



HIGH TRAFFIC RESTAURANT PAD: PRIME LANCASTER

44430 20th St., Lancaster, CA 93534

The MORGIEWICZ COMPANY

Commercial Real Estate Services

ROSANNE MORGIEWICZ, CLS, CRX
President

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PROPERTY FEATURES

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APPROX. 4,715 SF

FREESTANDING PAD AVAILABLE





- ✓ Pad on a 1.05 AC lot
- ✓ Current restaurant tenant is on month-to-month
- ✓ Abundant parking
- ✓ Potential for redevelopment of pad & addition of drive-through
- ✓ Potential uses include restaurant, retail, office and medical
- ✓ Ground lease or BTS available
- ✓ 80 surface spaces

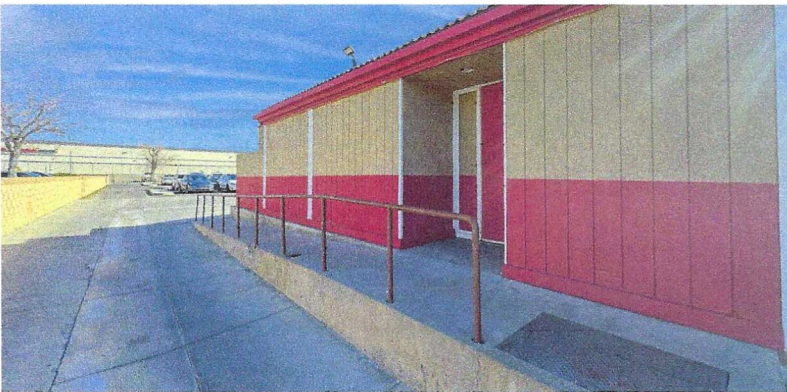
AREA AMENITIES

- ✓ 14 Freeway access nearby
- ✓ Close proximity to Antelope Valley Medical Center
- ✓ Strong daytime and evening demographic

RATE

\$1.65/SF + 0.60 NNN

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	15,036	95,548	165,834
 Avg. HH Income	\$85,055	\$79,504	\$82,001
 Daytime Pop	11,743	73,015	125,356
 Traffic Count	± 28,814 CPD ON 20TH ST		



