



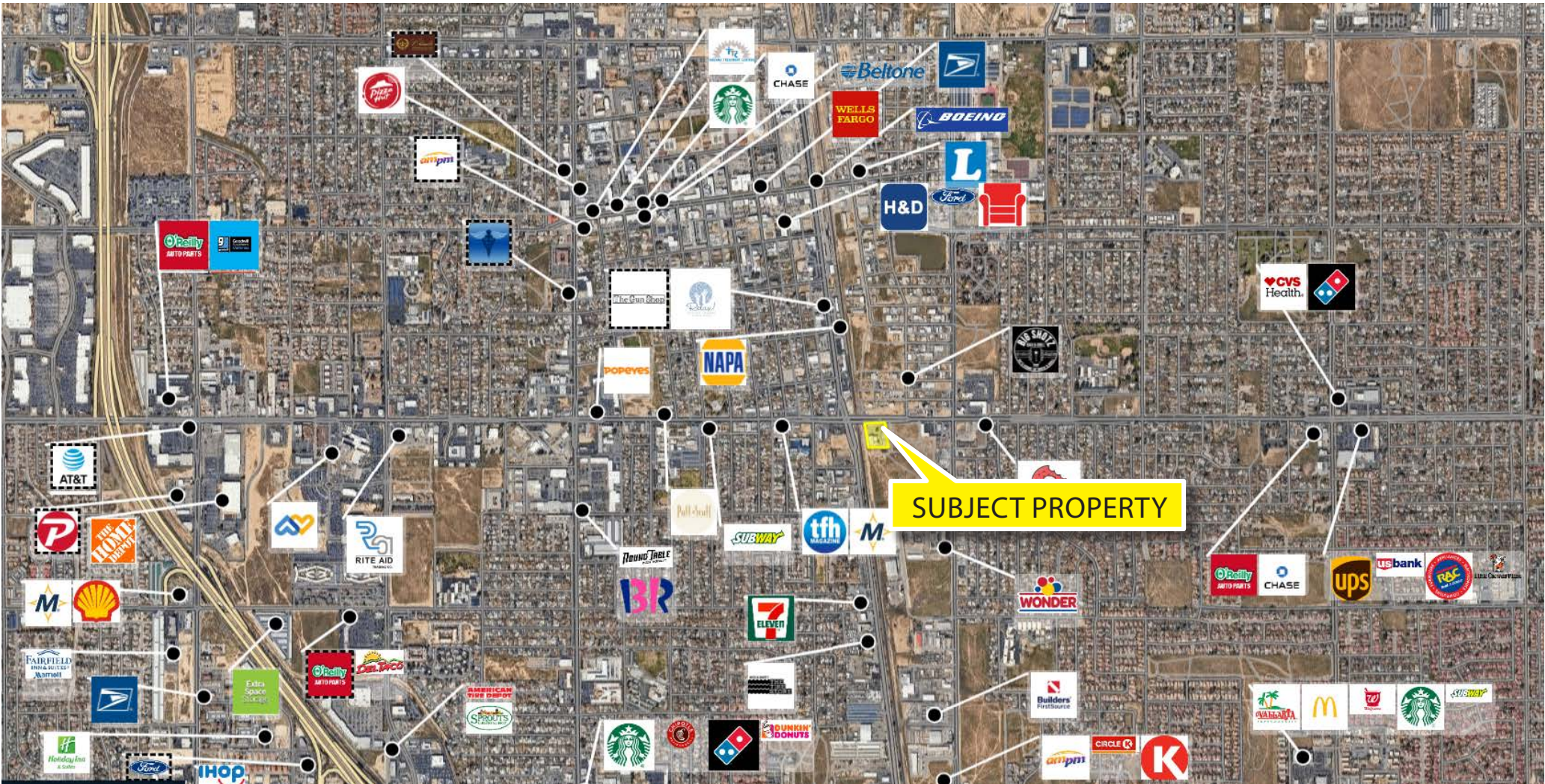
Retail For Lease | Lancaster

412-418 W. Avenue J, Lancaster, California

PROPERTY HIGHLIGHTS



- Large 15,000 sq.ft. former Church facility and a 6,400 SF former Physical Therapy space
- Join a great tenant mix including chiropractic and other medical operators, as well as Chinese Restaurant, Mr. Wok
- Ample parking on site
- Ideally situated off of W Ave J and Sierra Hwy -- strong traffic counts of approximately 30,938 VPD

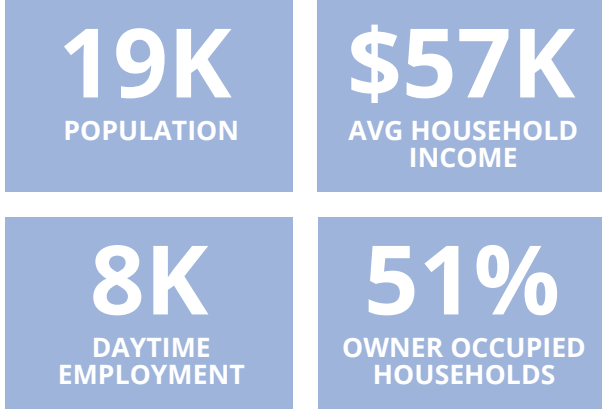


ABOUT LANCASTER

Lancaster is a charter city in northern Los Angeles County, in the Antelope Valley of the western Mojave Desert in Southern California. As of the 2020 census, the population was 173,516. Lancaster is a twin city with its southern neighbor Palmdale; together, they are the principal cities within the Antelope Valley region. The Greater Antelope Valley Economic Alliance describes five areas as business and industrial parks in the city of Lancaster: Fox Field Industrial Corridor, North Valley Industrial Center, Lancaster Business Park, Enterprise Business Park, Centerpoint Business Park, and the Southern Amargosa Industrial Area.

https://en.wikipedia.org/wiki/Lancaster,_California

1 MILE DEMOGRAPHICS - 2025



LEASING OVERVIEW

SPACES AVAILABLE: Unit C: 15,000 SF

Unit 412: $\pm 6,400$ SF

TERM: Negotiable

ASKING RATE: \$1.00 PSF

LEASE TYPE: NNN*

Parcel #s: 3132-015-062, 3132-015-063

**NNNs are estimated at \$0.50 psf*



- End-cap $\pm 6,400$ SF space
- Former Physical Therapy operator



- $\pm 15,000$ SF space
- Former Church facility



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