

# 8TH STREET

Lancaster, CA



# INDUSTRIAL



**17K  
to  
92K  
SF**

*\*\*Sample Rendering\*\* Subject to change based on City feedback*

# LANCASTER, CA



## POPULATION STATISTICS

- Current Population: 173,516
- Expected Growth: 273,000 by 2040
- Average Growth: 2.56%
- 30th Largest City in California

### Los Angeles County

Lancaster, CA is located in Northeast Los Angeles County, approximately 1 hour from Downtown LA.



### Business Friendly

Named the most business friendly city in LA County in 2007, 2013, & 2019



### Growth Market

While the rest of LA County has seen decline in population, Lancaster's has steadily increased.



# Lancaster



## POPULATION STATISTICS

### 5 MILE RADIUS

- 200,000 Population
- Average Age: 32.8
- Nearly 28% currently commute more than 40 minutes

### 100 MILE DRIVE

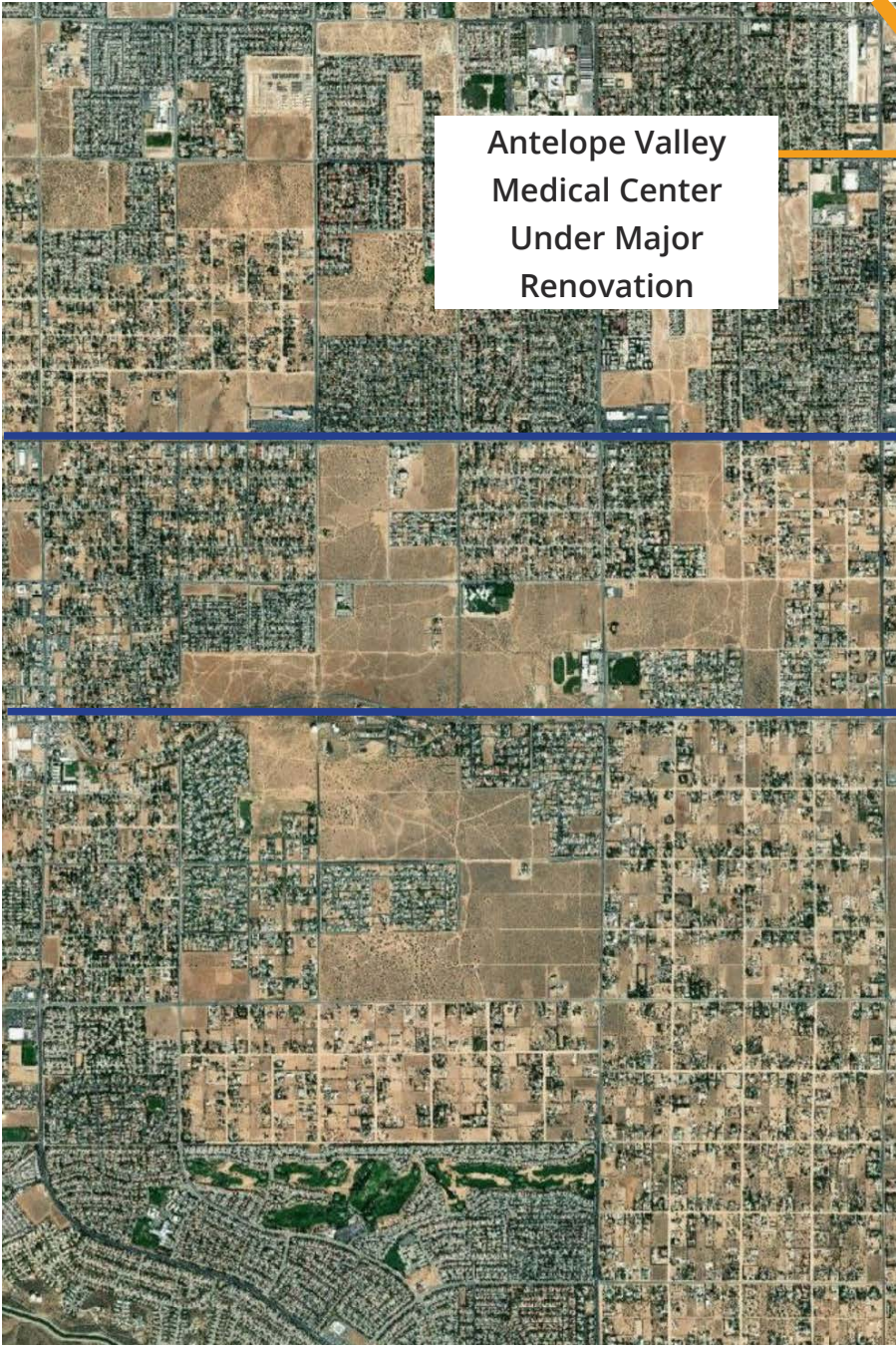
- 17.5M Population with 100 Mile Drive
- \$119K Average Household Income
- Nearly \$400B Spent Annually by Consumer

