

OFFERING MEMORANDUM




622-624 W LANCASTER BLVD

622-624 W Lancaster Blvd | Lancaster, California 93534



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## OFFERING DETAILS



### 622-624 WEST LANCASTER BOULEVARD

Markowitz Commercial Real Estate, Inc. is pleased to exclusively offer for sale 622-624 West Lancaster Boulevard, a two-unit, street front retail property located on Lancaster's "The BLVD." The BLVD is one of the Antelope Valley's premier shopping, dining, and entertainment corridors featuring local businesses as well as national tenants like Starbucks and Regency Theaters. The subject property is 3,000 square feet and is currently demised into two, 1,500 square foot units. One unit is occupied by Moon Beauty, which offers permanent makeup, eyelash service, and laser hair removal. The other unit will be delivered vacant. The property has been well-maintained, with a roof replacement completed in 2022. There is one water meter, and gas and electric are separately metered. 622-624 West Lancaster Boulevard offers both investors and owner-users the opportunity to own premier street front retail along one of the most sought-after locations in the Antelope Valley.

### HIGHLIGHTS

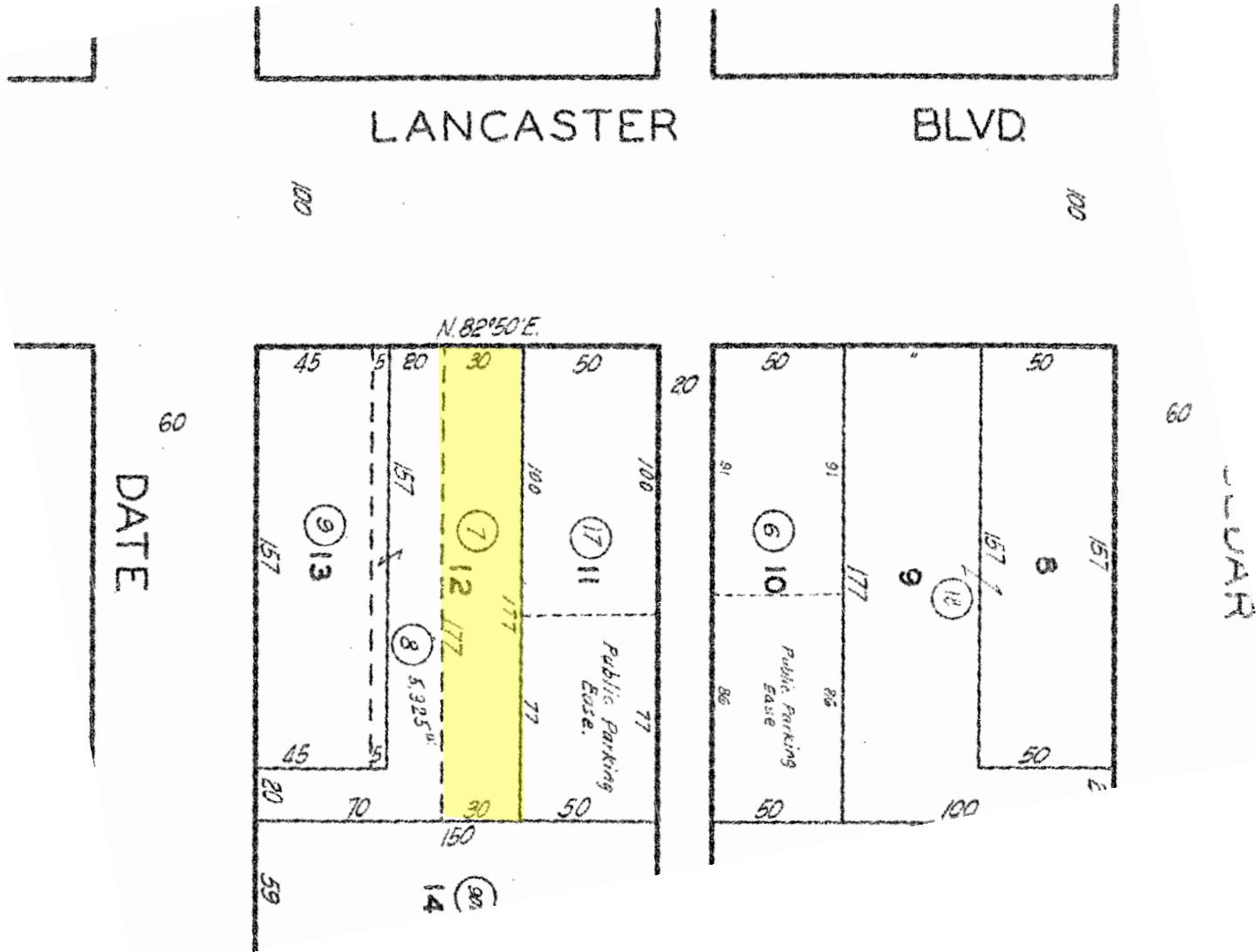
- Premier street-front retail located on Lancaster's "The BLVD"
- Total of 3,000 square feet, demised into two units at 1,500 square feet each
- Unit 622 is occupied by Moon Beauty, paying \$1,800 per month
- Unit 624 will be delivered vacant
- Three dedicated parking spaces by the rear entrance, plus additional, ample street parking
- Roof replaced in 2022

Price	\$500,000
Price/SF	\$166.67
Building Size	3,000 SF
Lot Size	0.12 AC / 5,291 SF
APN	3134-015-007
Zoning	Downtown SP
Year Built	1953

# PHOTOS



PARCEL MAP





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