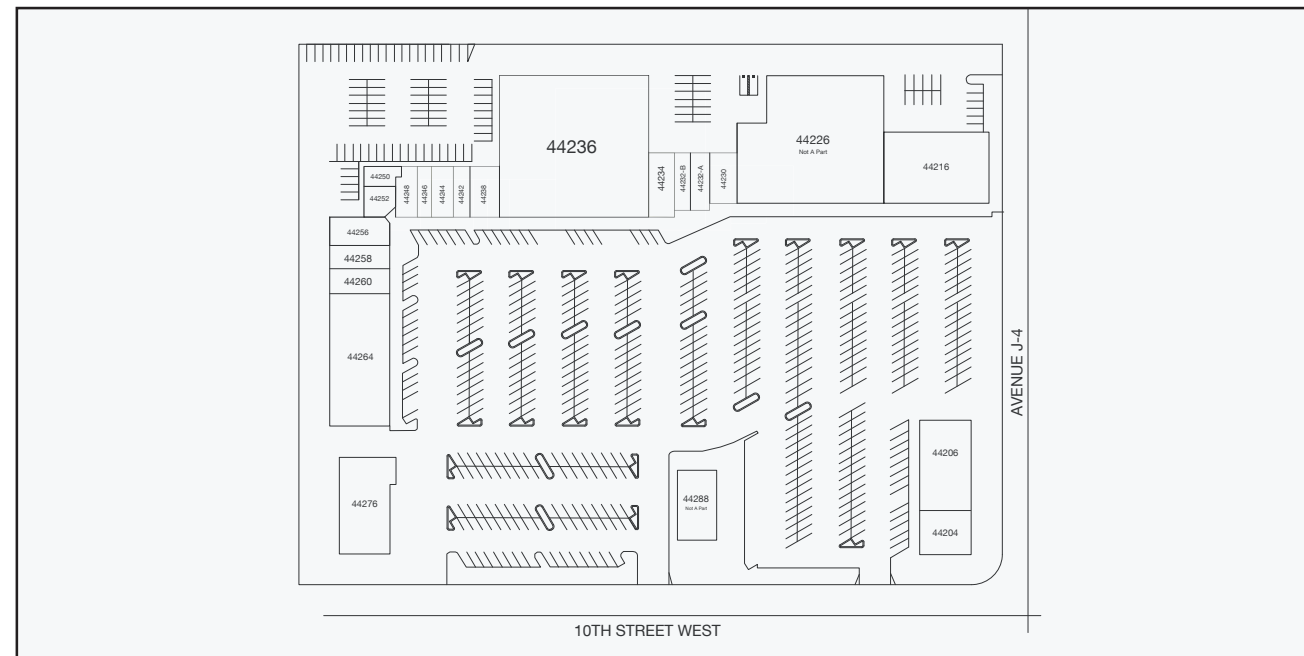


SITE PLAN



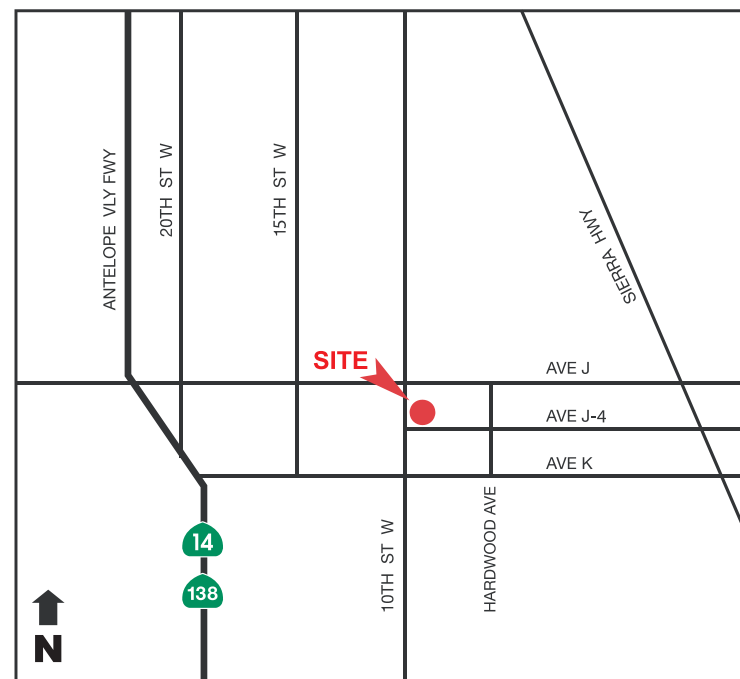
LOCAL LEASING OFFICE

2231 E Palmdale Blvd, Suite P
 Palmdale, CA 93550
 661.274.4408

CORPORATE OFFICE

12447 Lewis Street, Suite 203
 Garden Grove, CA 92840
 562.435.2100 Main
 562.435.2109 Fax

www.TheAbbeyCo.com



MAP



10TH STREET COMMERCE CENTER

44204-44276 WEST 10TH ST. LANCASTER, CA 93534

TENANT IMPROVEMENTS AVAILABLE

NEW SUITES MOVE-IN READY

The information contained within has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



PROPERTY HIGHLIGHTS

Located in a major retail trade area, 10th St. Commerce Center is a large, well-established and well-maintained center with excellent freeway accessibility and a strong tenant mix.

- Tenant Improvements Available
- New Suites are Move-In Ready
- Pylon Sign Available
- Possible 6/1000 parking available
- Zoned for a variety of retail, medical and office uses
- Signalized intersection at West 10th St and Avenue J-4 with an ADT of 27,000
- High foot traffic center
- New exterior paint and parking lot
- Professional and responsive local property management and leasing team
- Anchored by CCRC, The Whole Wheatery and shadow anchored by Antelope Valley Partners for Health
- Strong mix of national, regional and local tenants
- Multiple points of ingress and egress
- A dense residential trade area with over 165,000 residents in a 5-mile radius
- Average household income of \$65,000
- Building, Monument and Pylon signage available
- Abundant parking with 577 parking spaces



LOCATION SUMMARY

10th Street Commerce Center boasts high traffic counts and visibility as it is ideally located on 10th Street West, the main artery in the city of Lancaster, at the signalized intersection of Avenue J-4. Just two miles from the Antelope Valley Freeway (California Route 14, which is a major freeway running north and south through the cities of the Mojave Desert), 10th Street Commerce Center has a diverse mix of tenants providing one-stop shopping and services. Its location and competitive occupancy costs make it an ideal location for a wide variety of retailers, office and medical users alike.

PROPERTY INFORMATION

| | | | |
|--|-------------------------------|--|---|
| ADDRESS 44204-44276 West 10th St. Lancaster, CA 93534 | TOTAL SF 125,000 SF | PROPERTY TYPE Multi-tenant retail, office & medical building | YEAR BUILT 1980 Renovated 2017 |
| CONSTRUCTION Concrete block and wood frame | LAND AREA 8.9 Acres | PARKING 4.6/1,000 | |
| DESIGN Spanish style roof and stucco | BUILDINGS 5 | ZONING C (General Commercial District) | |



AREA OVERVIEW

Part of northern Los Angeles County, Lancaster is seated in the Antelope Valley region approximately 61 miles north of downtown Los Angeles. Lancaster is the 31st largest city in California and is part of a principal twin city complex, together with its southern neighbor Palmdale. Major employers include Edwards Air Force Base, China Lake Naval Weapons Base, County of Los Angeles, Lockheed Martin, Mojave Air & Spaceport, Antelope Valley Hospital Medical Center and Northrop Grumman.