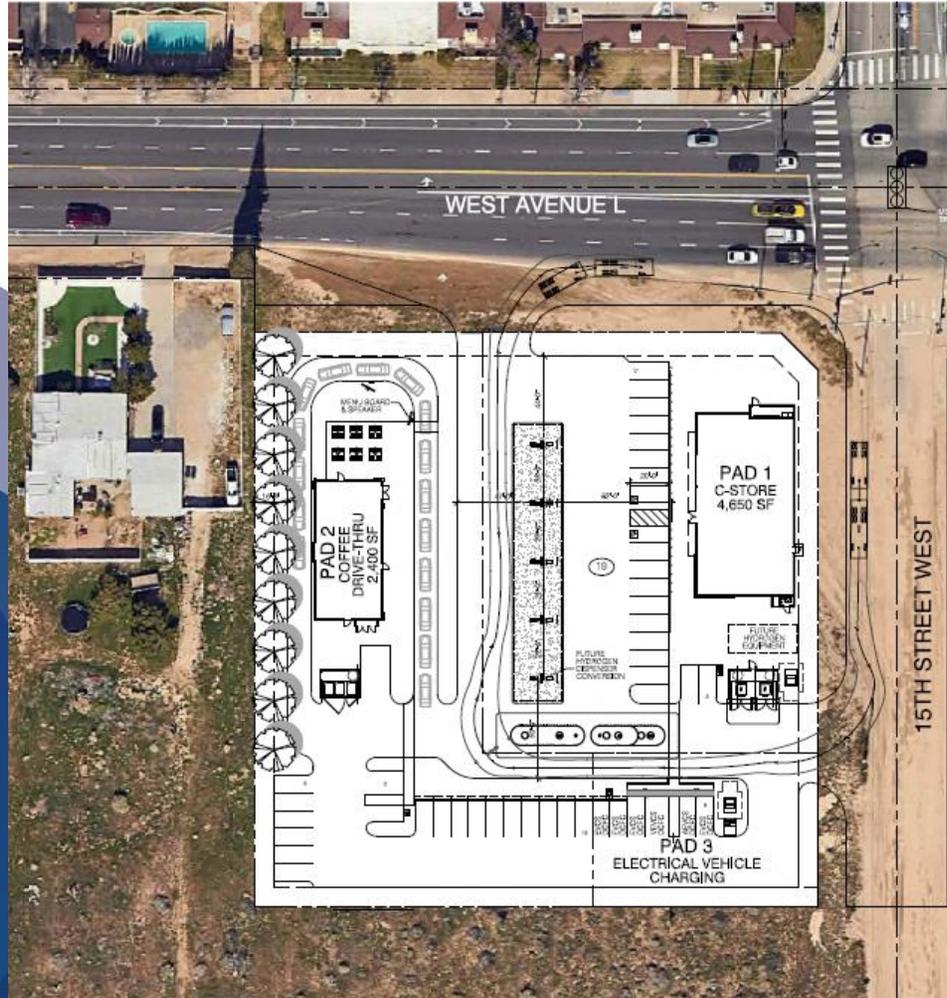


# JOIN 7-ELEVEN

AVAILABLE PRIME Retail, Fast Food, Car Wash, EV Charging Pads  
SWC of West Avenue L & 15<sup>th</sup> Street West, Lancaster, CA



SITE SIZE 2.18 Acres

**Bill Gilmore**  
818 949 5243  
[bgilmore@coldwellbanker.com](mailto:bgilmore@coldwellbanker.com)  
CalDRE #00955844

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## CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller/Landlord.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested Buyers/Tenants should be aware that the Seller/Landlord is selling/leasing the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase/lease, as appropriate, Buyer/Tenant will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the Buyer's/Tenant's choosing.