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INTERIOR PHOTOS

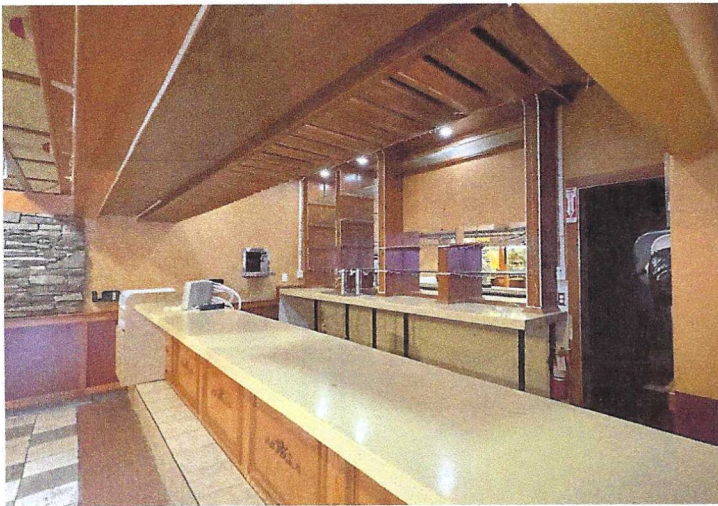
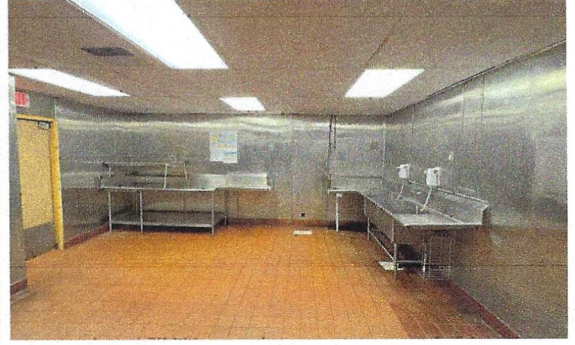
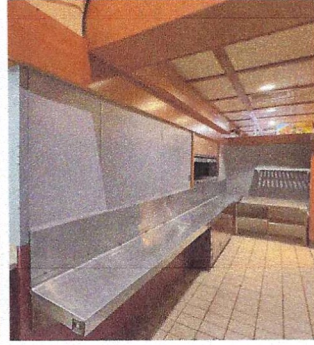
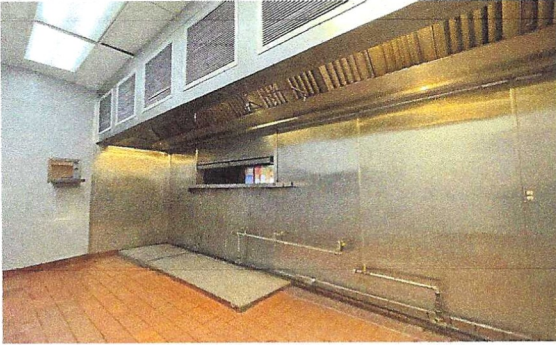
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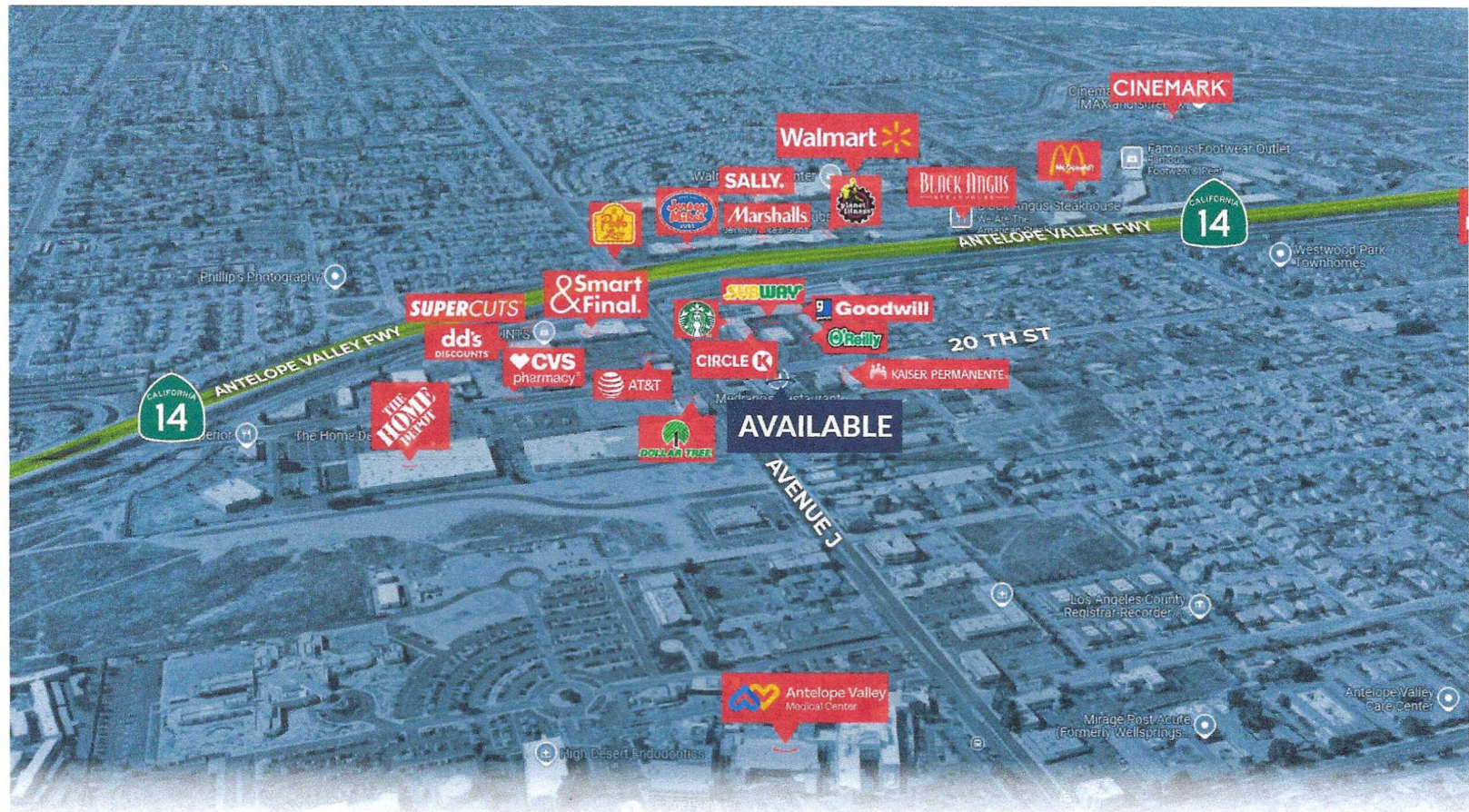


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