

OFFERING MEMORANDUM
COMMERCIAL DEVELOPMENT OPPORTUNITY
± 7.52 ACRES

COR AVE | CHALLENGER WAY | Lancaster, California



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AERIAL



AERIAL



14

Walmart
Marshalls
BLACK ANGUS
Michael's
five BELOW
STAPLES
PETSMART
FOOD 4 LESS
planet fitness
Burlington

HARBOR FREIGHT
QUALITY TOOLS. LOWEST PRICES.
Fresenius

IN-N-OUT
BURGER

PANDA EXPRESS
SUNSHINE KITCHEN
VALERIA'S
SUPERMARKET
STARBUCKS COFFEE
SUBWAY

wesley
Health Centers

Auto Zone

TACO BELL
Denny's

McDonald's

7
ELEVEN

Health Services
LOS ANGELES COUNTY

East Avenue I

Subject Property

Challenger Way

Mobil

PHOTOS



PROPERTY OVERVIEW

PRICING

Asking Price	\$1,350,000
Price/Square Foot	\$4.12
Price/Acre	\$179,521

DETAILS

Address	COR Ave I Challenger Way Lancaster, CA 93534
Number of Parcels	1
APNs	3176-018-022
Zoning	CPD (Commercial Planned Development)
Acres	7.52
Square feet	327,441
City	Lancaster
County	Los Angeles

- Signalized commercial corner with access from two major thoroughfares, Avenue I and Challenger Way.
- Average daily combined traffic counts exceed 24,000 VPD.
- Consists of one 7.52-acre parcel (6.61 acres net of future 8th Street East).
- Over 350 feet of frontage on Avenue I with curb and gutter complete.
- Population in a 5-mile radius is 143,339 with an average household income of \$85,367.
- Zoned CPD-Commercial Planned Development, which allows for a broad range of commercial uses including QSRs, retail, medical, office, vehicle sales, and many others. Car washes require a CUP.

DEMOGRAPHICS

POPULATION

The Antelope Valley is a region in northern Los Angeles County. The principle cities of the Antelope Valley are Lancaster and Palmdale. Lancaster has a total population of approximately 173,516. The population in the 5-mile radius surrounding the subject property is approximately 143,339.

INCOME

Household income is averaging \$85,367 in a 5-mile radius of the subject property, with a median of \$68,505.

EMPLOYEES

There are approximately 45,352 daytime employees in a 5-mile radius of the subject property. Of that total, approximately 42,071 work in service-producing industries such as trade, transportation & utilities, education and health, or professional and financial industries. Approximately 3,281 work in goods-producing industries like construction or manufacturing.

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	17,125	103,700	143,339
Median Age	32.5	34.3	35.1
Bachelors Degree	9%	14%	17%

HOUSING	1-MILE	3-MILE	5-MILE
2025 Households	4,793	31,598	45,778
Avg Household Vehicles	2	2	2
Avg Household Size	3.5	3.1	3.0

INCOME	1-MILE	3-MILE	5-MILE
Avg Household	\$77,508	\$79,607	\$85,367
Median Household	\$59,384	\$64,001	\$68,505

5-MILE

 **POPULATION**
143,339

 **EMPLOYEES**
45,352

 **HOUSEHOLDS**
45,778

 **AVG. INCOME**
\$85,367

 **MEDIAN AGE**
35.1






MARKOWITZ
COMMERCIAL REAL ESTATE INC.

Mobil

East Avenue I

Challenger Way

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