The Seller/Landlord reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy/lease must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase/lease and sale/lease to be prepared by the Seller/Landlord and executed by both parties; and (iii) approved by Seller/Landlord and such other parties who may have an interest in the Property. Neither the prospective Buyer/Tenant nor Seller/Landlord shall be bound until execution of the contract of purchase/lease and sale/lease, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective Buyers/Tenants shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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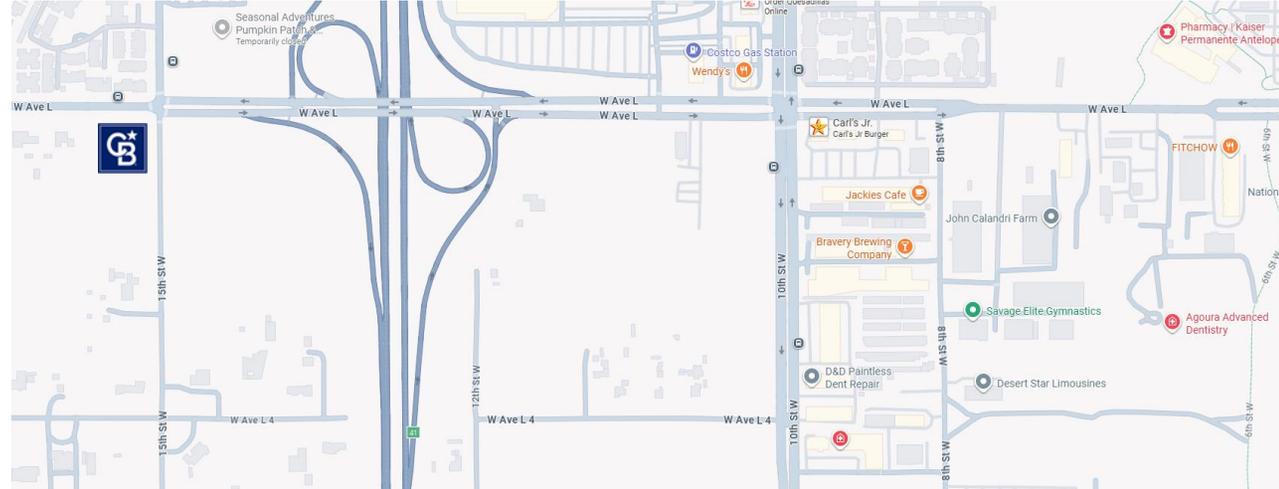
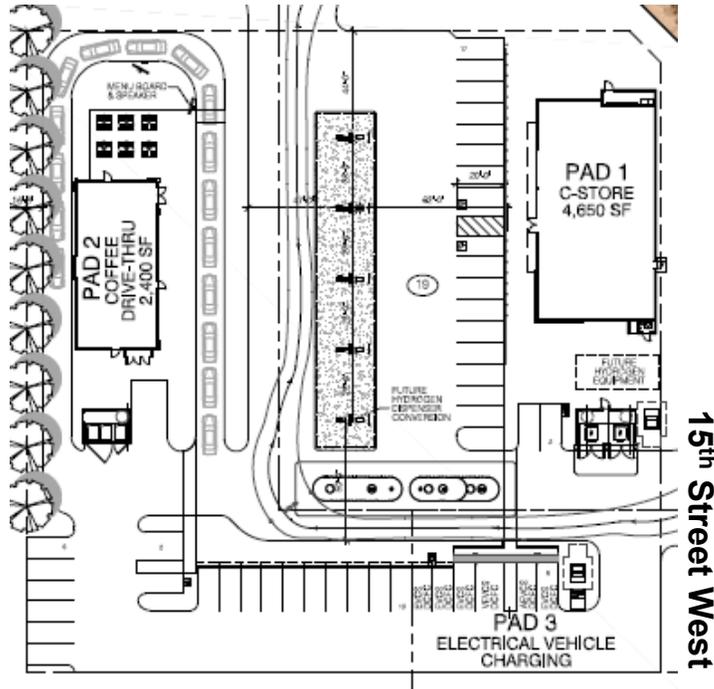
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# FOR LEASE

AVAILABLE - PRIME RESTAURANT, CAR WASH & RETAIL PADS

Lancaster, CA

## West Avenue L



## OFFERING SUMMARY

Lot Size:

2.18 Acres

## PROPERTY DESCRIPTION

Subject property is 2.18 ACRES. Next to a proposed 7-Eleven. Located at signalized corner lot just west of the 14 freeway.

## PROPERTY HIGHLIGHTS

There is a proposed 8 Acre development on the SE corner that will include Hotel, Apartment Units, and Restaurants.

## NEARBY TENANTS

Costco, Wendy's El Pollo Loco, Carl's Jr., Chevron, Kaiser Permanente.

