

FOR SALE

VALLARTA SUPERMARKET IN L.A. COUNTY NNN LEASED INVESTMENT — \$574,550 ANNUAL NOI



815 E AVENUE K, LANCASTER, CA 93535

OFFERING SUMMARY

Building Area	42,668± SF
Land Area	152,068± SF
Year Built	2008
Parking	239 Surface Spaces (5.7/1,000 SF)
Zoning	LRCPD
APN	3140-036-037
Tenant	Vallarta Supermarkets
Annual Net Operating Income	\$574,550
Remaining Lease	3 years + two 5-year options
Traffic Count (2025)	23,292 Vehicles Per Day

DEMOGRAPHICS

	3-Mile	10-Mile
Population	99,358	187,608
Housing Units	31,197	59,599
Median Age	33.50	34.70
Median HH Income	\$48,428	\$71,367
Daytime Employees	37,185	75,274

NNN LEASE DETAILS

Lessee	Vallarta Supermarkets Inc.
Commencement Date	7/24/2008
Lease Term	20 years
Options	Two 5-year options
Option Period Rent	10% increases every 5 years

BASE RENT DURING INITIAL PHASE

Years 16-20 (2023-2028) \$47,880/month (\$13.68/SF)

BASE RENT DURING OPTION PERIODS

Option 1 Years 21-25 \$52,668/month (\$15.05/SF)

Option 2 Years 26-30 \$57,935/month (\$16.55/SF)

ASKING PRICE: TBD

LOCATION HIGHLIGHTS



Vallarta Supermarkets, located at 815 E Avenue K in Lancaster, is ideally located within Challenger Center at the signalized intersection of two main thoroughfares, Avenue K and Challenger Way.

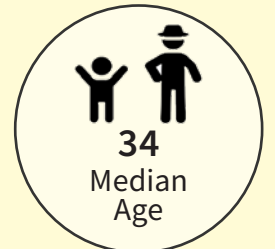
Avenue K serves as a key arterial road, connecting various parts of Lancaster. Notably, it intersects with State Route 14 (Antelope Valley Freeway), making it a vital link for commuters and travelers.

The city has undertaken infrastructure improvements along Avenue K, including widening the road to three lanes in each direction, adding bike lanes, and enhancing intersections between 10th Street West and 20th Street West.

Vallarta Supermarkets is the grocery anchor tenant of Challenger Center, a large retail area encompassing several shopping centers along Challenger Way, particularly near East Avenue J and East Avenue K. This area serves as a commercial hub for the local community, offering a variety of stores, services, and dining options.

Tenants in the Center that are not a part of the offering are Walgreens, McDonalds, Starbucks, Weinerschnitzel, Supercuts, Upper Crust, Subway, Cricket Wireless, and La Michocana.

The Challenger Center is currently managed by DML Property Management, who oversees CAM/NNN costs.



ABOUT VALLARTA SUPERMARKETS



Vallarta Supermarkets is a family-owned grocery chain specializing in authentic Hispanic and Latin American foods, primarily serving communities across California. **As of 2025, Vallarta operates over 60 stores throughout California.**

Origins & Growth

Founded in 1985 by Enrique Gonzalez Sr., an immigrant from Jalostotitlán, Jalisco, Mexico, Vallarta began as a small carnicería (butcher shop) in Van Nuys, California. The store focused on traditional Mexican cuts of meat. Over time, the Gonzalez family expanded the business into a full-service supermarket chain. Vallarta has a strong presence in Southern California and locations as far north as Madera and Santa Cruz counties.

Departments & Offerings

Vallarta Supermarkets offers a wide range of departments that reflect its commitment to authentic Latin American cuisine:

- Carnicería • Panadería • Tortillería • Pescadería • La Cocina
- Cremería • Florería • Sayulita Tap Room

