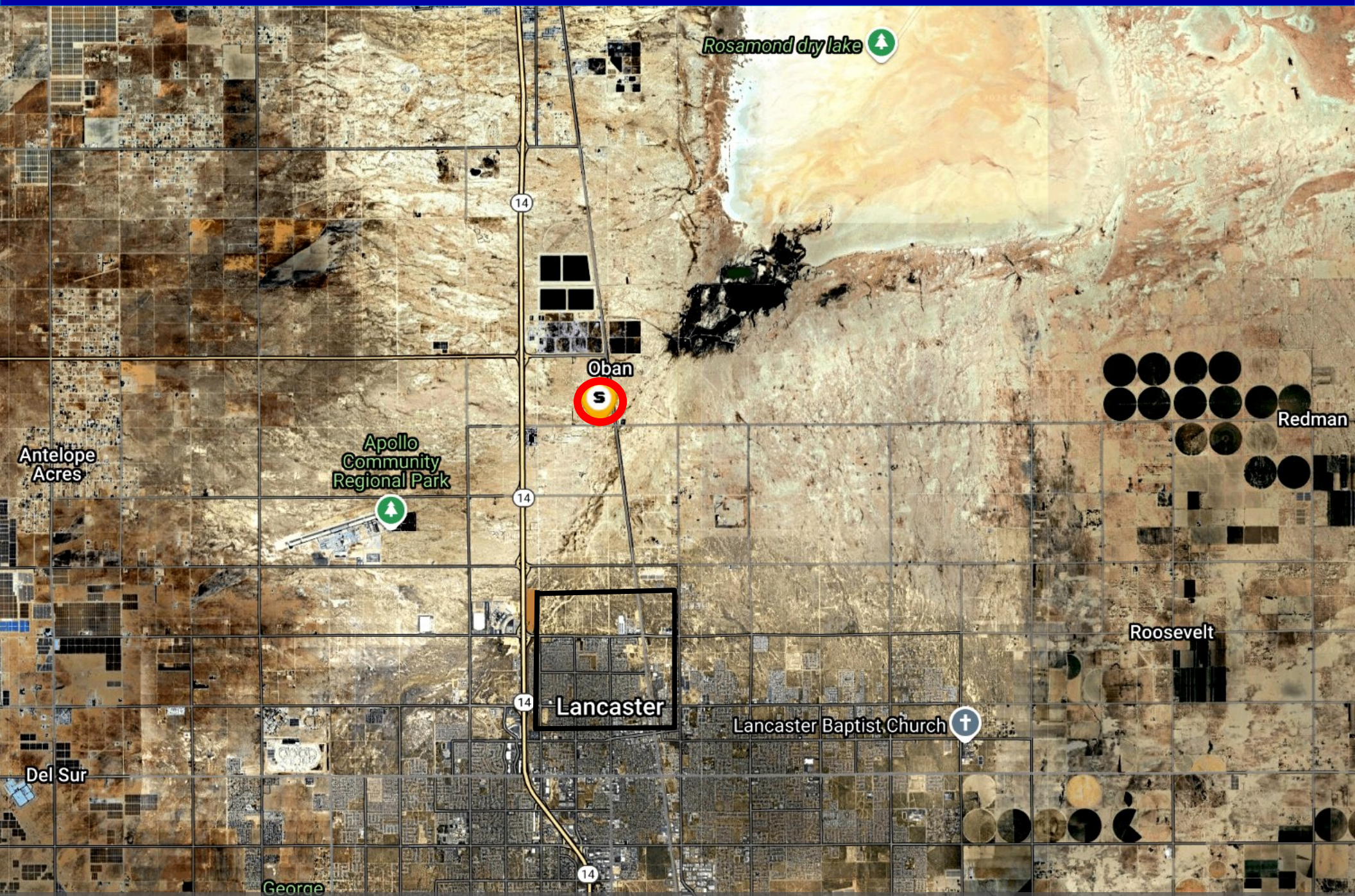


# 8,712 SF Lot in Lancaster California



**Bashir Tariq** 951-269-3000

BashirTariq@msn.com

DRE# 01851484



# OFFERING SUMMARY

## Location

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**10,697 SF , Lot 5 Block 2**  
AVE E VIC 11 PLW  
LANCASTER, CA 93534

## Offering Summary

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**Price**                    **\$25,000**

