



**COMMERCIAL  
REAL ESTATE**  
*the sign of a profitable property*



## 2ND GENERATION RESTAURANT SPACE AVAILABLE

44836 10th St. West, Lancaster, CA 93534



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RESTAURANT SPACE  
LANCASTER, CA

# PROPERTY FEATURES

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## APPROX. 2,130 SF

RESTAURANT SPACE AVAILABLE

- ✓ Second-generation restaurant with existing infrastructure
- ✓ Equipped with hood, grease trap, and walk-in refrigeration
- ✓ Functional kitchen layout ideal for takeout, QSR, or fast casual concepts
- ✓ Free standing building

## AREA AMENITIES

- ✓ Dense residential base supporting daily traffic
- ✓ High daily traffic counts with excellent signage exposure
- ✓ Turnkey opportunity with minimal upfront buildout required
- ✓ Strong co-tenancy with nearby national and local retailers

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	19,635	106,900	163,949
 Avg. HH Income	\$70,467	\$84,527	\$91,024
 Daytime Pop	13,526	80,318	124,805
 Traffic Count	± 36,134 CPD ON 10TH ST W & W LANCASTER BLVD		



**AVAILABLE**

- Sleep
- Chipotle
- Superior Grocers
- AutoZone
- Bank of America
- Starbucks
- Chase
- Citi
- AT&T
- Vons
- UPS
- Jack in the box
- Walmart
- Denny's
- Smart & Final
- CVS Pharmacy
- Target
- Food 4 Less
- McDonald's
- Ross Dress for Less
- Chick-fil-A
- Pollo Loco
- Dollar Tree
- El Super

**AERIAL MAP**



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.