

LEASING BROCHURE

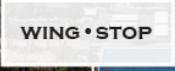
FRONT GATE PLAZA

1740-1883 EAST AVENUE J & 20TH STREET, LANCASTER, CA 93535



Development Completed!
(Terracina @ Lancaster)
264 Housing Units

Proposed Future
±2,004 SF
Endcap Pad
Drive-Thru + Patio



25,822 SF
Jr. Anchor
Divisible:
10K-25K SF



20th Street - approx. 12,200 cpd

Avenue J - approx. 16,200 cpd

Bank of America



FOR LEASE
GROCEr ANCHORED CENTER

1,310 SF - 25,822 SF (Divisible)
RETAIL, PAD DRIVE-THRU AND JR. ANCHOR AVAILABLE



FOR LEASE

GROCEER ANCHORED CENTER

FRONT GATE PLAZA

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PROPERTY HIGHLIGHTS

- Anchored by extremely successful Stater Bros market, center includes a strong mix of national and regional tenants including McDonalds, Wells Fargo Bank, Pizza Hut, Wing stop, H&R Block, T-Mobile, McDonalds, Subway and Taco Bell
- Positioned at the intersection of Avenue J and 20th Street, one of the most desirable intersections to serve the rapidly growing residential population of East Lancaster
- Excellent surrounding co-tenancy including major retailers Walmart Supercenter and Aldi
- Exceptionally well maintained shopping center and common areas with ample parking

SRS REAL ESTATE PARTNERS

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.



10

1,655 SF AVAILABLE



12

1,490 SF AVAILABLE



14

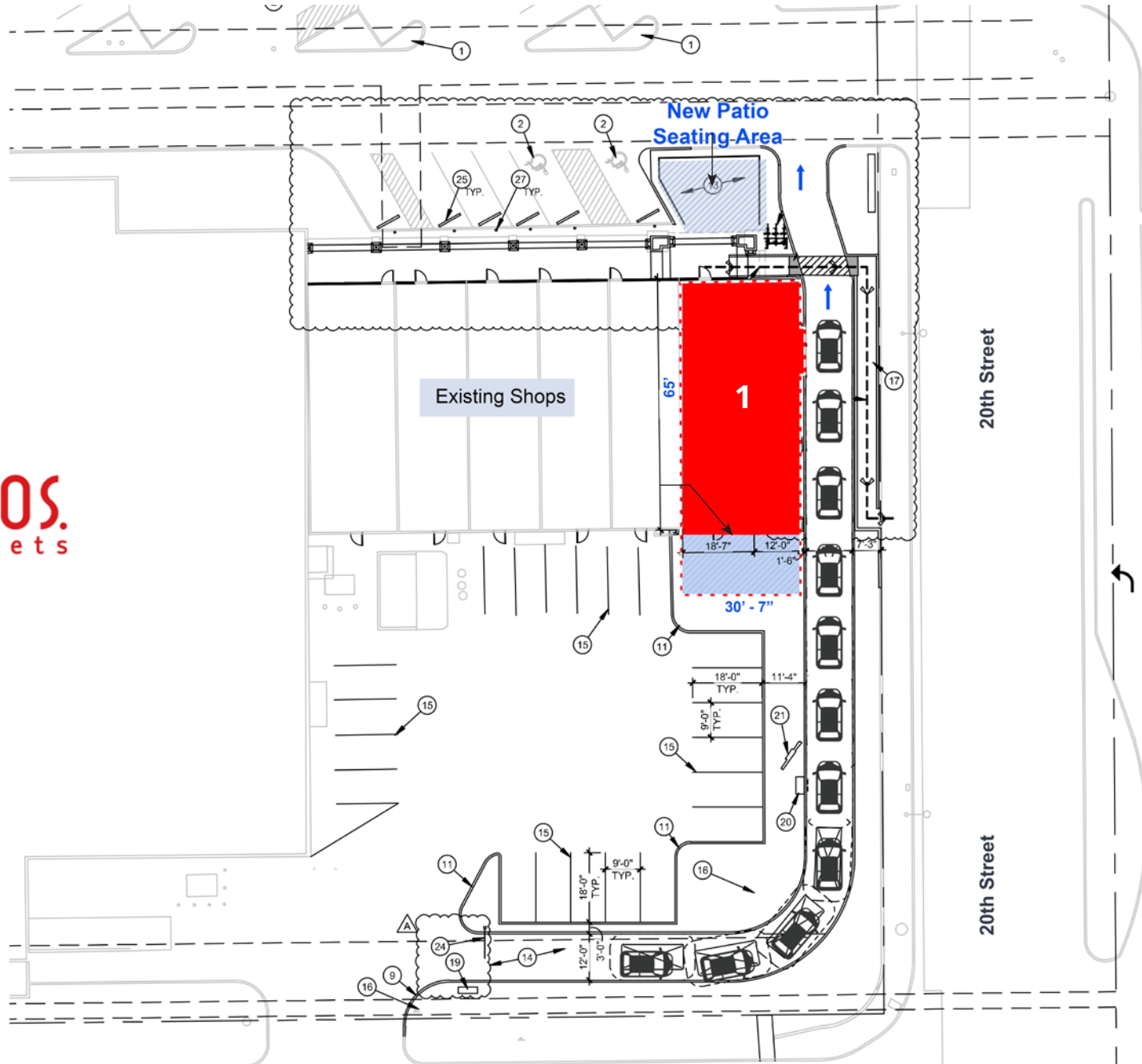
25,822 SF AVAILABLE
(Divisible: 10K-25K SF)