APN#                      3116-009-034

Lot Size                 10,697 SF     .25 Acres

Zoning                    LCD22\*

Property Use            Residential

Lot no                    5 Block 2

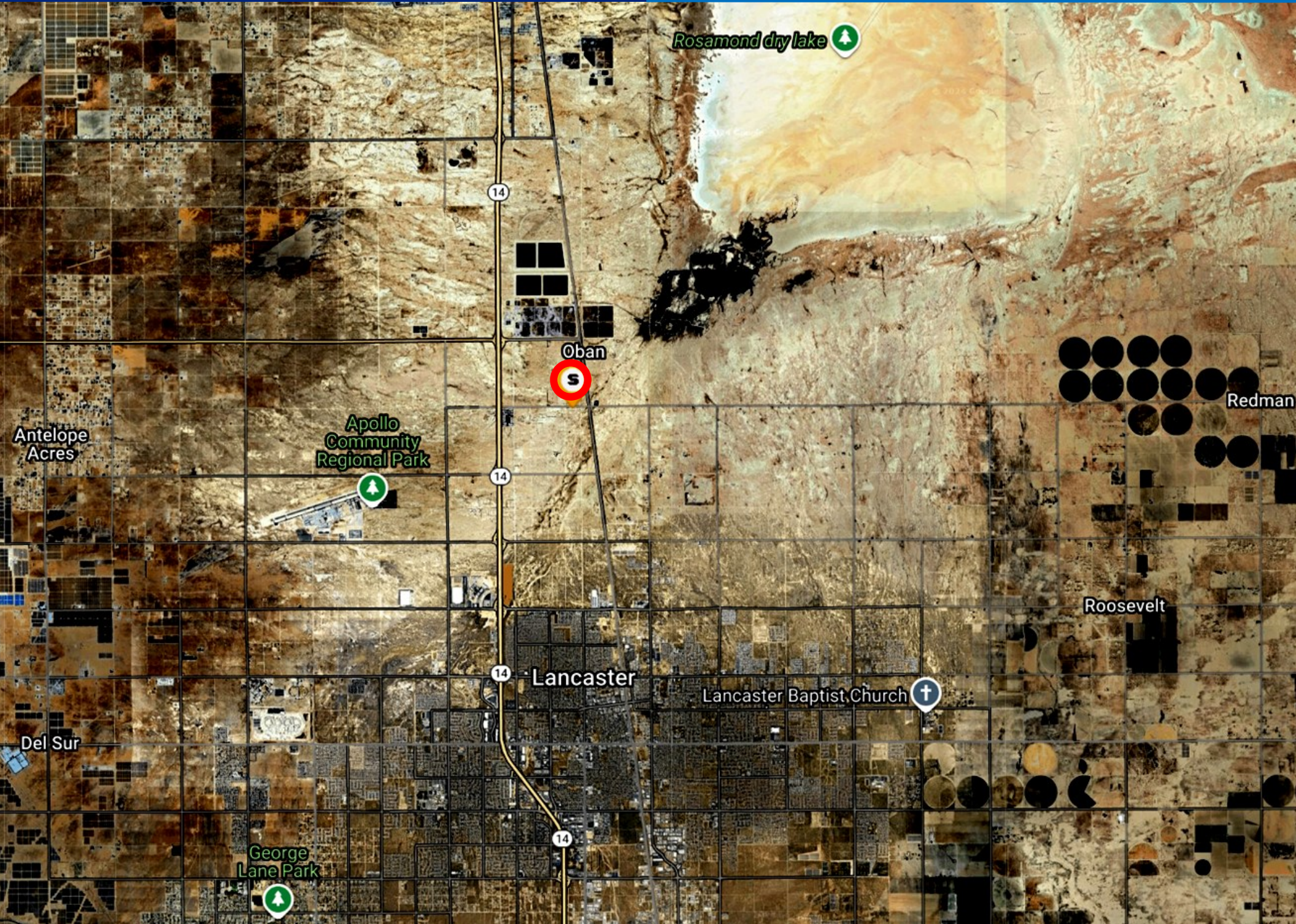
APN#                      3116-009-034

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# AERIAL OVERVIEW



# NEIGHBORHOOD AI SUMMARY

## 11 VAC AVE Neighborhood AI Summary

Here is some information about the local neighborhood to help you get acquainted:

### SCHOOLS

- Eastside High School is a highly-rated public high school located just 1.5 miles away.
- Tierra Bonita Elementary School, a well-regarded public school, is just a short 2 miles away.
- Desert Sands Charter School offers personalized learning experiences and is conveniently located within 1 mile of the property.

