



44632 TREVOR AVE, LANCASTER, CA 93534

Industrial



FOR LEASE

OFFERING MEMORANDUM



PROPERTY HIGHLIGHTS

- Excellent visibility and suitability for a variety of tenants
- Strong surrounding demographics and traffic counts
- Over 30,000+ cars per day
- Close proximity to the 14 Freeway
- High-traffic location surrounded by national retailers and service tenants

PROPERTY TYPE
Industrial

BUILDING
7,881 SF

LOT
16,909 SF

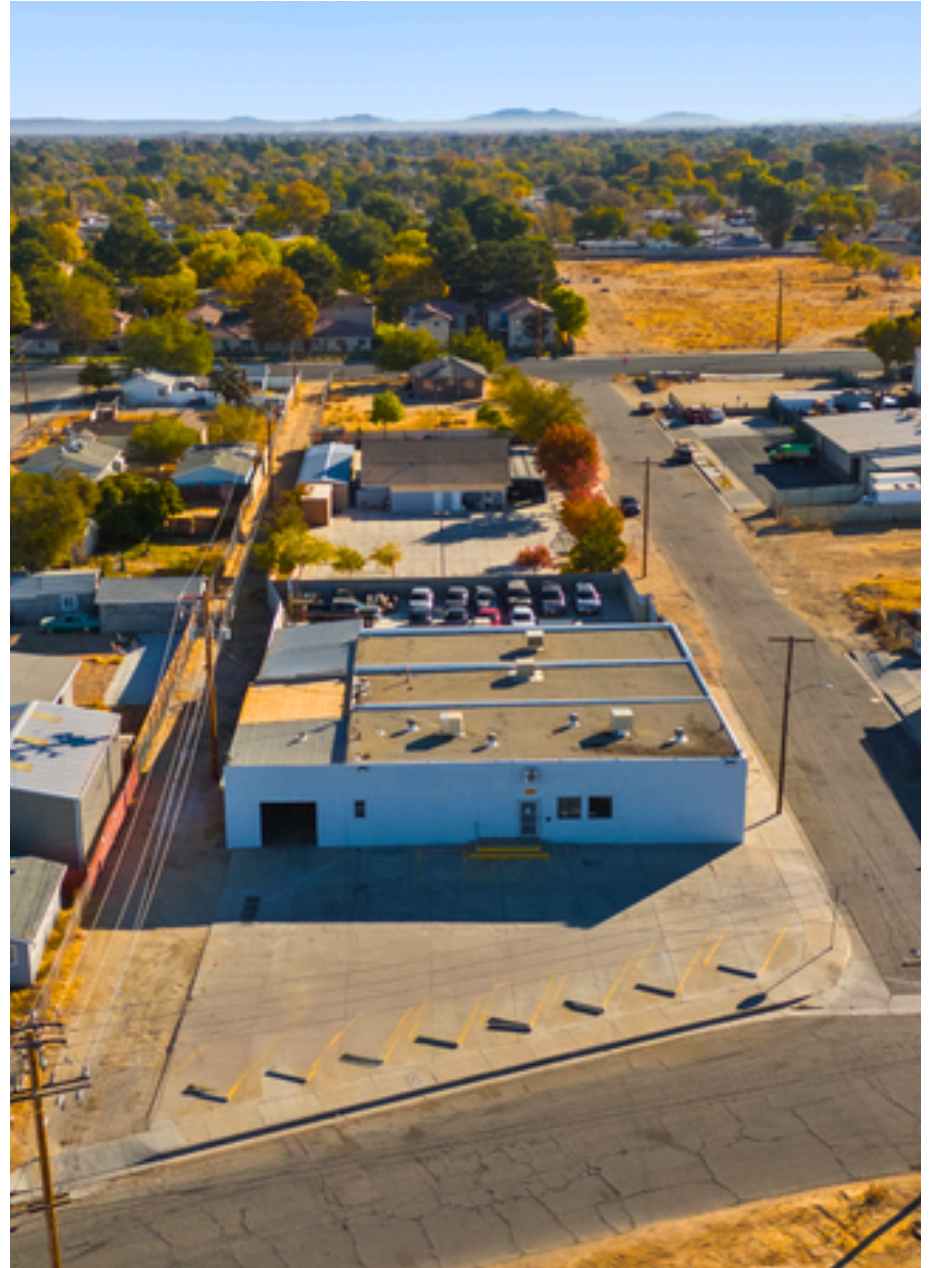
PARCEL NUMBER
3138-027-044

YEAR BUILT
1959

ZONING
LRI

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

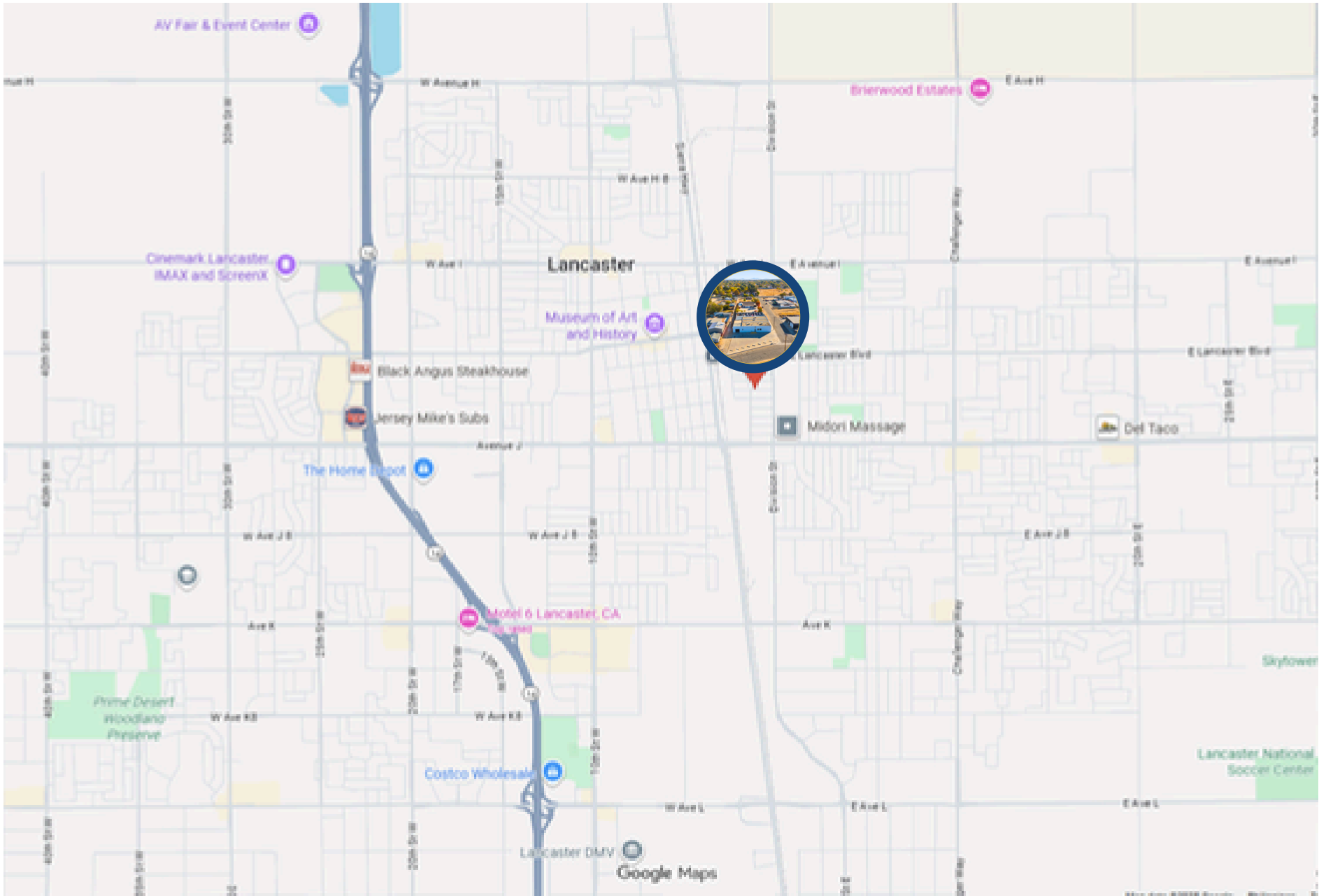
PROPERTY PHOTOS



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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