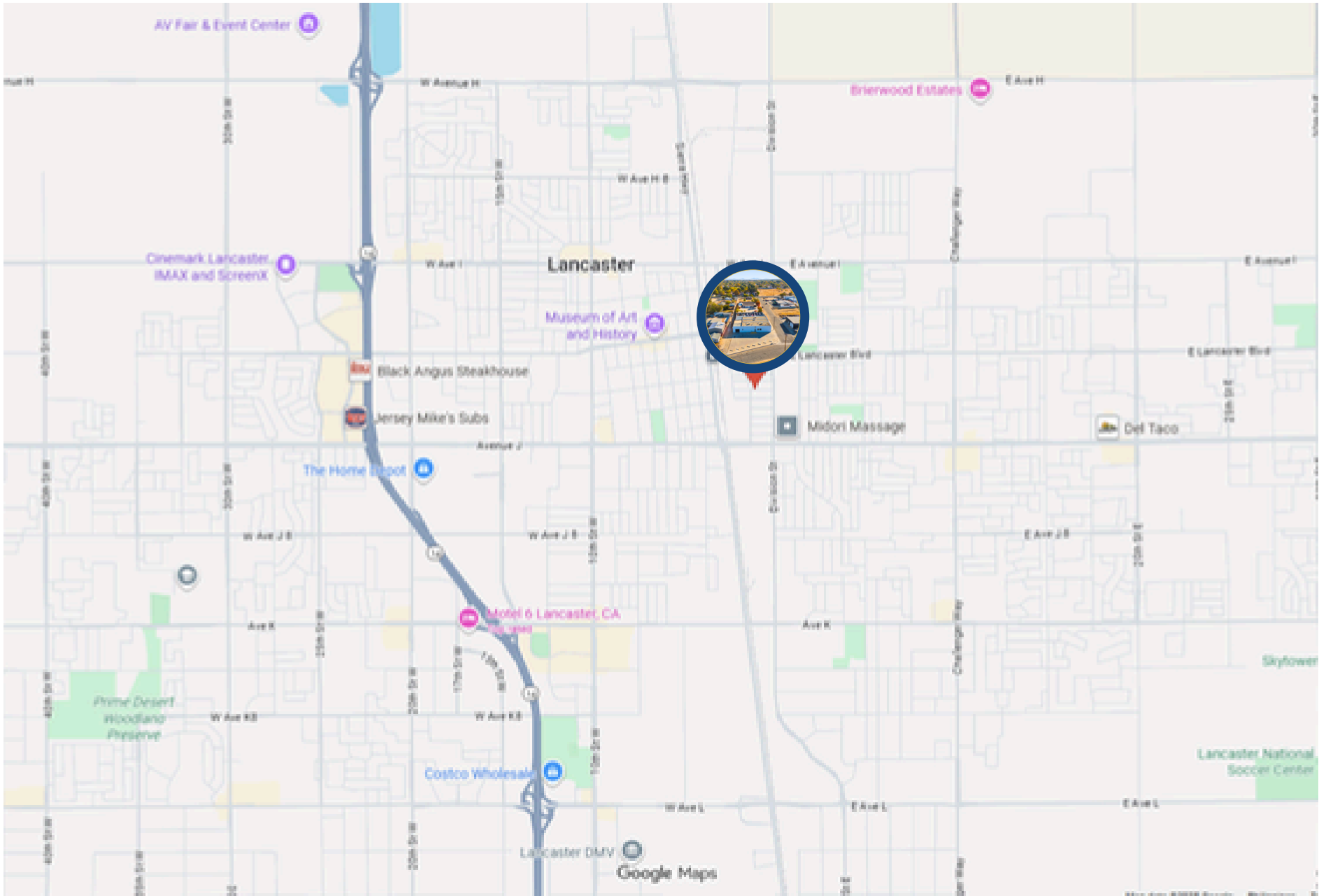
PROPERTY PHOTOS



RETAIL MAP



LOCATION MAP



DEMOGRAPHICS



| Category | 1 Mile | 3 Mile | 5 Mile |
|-------------------------|-----------|-----------|-----------|
| 2024 Total Population | 17,871 | 110,861 | 154,213 |
| 2029 Population | 17,360 | 107,646 | 149,661 |
| Pop Growth 2024-2029 | -2.86% | -2.90% | -2.95% |
| Average Age | 36.10 | 36.00 | 36.30 |
| 2024 Total Households | 6,006 | 35,195 | 48,424 |
| HH Growth 2024-2029 | -3.05% | -3.07% | -3.14% |
| Median Household Income | \$39,381 | \$52,124 | \$58,325 |
| Avg Household Size | 2.90 | 3.00 | 3.10 |
| 2024 Avg HH Vehicles | 2 | 2 | 2 |
| Median Home Value | \$206,676 | \$253,780 | \$300,270 |
| Median Year Built | 1973 | 1982 | 1984 |



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