### ATTRACTIONS

- Lancaster City Park, only 2 miles away, provides residents with ample green space, walking paths, and recreational facilities.
- The BLVD, a popular destination for shopping, dining, and entertainment, is a mere 3 miles away.
- The Antelope Valley California Poppy Reserve, known for its stunning displays of vibrant poppy fields in the spring, is just a short drive from the neighborhood.

### WHY IT'S GREAT PLACE TO LIVE

- The neighborhood offers a peaceful suburban setting while still being close to major amenities and attractions.
- Residents can enjoy a strong sense of community and neighborhood pride.
- Proximity to quality schools makes this area ideal for families with school-aged children.
- Easy access to parks, shopping, and dining options ensures there's always something to do nearby.

In conclusion, the neighborhood around 11 VAC AVE, 93534 in Lancaster, CA, combines the best of both worlds - a serene suburban environment with convenient access to schools, parks, and entertainment options. This area is a fantastic place to call home for those seeking a balanced and vibrant community living experience.



# AREA OVERVIEW

## LANCASTER - PALMDALE

**LANCASTER:** /ˈlæŋ.kæstər/ is a charter city in northern Los Angeles County, in the Antelope Valley of the western Mojave Desert in Southern California. As of the 2020 census, the population was 173,516, making Lancaster the 158th-most populous city in the United States and the 30th most populous in California. Lancaster is a twin city with its southern neighbor Palmdale; together, they are the principal cities within the Antelope Valley region. San Bernardino was named in 1810, when Spanish priest Francisco Dumetz led an expedition through the area. In 1839, the Mexican government granted Californio ranchero José del Carmen Lugo the right to settle the area, which was formalized when he was granted Rancho San Bernardino in 1842. Following the American Conquest of California, the community on the rancho incorporated as a city in 1854. The city grew significantly in the late 19th century as a commercial hub at the crossroads between Southern California and the American Southwest. Today, San Bernardino is an important hub for the Inland Empire and Southern California.

Lancaster is located approximately 70 miles (110 km) north (via I-5 and SR 14) of downtown Los Angeles and is near the Kern County line. It is separated from the Los Angeles Basin by the San Gabriel Mountains to the south and from Bakersfield and the San Joaquin Valley by the Tehachapi Mountains to the north. The population of Lancaster has grown from 37,000 at the time of its incorporation in 1977 to over 157,000 as of 2019.

**PALMDALE:** is a city in northern Los Angeles County in the U.S. state of California. The city lies in the Antelope Valley of Southern California. The San Gabriel Mountains separate Palmdale from the Los Angeles Basin to the south.

On August 24, 1962, Palmdale became the first city in Antelope Valley. Forty-seven years later, in November 2009, voters approved making it a charter city. Palmdale's population was 169,450 at the 2020 census, up from 152,750 at the 2010 census. Palmdale is the 33rd most populous city in California. Together with its immediate northern neighbor, the city of Lancaster, the Palmdale–Lancaster urban area had a population of 359,559 in 2020.

