

CHALLENGER SQUARE

1061 East Avenue J

LANCASTER, CALIFORNIA

AVISON
YOUNG

FOR LEASE

±1,400 SF
Retail Space
Available



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1061 East Avenue J
Lancaster, California
Parcel: 3147-008-035

Highlights

- ±1,400 SF SF retail space available
- Ample parking (1.53 spaces per thousand)
- Nearby Domino's, 7-Eleven, O'Reilly Auto Parts, and American Tire Depot
- Population of 99,326 within 3 miles
- Excellent opportunity for traditional storefront retail



Traffic & Parking

East Avenue J - Approx. 21,849 VPD
50 Spaces - 1.53 spaces per thousand





AVAILABLE UNIT



EAST AVENUE J (± 21,849 VPD)



CHALLENGER WAY



The Offering



Unit #101

±1,400 SF size

\$1.30 PSF lease rate

NNN lease type

3-mile radius demographics



99,326
Population

33.5
Median age

30,831 **3,858**
Employees Businesses
daytime employment



\$60,478
Average household income

31,056
Households

49% **51%**
Owner Renter
occupied housing units



1061 EAST AVENUE J



UNIT 101 (±1,400 SF)



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