**Bill Gilmore**

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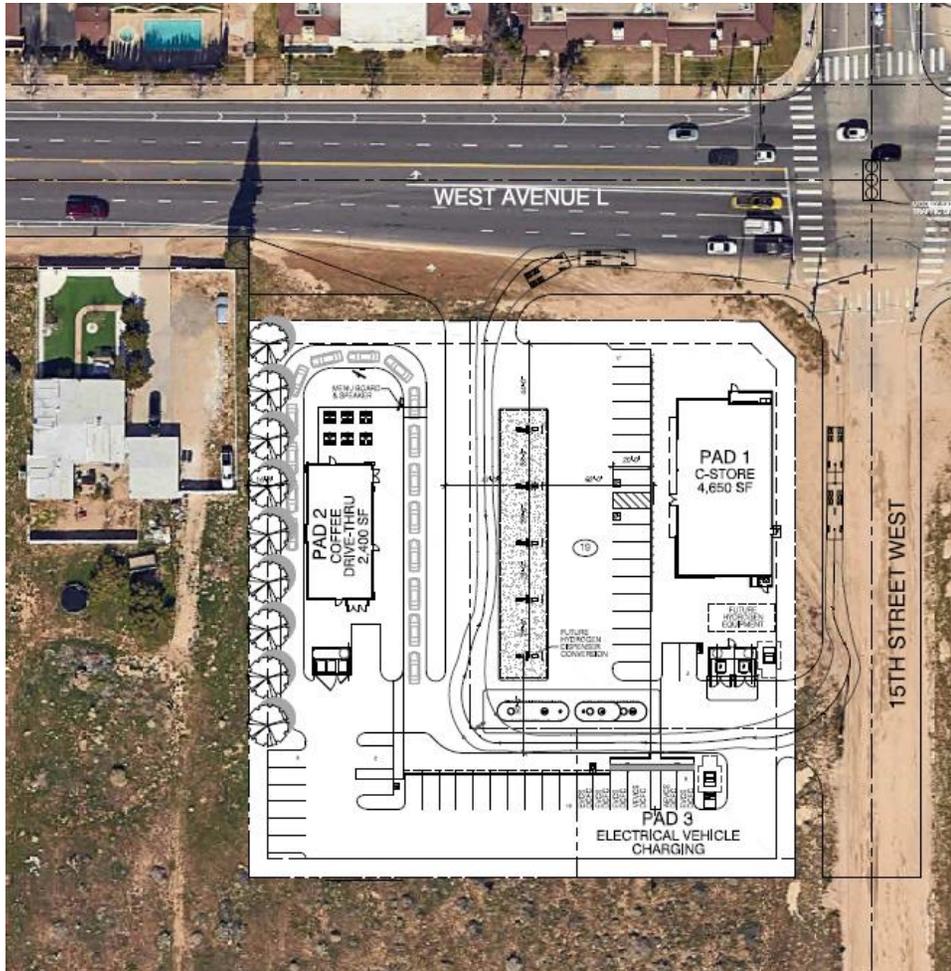
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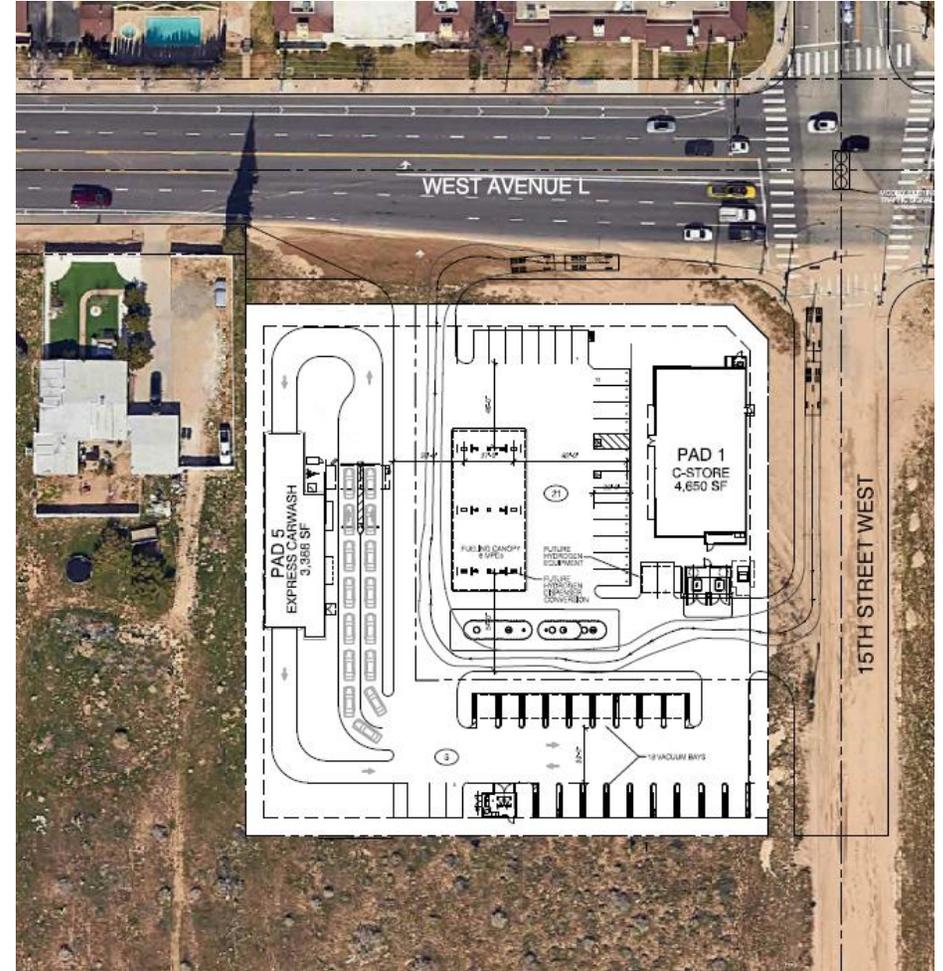