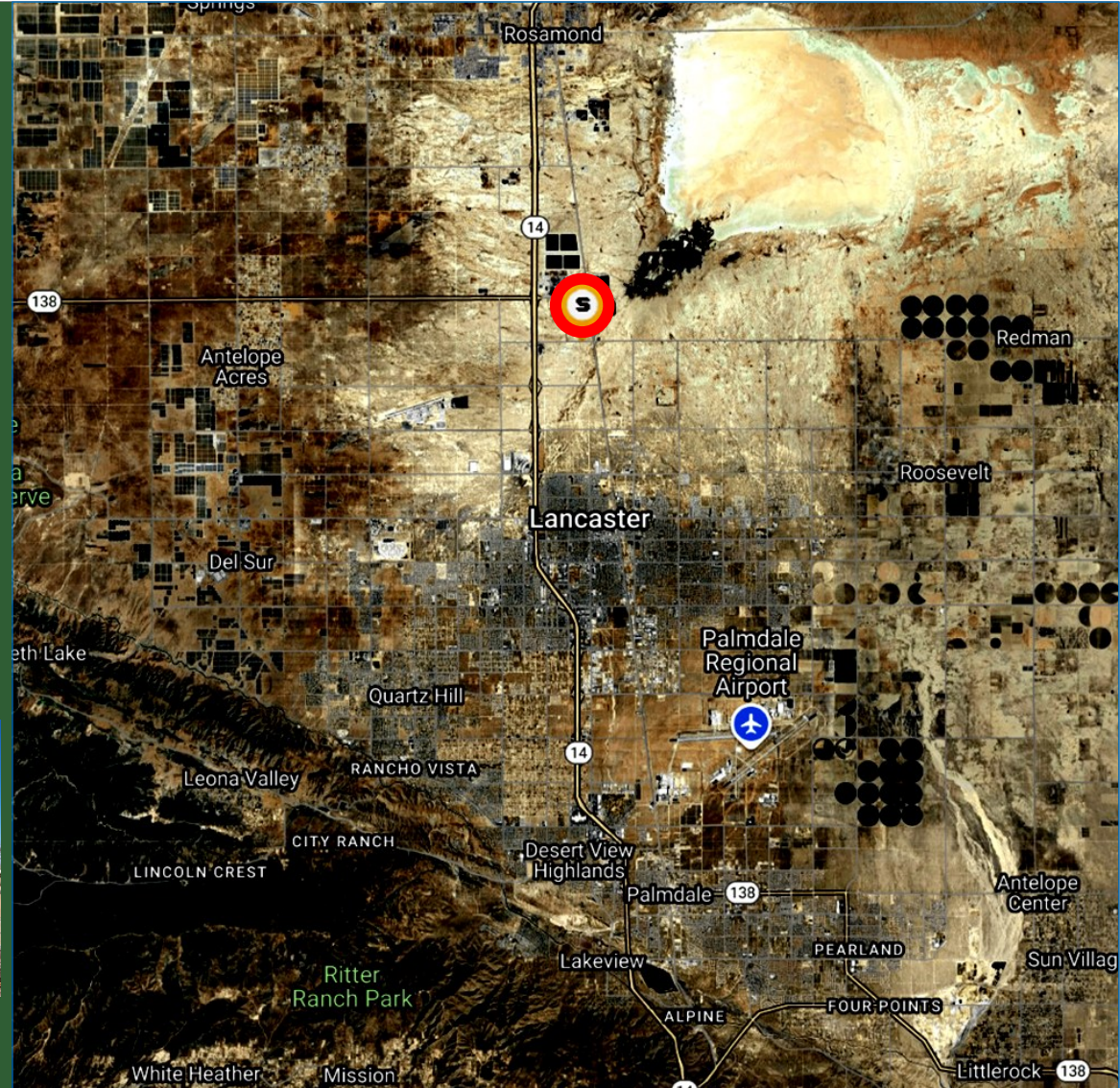
Palmdale refers to itself with the nickname the "aerospace capital of the United States", and has been the site of research, development, final assembly, flight testing and/or servicing/modifications of the Space Shuttle, B-1 Lancer, X-15, B-2 Spirit, B-21 Raider, F-117 Nighthawk, F-22 Raptor, F-35 Lightning II, SR-71 Blackbird, Lockheed L-1011 Tristar, and many other aircraft that have been used in the United States Air Force, NASA and air forces and airlines around the world. USAF Plant 42, where the aerospace projects occurred / occur is home to major operations of the following aerospace companies: Boeing, Lockheed Martin and its famed Skunk Works, and Northrop Grumman.<sup>[48]</sup> The Los Angeles World Airports owns the former Boeing hangar (formerly North American Rockwell) at Plant 42 near LA/Palmdale Regional Airport which is one of the largest buildings in the world. The hangar was used for the set of the 2004 film *The Terminal*, which featured an enormous replica of a JFK International Airport terminal. NASA's SOFIA program relocated its operation to this hangar at Site 9 from Edwards Air Force Base.