DIRECTORY

NO.	TENANT	(SF)	NO.	TENANT	(SF)	NO.	TENANT	(SF)
1	FUTURE PAD DRIVE-THRU	±2,004	12	AVAILABLE	1,490	23	CASH PAYDAY	
2	GOLDEN NAILS		13	FASHION FLOWERS		24	LAUNDROMAT	
3	H&R BLOCK		14	AVAILABLE (DIVISIBLE: 10K-25K)	25,822	25	V.L. SMOKE SHOP	
4	THREADING		15	TEA BOX		26	MAIL AMERICA	
5	PIZZA HUT		16	WATER STORE		27	RADIANCE HAIR SALON	
6	CLEANERS		17	PACIFIC DENTAL		28	THE WORKZ RESTAURANT	
7	STATER BROS.		18	GOODWILL DONATIONS		1804	THE HABIT	
8	BLACK DIAMOND BEAUTY		19	GOODWILL STORE				
9	AVAILABLE	1,310	20	WENDY'S BARBER SHOP				
10	AVAILABLE	1,655	21	SUBWAY				
11	WING STOP		22	T-MOBILE				

1 SPACE 1: ±2,004 SF AVAILABLE / PROPOSED FUTURE DRIVE-THRU + PATIO



PAD DRIVE-THRU SITE PLAN
FRONT GATE PLAZA · 1740-1883 EAST AVENUE] & 20TH STREET, LANCASTER, CA 93535

FRONT GATE PLAZA · 1740-1883 EAST AVENUE] & 20TH STREET, LANCASTER, CA 93533



TERRACINA AT LANCASTER
Multi-Family Development
Completed
264 Housing Units

Site
1740-1884 East Avenue J
Lancaster, CA 93535

ESTIMATED 2024 DEMOGRAPHICS

* SOURCE: ESRI & COSTAR

	1 MILE	3 MILE	5 MILE
POPULATION	15,073	97,714	171,770
AVG HOUSEHOLD INCOME	\$93,363	\$90,410	\$94,293
DAYTIME POPULATION	12,001	43,446	56,437

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LEASING INFORMATION



TERRISON QUINN

949.698.1107

TERRISON.QUINN@SRSRE.COM

CA LICENSE NO. 01789657

ADAM HANDFIELD

949.698.1109

ADAM.HANDFIELD@SRSRE.COM

CA LICENSE NO. 01959419

SRS REAL ESTATE PARTNERS

610 NEWPORT CENTER DRIVE, STE 1500, NEWPORT BEACH, CA 92660

FRONT GATE PLAZA

1740-1883 EAST AVENUE J & 20TH STREET, LANCASTER, CA 93535