

FOR SALE



VACANT LAND



**PILLSBURY ST VIC TREVOR,
LANCASTER, CA 93535**



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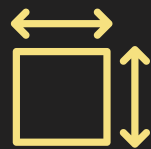
ON THE MAP





PROPERTY OVERVIEW

PILLSBURY ST VIC TREVOR,
LANCASTER, CA 93535



SIZE
10,000 SF



ZONING
LRMU-TOD



PARCEL NUMBERS

3138-006-028, 3138-006-029
3138-006-030, 3138-006-031

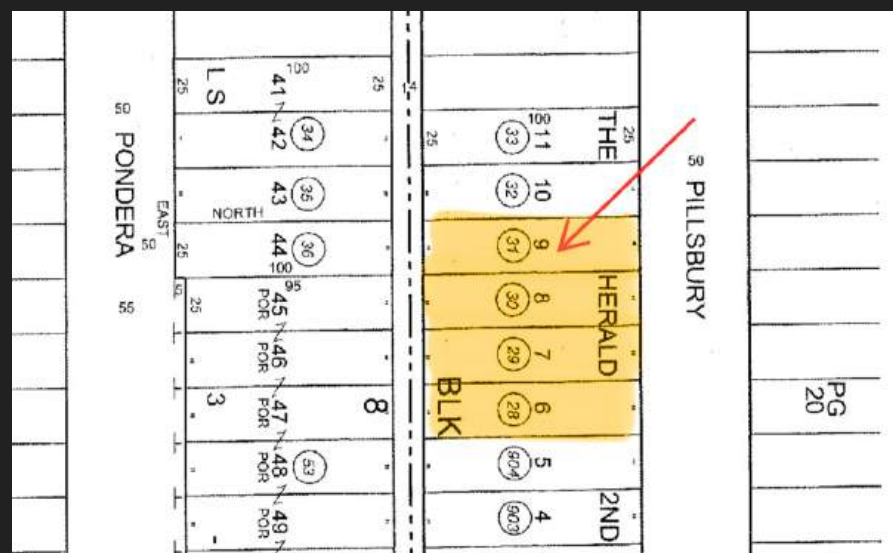
PROPERTY SHOWCASE

PILLSBURY ST VIC TREVOR, LANCASTER, CA 93535



- Spacious 10,000 sq ft vacant land, equivalent to 0.29 acres, offering flexible use potential.
- Divided into 4 individual parcels.
- Prime location on Pillsbury St, providing convenient street access and development visibility.
- Unregistered status offers a clean slate for customization and creative land use either residential or commercial development, allowing a wide range of investment opportunities.

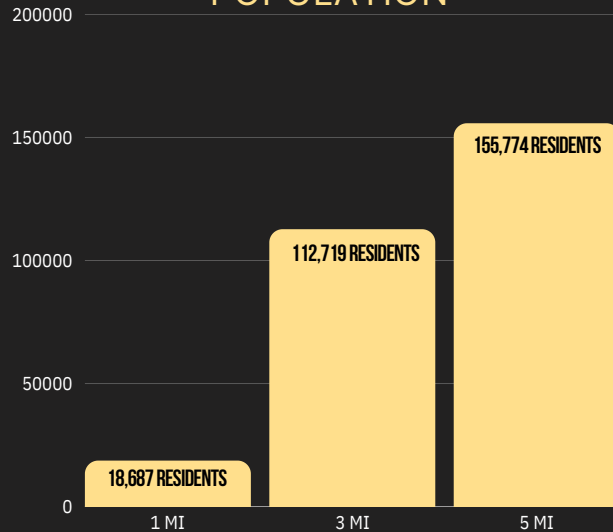
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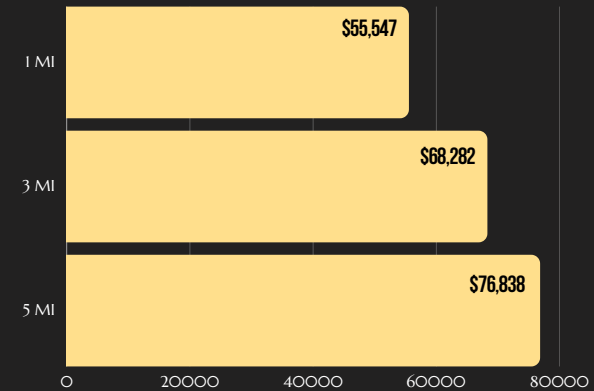
COMMUNITY PROFILE

PILLSBURY ST VIC TREVOR, LANCASTER, CA 93535

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
W Ave J	Trevor Ave	30,980 vehicles/day	.09 miles
W Ave J	Trevor Ave	31,032 vehicles/day	.09miles
Division St	W Pillsbury St	12,688 vehicles/day	.22 miles
Division St	W Pillsbury St	12,719 vehicles/day	.22 miles
W Ave J	Cedar Ave	26,729 vehicles/day	.24 miles
W Ave J	Cedar Ave	26,738 vehicles/day	.24 miles
Sierra Hwy	W Oldfield St	14,490 vehicles/day	.24 miles
Sierra Hwy	W Oldfield St	14,329 vehicles/day	.24 miles
Division Street	W Nugent St	13,750 vehicles/day	.28 miles
West Avenue J	Elm Ave	27,049 vehicles/day	.36 miles



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