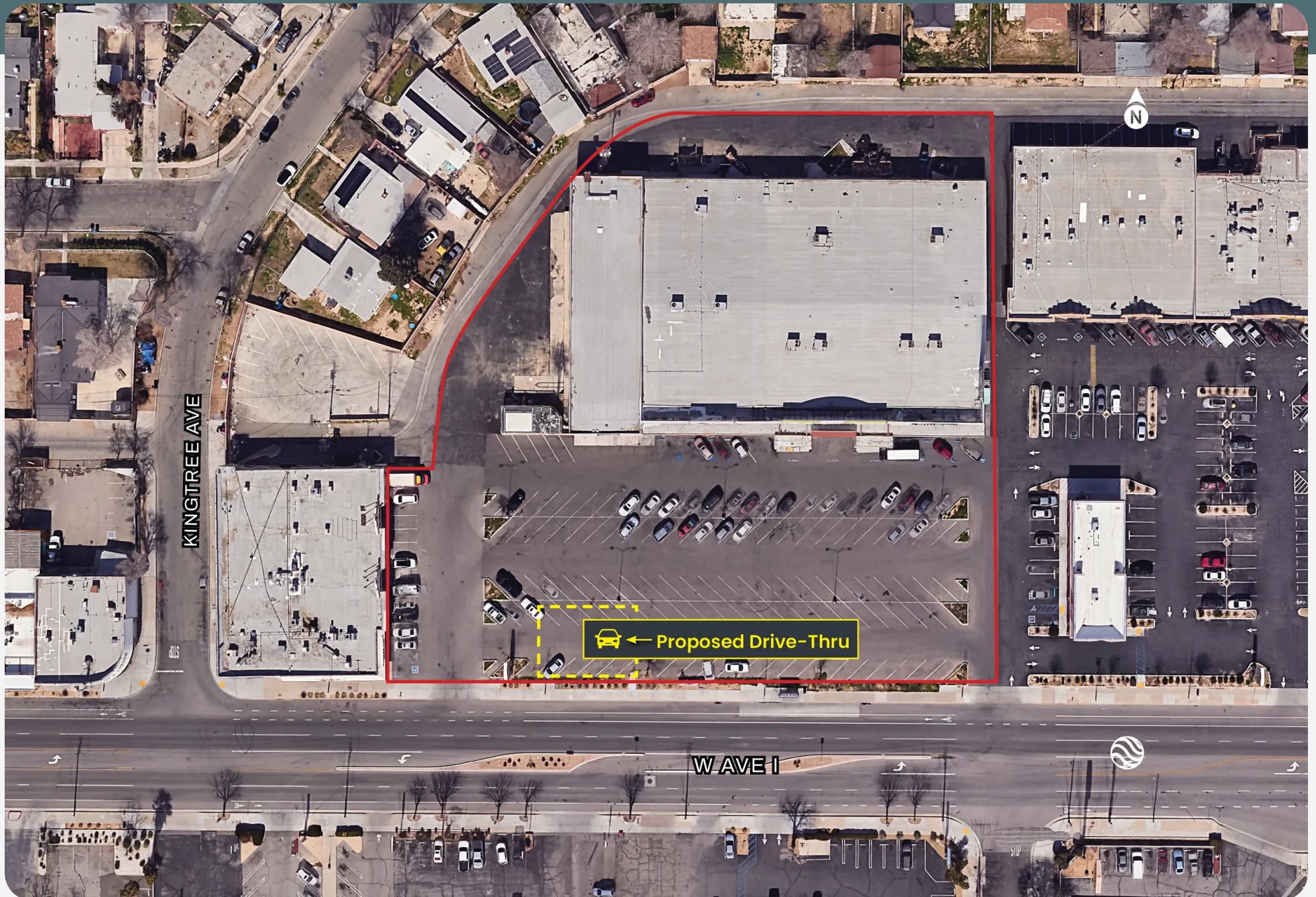


Drive Thru Pad & 10,000 Sq.Ft. Available

1111 West Avenue, Lancaster, CA | 93534



Proposed Retail Pad With Drive Thru Location





Property Description

Uncover a prime lease opportunity at 1111 West Avenue I, Lancaster, CA, 93534. This versatile ±10,000 SF space is perfect for retail, industrial, or warehousing use, with national credit co-tenants and excellent visibility. Additionally, the city will allow a pad for a variety of uses including a drive thru window.