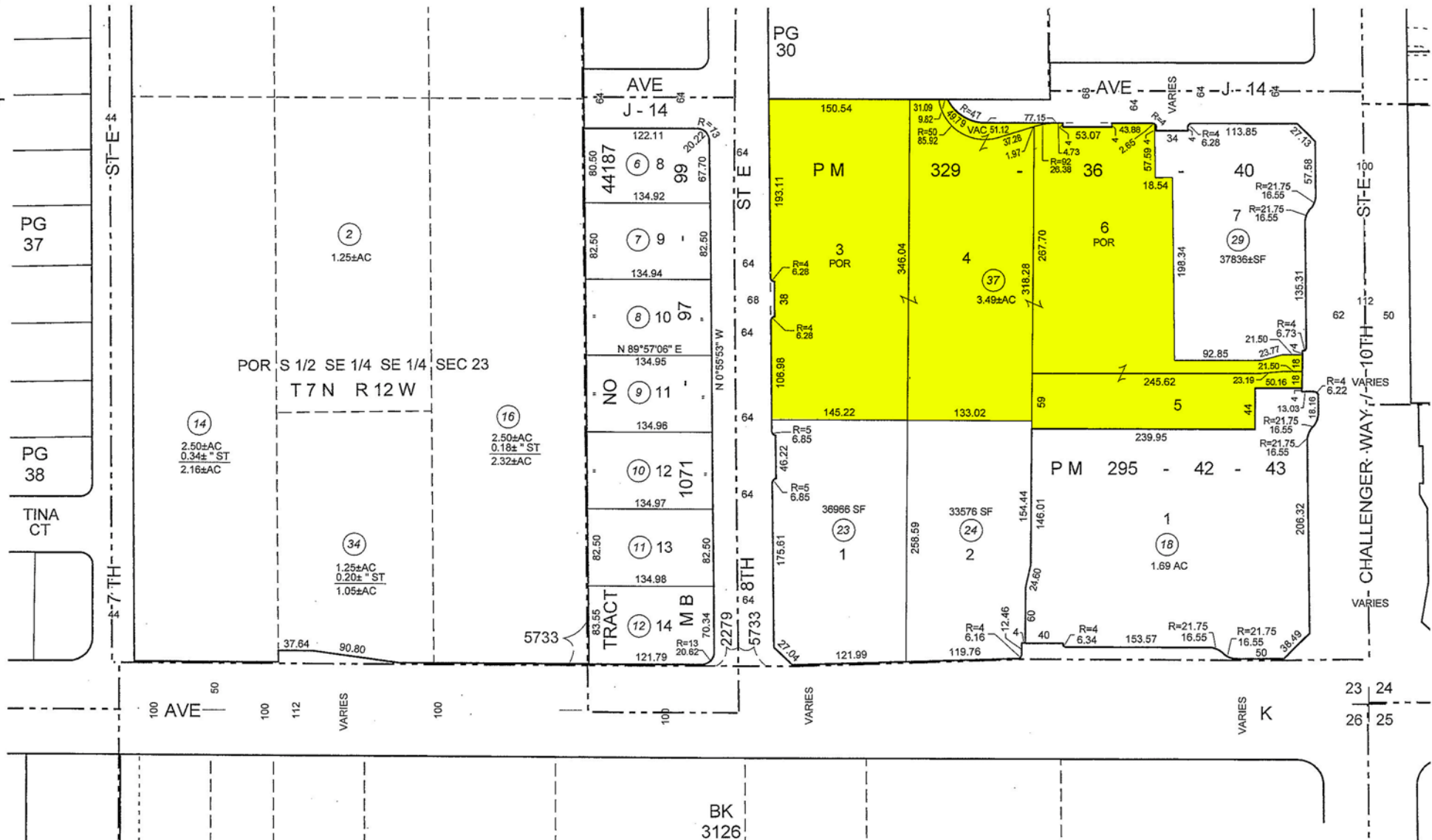
The stores are known for their vibrant atmosphere and commitment to quality, offering products like made-to-order guacamole, fresh juices, and seasonal produce sourced from local and international suppliers.