### 300 MILE RADIUS

- Access to 10% of the US Population
- Range from Bay Area to Las Vegas to Arizona
- \$781B in total Consumer Spend

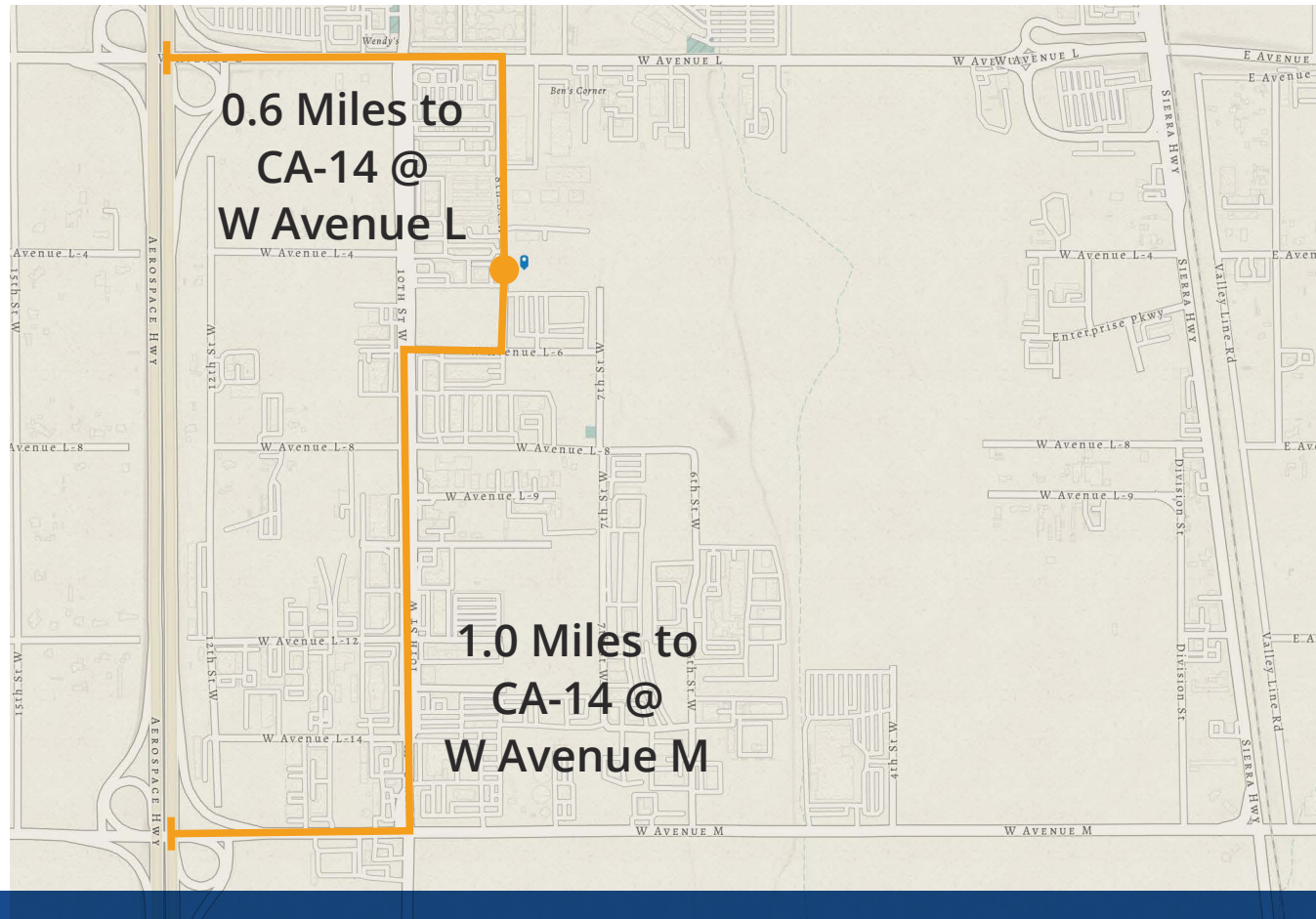
# SURROUNDING AREA

- Several New Commercial/Industrial Developments
- Close Proximity to Antelope Valley Medical Center
