

±11,050 SF Retail Space

1101 West Avenue I, Unit 105

LANCASTER, CALIFORNIA

AVISON
YOUNG

FOR LEASE

Former Dollar
Tree Space
Available

DANA PIEPER

Client Service Coordinator
License No. 02218819
213.471.7007
dana.pieper@avisonyoung.com

DAVID MALING

Principal
License No: 01139115
213.618.3825
david.maling@avisonyoung.com

CHRIS MALING

Principal
License No: 01025809
213.618.3824
chris.maling@avisonyoung.com



PROPERTY DESCRIPTION



±11,050 SF Retail Space

1101 West Avenue I, Unit 105
Lancaster, California

Highlights

- Former Dollar Tree space with ±11,050 SF available
- Anchored by top-producing Family Dollar and Citi Trends
- ±273 SF of building frontage on West Avenue I
- National credit tenants within 0.25 miles include AutoZone, McDonalds, Taco Bell, KFC, and Burger King
- Excellent opportunity for traditional storefront retail
- Ample surface parking (approx. 5.92/1,000 SF)
- Daytime population of 85,024 within 3 miles

Traffic & Parking

10th St West & West Ave I - Approx. 23,520 VPD
240 Spaces - 5.92 spaces per thousand



AVAILABLE UNIT 105

WEST AVENUE I (± 23,520 VPD)

The Offering



±11,050 SF

Unit size



NEGOTIABLE

Asking rent



JUNE 2023

Date available

3-mile radius demographics



85,024
Population



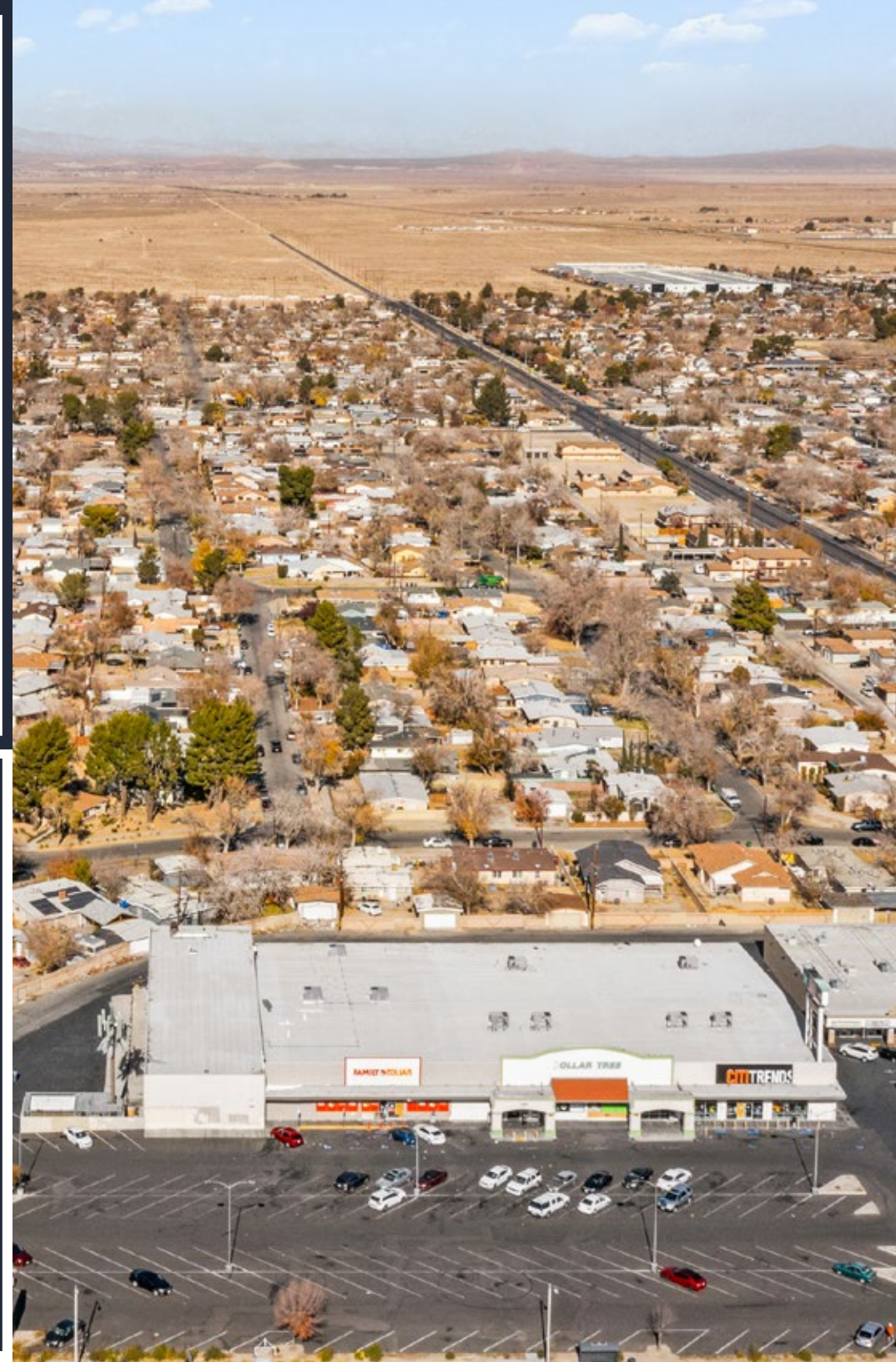
\$63,073
Average household income

34.1%
Median age

27,977
Households

34,705 **4,235**
Employees Businesses
daytime employment

47% **53%**
Owner Renter
occupied housing units



1101 WEST AVENUE I, UNIT 105



SUBJECT PROPERTY



AVISON YOUNG

DANA PIEPER

Client Service Coordinator

License No. 02218819

213.471.7007

dana.pieper@avisonyoung.com

DAVID MALING

Principal

License No: 01139115

213.618.3825

david.maling@avisonyoung.com

CHRIS MALING

Principal

License No: 01025809

213.618.3824

chris.maling@avisonyoung.com