

AVAILABLE FOR LEASE

lancaster

For more information please contact:

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Lancaster Commerce Center

| Power Center Bordering Hwy 14 | West Ave K and 10th Street West, Lancaster, CA

2nd Generation Restaurant
Space Available



PROPERTY OVERVIEW & HIGHLIGHTS

Lancaster Commerce Center is located adjacent to CA 14 and provides convenient access to the community. Major tenants include Target, 24 Hour Fitness, Auto Zone, Big 5, McDonald's, Sol Plaza, Crunch and Big Lots, in addition to numerous nearby retail and restaurant amenities



±235,256 sq. ft. power center with availabilities ranging from ±1,130 sq. ft. to ±7,500 sq. ft. available for lease



Excellent traffic counts with 55,572ADT through the intersection of W Ave K and 10th St W



Superb visibility located adjacent to CA 14 with 63,625 AADT



Strong trade area and solid demographics with close to 101,000 people within 3 miles

2024 DRIVE TIME DEMOGRAPHICS



POPULATION

5 minutes 31,556
10 minutes 147,041
15 minutes 267,328



AVERAGE HH INCOME

5 minutes \$67,234
10 minutes \$77,034
15 minutes \$83,009



DAYTIME POPULATION

5 minutes 36,824
10 minutes 148,211
15 minutes 251,388



TARGET
(NAP)



SITE PLAN

lancaster

COMMERCE
CENTER





TRADE AREA MAP



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