- 2.5 Miles to Palmdale Regional Airport (PRA)
- PRA is home to Northrup's \$100M B-21 Raider Contract
- PRA is considering commercial air travel
- Adjacent to Lancaster DMV





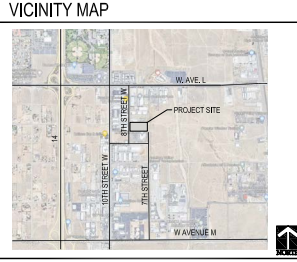
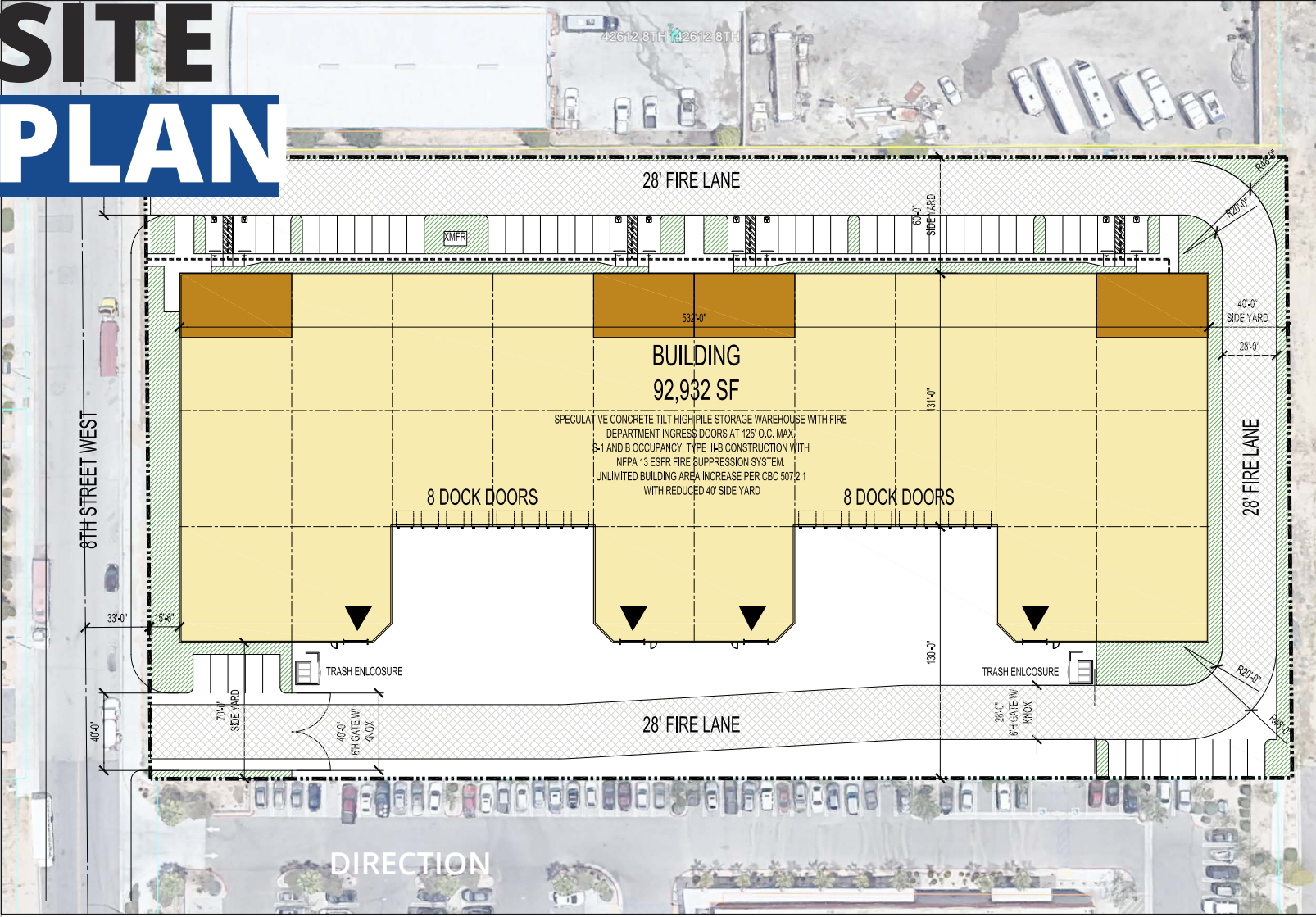
# Freeway Access to SR-14



