



# Retail For Lease | Lancaster

412-418 W. Avenue J, Lancaster, California

**AVISON  
YOUNG**



# PROPERTY HIGHLIGHTS



- Large 15,000 sq.ft. former Church facility and a 6,400 SF former Physical Therapy space
- Join a great tenant mix including chiropractic and other medical operators, as well as Chinese Restaurant, Mr. Wok
- Ample parking on site
- Ideally situated off of W Ave J and Sierra Hwy -- strong traffic counts of approximately 30,938 VPD







# LEASING OVERVIEW

SPACES AVAILABLE: Unit C: 15,000 SF

Unit 412: ±6,400 SF

TERM: Negotiable

ASKING RATE: \$1.00 PSF

LEASE TYPE: NNN\*

Parcel #s: 3132-015-062, 3132-015-063

*\*NNNs are estimated at \$0.50 psf*



UNIT 412

PT Plus & Rehab

- End-cap ±6,400 SF space
- Former Physical Therapy operator



UNIT C

LIVING FAITH  
CATHEDRAL

418

- ±15,000 SF space
- Former Church facility





## DAVID MALING

Principal

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