

# Retail For Lease | Lancaster

AVISON YOUNG



- 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



## **ABOUT LANCASTER**

Lancaster 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. Lancaster is a twin city with its southern neighbor Palmdale; together, they are the principal cities within the Antelope Valley region. The Greater Antelope Valley Economic Alliance describes five areas as business and industrial parks in the city of Lancaster: Fox Field Industrial Corridor, North Valley Industrial Center, Lancaster Business Park, Enterprise Business Park, Centerpoint Business Park, and the Southern Amargosa Industrial Area.

https://en.wikipedia.org/wiki/Lancaster,\_California

#### 1 MILE DEMOGRAPHICS - 2025

19K
POPULATION

\$57K
AVG HOUSEHOLD
INCOME

8K

DAYTIME EMPLOYMENT

51%
OWNER OCCUPIED HOUSEHOLDS

### 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







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