8th Street offers immediate freeway access to SR-14 at both W Avenue L and W Avenue M.

SR-14 provides North-South Freeway traffic with access to  
Santa Clarita (30 Minutes south)  
Los Angeles (1 Hour, 15 minutes south)  
Bakersfield (1 Hour, 30 minutes north)

# SITE PLAN



### TABULATION

Lancaster			
SITE AREA	180,381	SF	
APN	4-25	Avenue	
	3128-009-104, 3128-009-085		
<b>BUILDING AREA</b>			
1ST FLOOR	WAREHOUSE	84,932	SF
	OFFICE	4,000	SF
1ST TOTAL		88,932	SF
2ND FLOOR	OFFICE	4,000	SF
TOTAL		92,932	SF
<b>PROJECT FACT</b>			
	FAR MAX	700	
	FAR PROVIDED	0.49	
	CLEAR HEIGHT	32'	
	BLDG HEIGHT	42'	
<b>ZONING</b>			
ZONE	LDI	Light Industrial (LI)	
<b>ZONE DIMINUTION</b>			
SET BACK	Building	Landscape	
FRONT	15'	10'	
SIDE	0'	0'	
REAR	0'	0'	
<b>PARKING REQ</b>			
	AUTO PARKING		9' X 20'
	OFFICE	1/250 SF	32
	WAREHOUSE	5 + 1/5000 SF	22
	TOTAL		54
<b>PROJECT PROVIDED</b>			
	AUTO PARKING		34
	STANDARD	9' X 20'	8
	ADA	9' X 12' X 20'	13
	EV CLEAN AIR	9' X 20'	55
	TOTAL		108
<b>LANDSCAPE</b>			
	REQUIRED		7%
	PROVIDED		2.7%