Locations & Headquarters

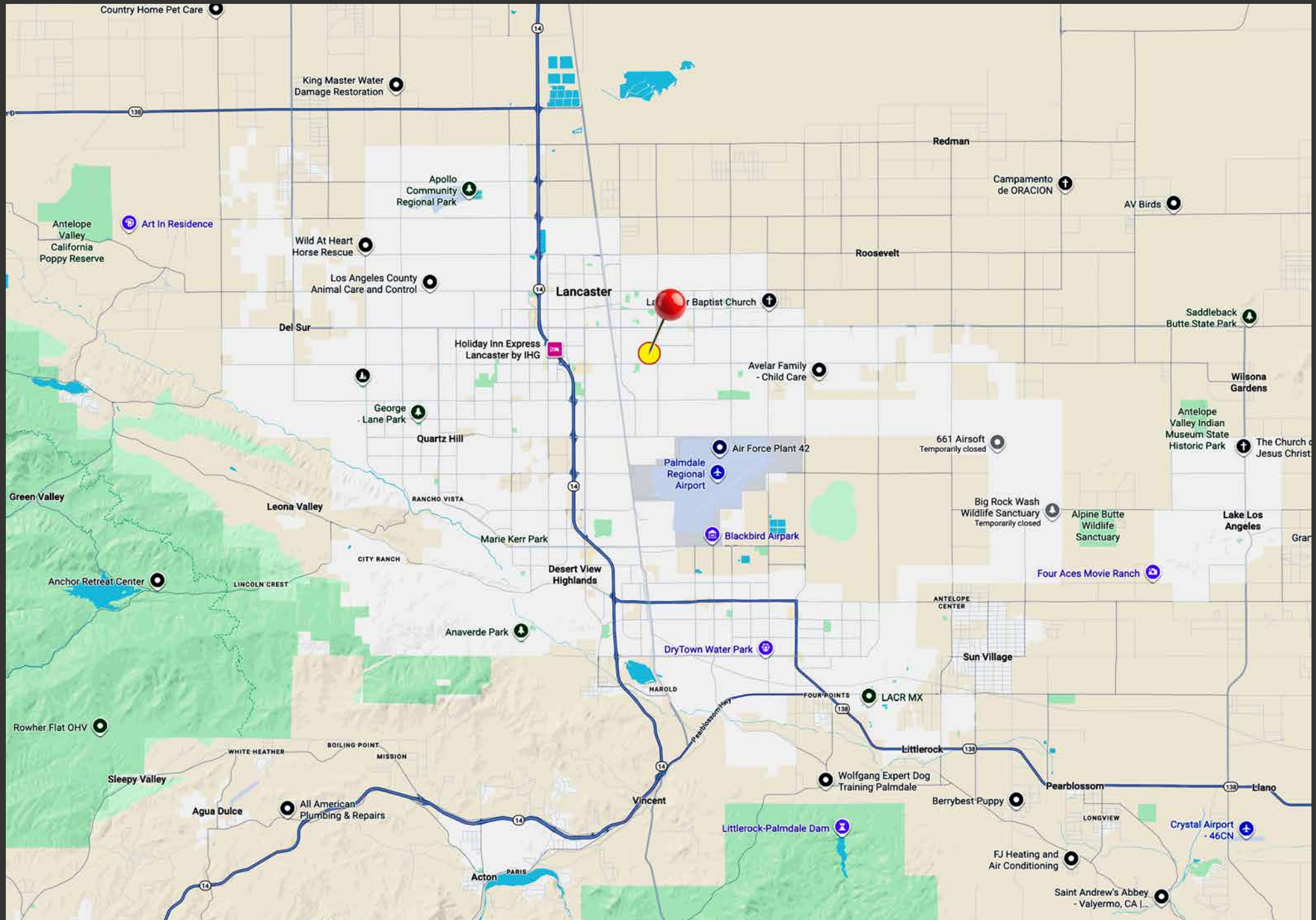
The company's headquarters is located in Santa Clarita, California, overseeing operations, marketing, and community outreach.

AERIAL PHOTO





AREA MAP



ABOUT LANCASTER

Lancaster, California, is a growing city located in northern Los Angeles County within the Antelope Valley of the western Mojave Desert. Known for its aerospace legacy, desert landscapes, and commitment to community development, Lancaster has transformed from a railroad town into a diverse regional hub.

Palmdale is located to the south, Rosamond to the north, and Edwards AFB to the northeast. Lancaster is about 70 miles north of Los Angeles.

Lancaster lies within the high desert, featuring vast open spaces, Joshua trees, and scenic views of the San Gabriel Mountains to the south.

The city is home to a multiethnic population, including Hispanic/Latino, African American, White, and Asian communities. It is known for more affordable housing compared to the Los Angeles basin, which has driven suburban expansion.

Major Economic Sectors Include:

Aerospace: Home to facilities for NASA, Lockheed Martin, Northrop Grumman, and Edwards Air Force Base

Renewable Energy: Lancaster brands itself as the “Net Zero City” and is a pioneer in solar energy

Retail & Services: Rapid development in shopping centers and community services

Education & Healthcare: Growth in school districts and medical infrastructure

Points of Interest Include:

The BLVD District: Revitalized downtown area with restaurants, boutiques, and events

Lancaster Performing Arts Center (LPAC): Local venue for concerts and stage performances

Antelope Valley California Poppy Reserve: Renowned for its springtime wildflower blooms

Prime Desert Woodland Preserve: 100-acre preserve with trails and nature exhibits

Musical Road: Famous stretch of road that plays a tune when driven over at the correct speed



FOR SALE

Vallarta Supermarket in L.A. County

ANCHOR TENANT NNN LEASED INVESTMENT

\$574,550 ANNUAL NOI

42,668 SF Building

152,068 SF of Land

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