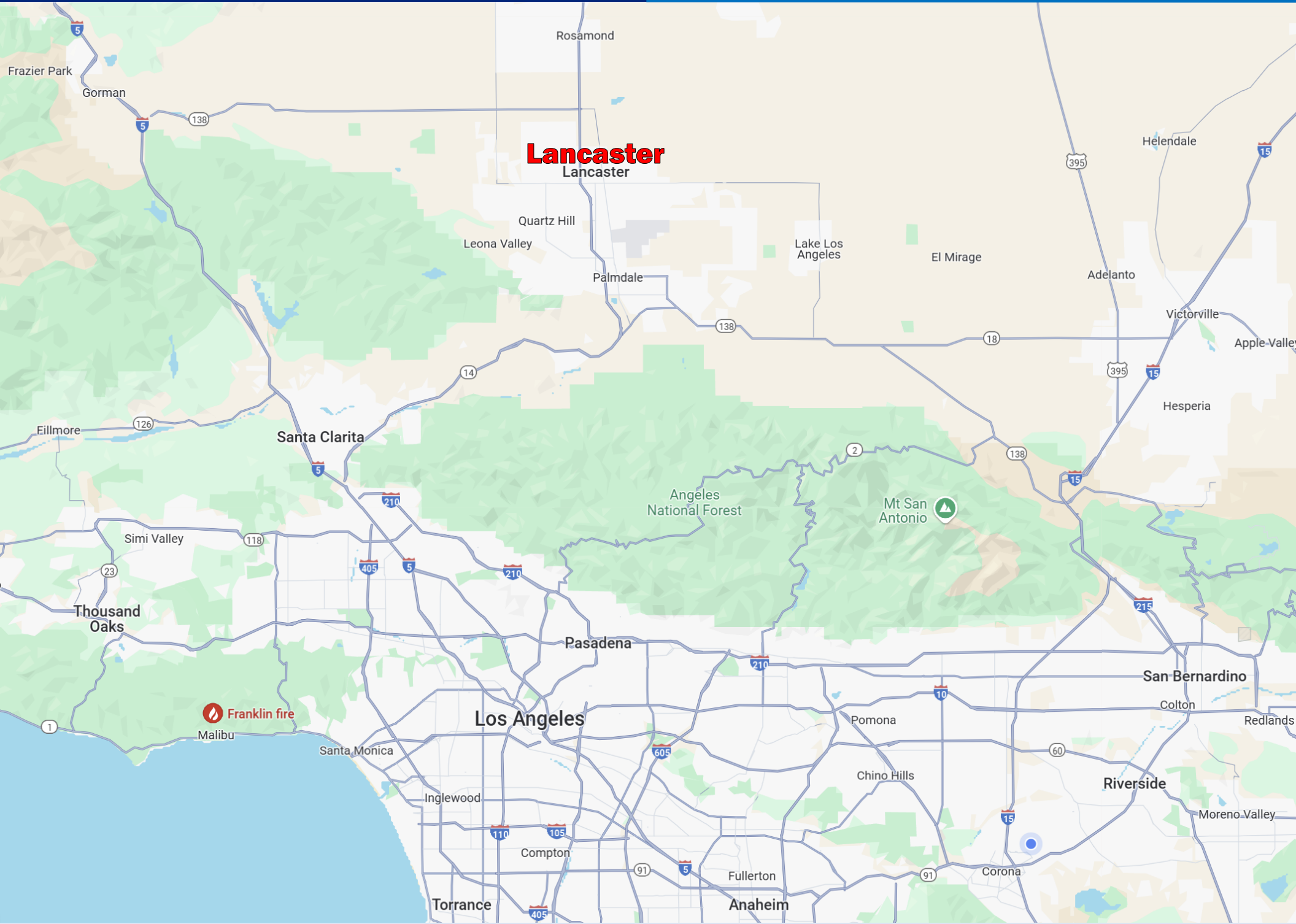
# AREA OVERVIEW

## PALMDALE - LANCASTER

- Palmdale-Lancaster is located around 64 miles north of Los Angeles, via CA-14
- Palmdale refers to itself with the nickname the “aerospace capital of the United States”
- The most important industry for Palmdale is the aerospace industry.
- Major employers are Lockheed Martin, Northrop Grumman, Boeing, which employes Thousands of defense contractors and workers
- Palmdale has been the site of research, development, final assembly, flight testing of the space shuttle, B-1, X-15, F117 Nighthawk, F-22 Raptor, F-35, SR-71 and many other aircrafts
- Other major employers are Antelope Valley Mall, Walmart, School Districts, Medical Center, LA County, various other retailers and Businesses, which also employes Thousands of workers
- Shopping Centers: Valley Central Way, Lancaster Blvd, Lancaster Commerce Center, West Lancaster Plaza Shopping Center



# REGIONAL MAP





# Confidentiality & Disclaimer

## Presented By:



## Bashir Tariq

DRE# 01851484 | Corp DRE# 01898399

**KW Commercial Director:**

**Business Sales and Commercial Real Estate**

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Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

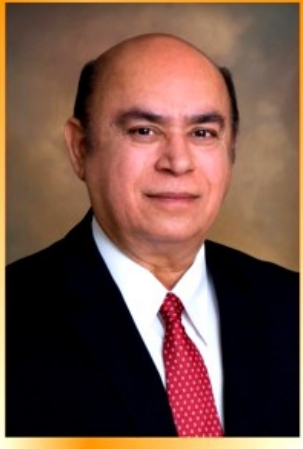
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CalDRE #01851484

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**AWARD  
WINNING  
AGENT**



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