### LEGEND

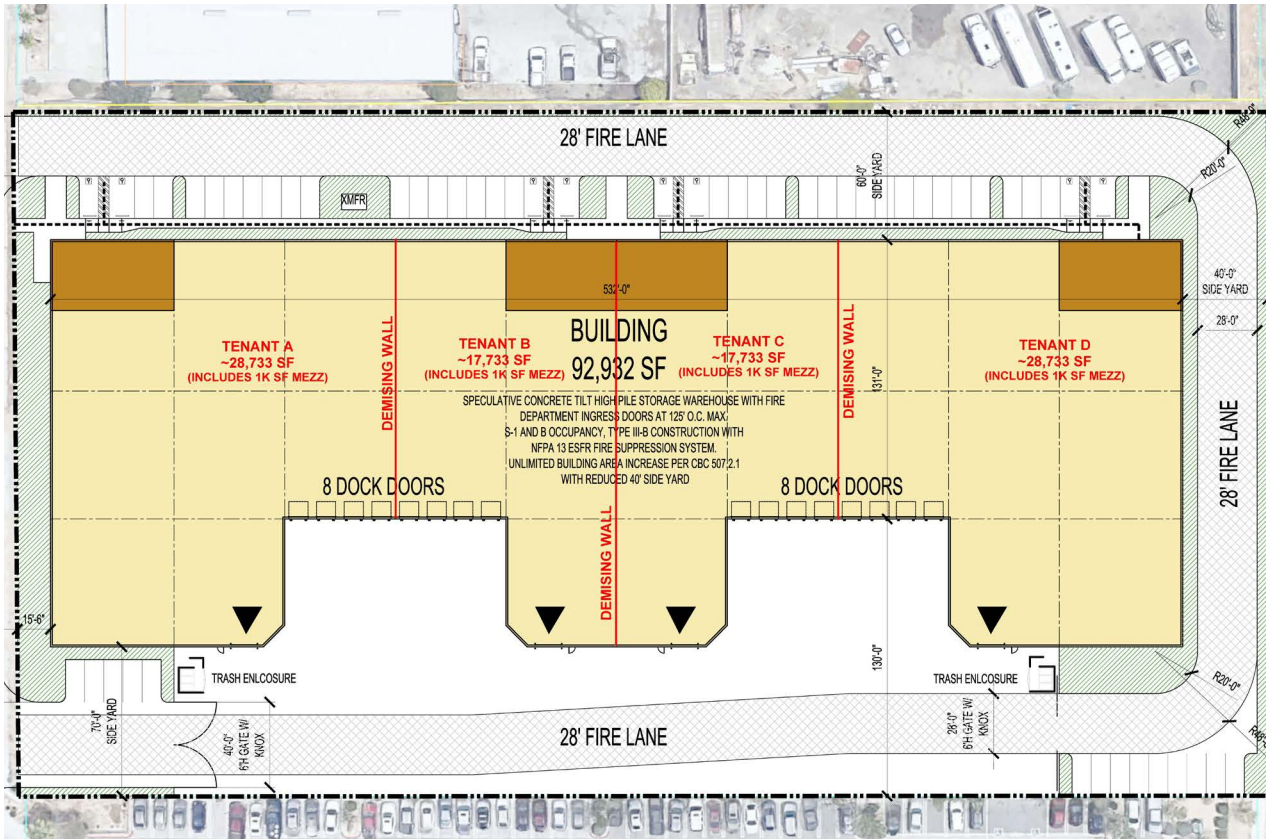
- WAREHOUSE
- OFFICE
- GRADE LEVEL DOOR

**NOTE**  
THIS IS A CONCEPTUAL SITE PLAN, ORDINANCE, BUILDING AREA, AND NOTES AS SHOWN ON THE PROJECT TABULATION. ALL NEED TO BE VERIFIED ONCE INFORMATION RECEIVED IS AVAILABLE. THIS IS ONLY MEANT TO SERVE TO QUANTIFY AND ILLUSTRATE THE GENERAL BUILDING AND SITE CONSTRUCTION. ALL DIMENSIONS ARE BASED ON THE CENTERLINE OF THE LOT.

	PROJECT:	8th Street W	DATE:	4.18.2023	VERSION:	02
	LOCATION:	Lancaster, CA.	PROJECT NO.:	23-020	SCALE:	1" = 20'



Total Building	Demisable to	DH / GL	Clear Height
92,932 sf	17,733 sf	16 / 4	32'



## BUILDING SPECIFICATIONS

- ESFR Sprinkler System
- Gated Yard
- 130' Truck Court
- 55 Parking Spaces
- BTS Power
- Up to 8,000 SF office planned
- 1 to 4 Units Available
- Unit A - 28,733 SF - 2,000 SF Office
- Unit B - 17,333 SF - 2,000 SF Office
- Unit C - 17,333 SF - 2,000 SF Office
- Unit D - 28,733 SF - 2,000 SF Office

**CLASS 'A' INDUSTRIAL**

The subject property will be a newly constructed Class-A industrial building built in 2024.





*92k square foot build to suit Industrial  
Lancaster, CA*

#### DISCLAIMER

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