Property Highlights

- Highly versatile space can be configured for many uses including retail, industrial, warehousing.
- ±10,000 SF of available ground floor retail & Drive Thru Pad available
- National credit co-tenants include Family Dollar, Hair n Co and Citi Trends
- Includes dock-high, open loading area with 2 flush loading docks
- Daytime population of 85,024 within 3 miles
- Ample surface parking (5.92/1,000 SF)

Offering Summary

LEASE RATE:	\$1.25 - 7 SF/month (NNN)
AVAILABLE SF:	1,600 - 10,000 SF
LOT SIZE:	3.02 Acres
BUILDING SIZE:	46,273 SF

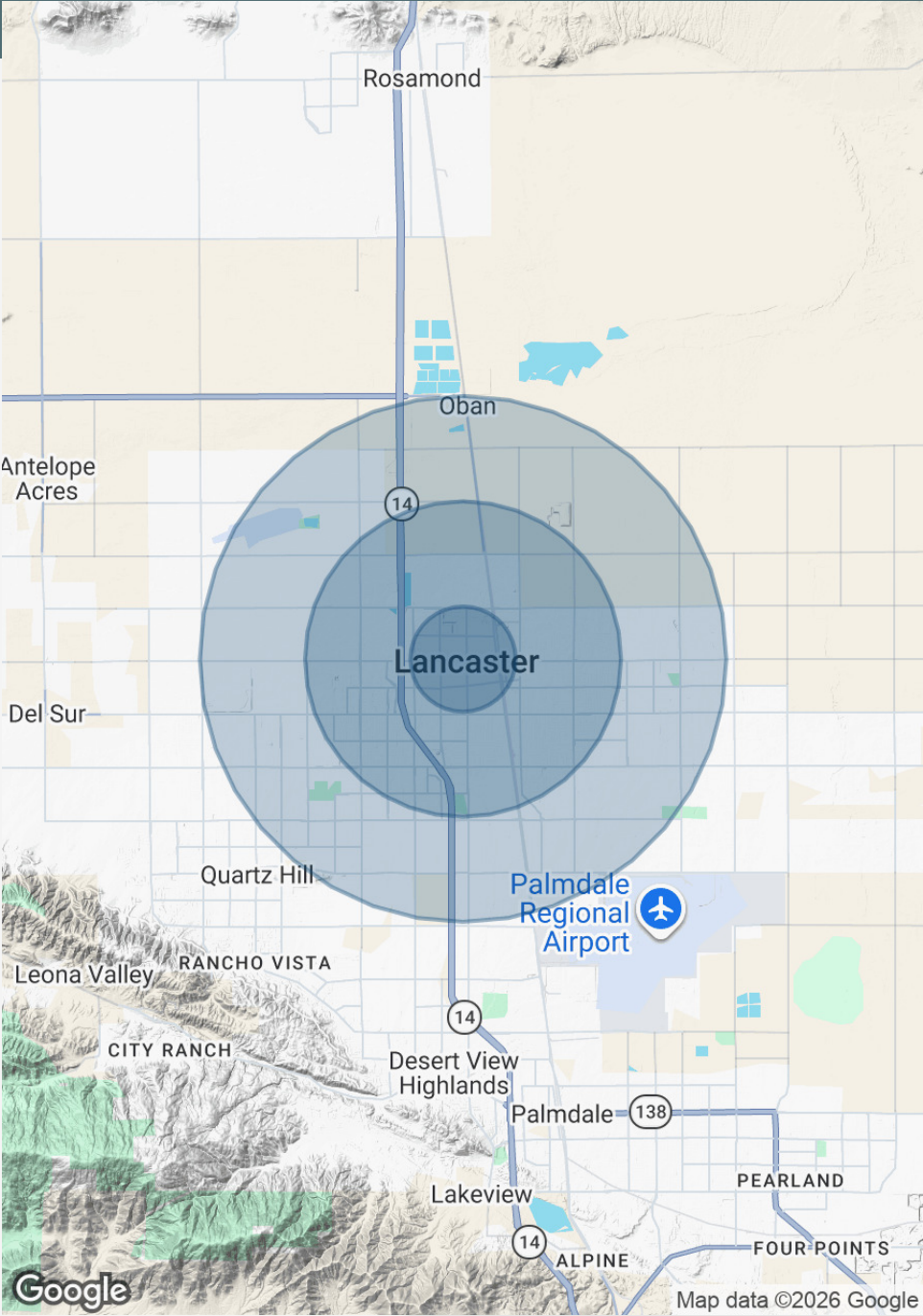
Demographics	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	6,552	28,995	48,586
TOTAL POPULATION	20,775	90,328	157,371
AVERAGE HH INCOME	\$75,377	\$83,435	\$90,793



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	20,775	90,328	157,371
AVERAGE AGE	35.2	34.9	34.5
AVERAGE AGE (MALE)	32.8	33.1	33.5
AVERAGE AGE (FEMALE)	35.6	36.2	35.1

Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	6,552	28,995	48,586
# OF PERSONS PER HH	3.2	3.1	3.2
AVERAGE HH INCOME	\$75,377	\$83,435	\$90,793
AVERAGE HOUSE VALUE	\$340,610	\$368,153	\$396,418

2023 American Community Survey (ACS)



1111 West Avenue I

Lancaster, CA | 93534

Available Space

FAMILY DOLLAR

HC
HAIR N CO

CITITRENDS

David Maling
Executive Vice President
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