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## Option A



## Option B



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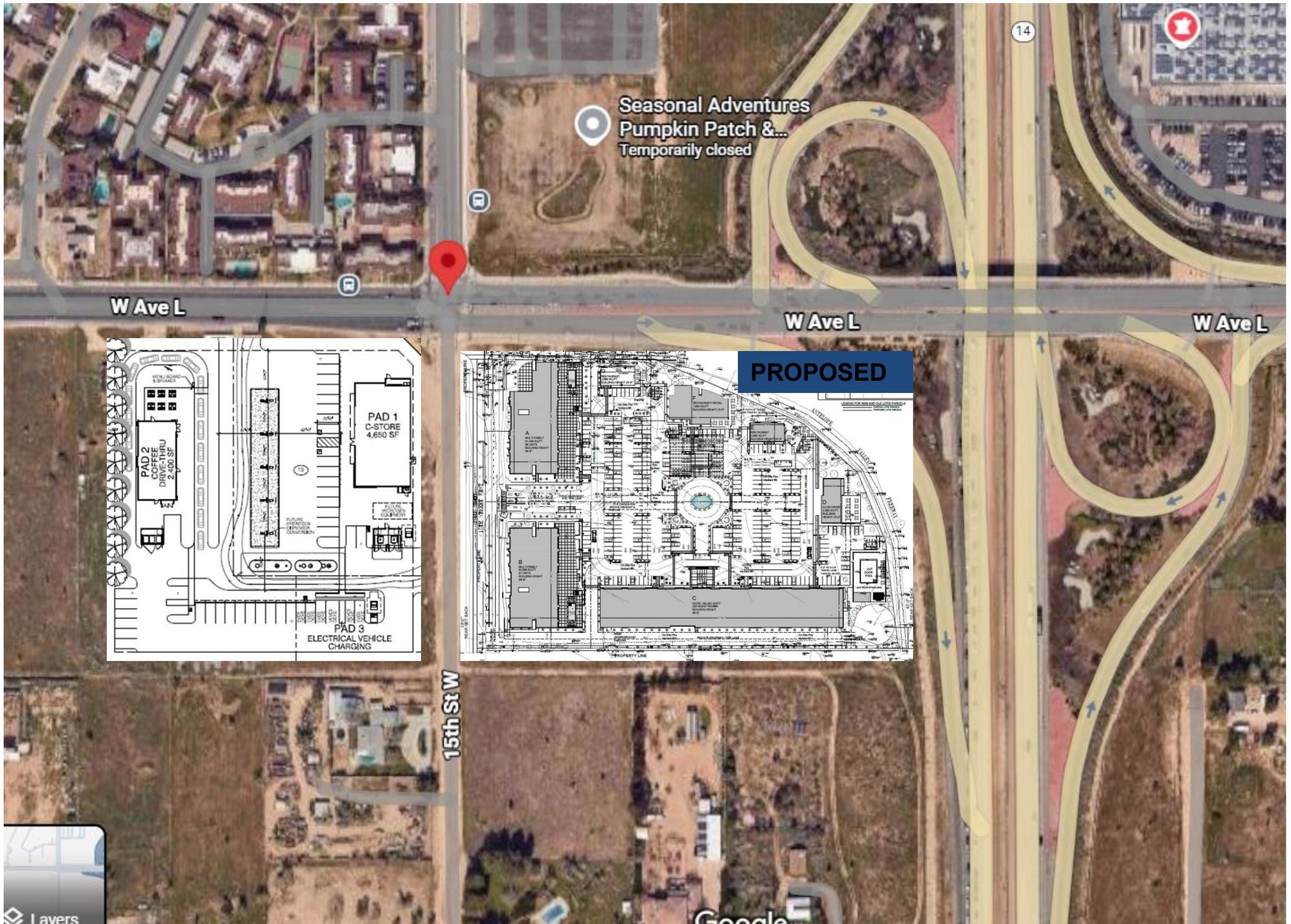
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Seasonal Adventures  
Pumpkin Patch &...  
Temporarily closed

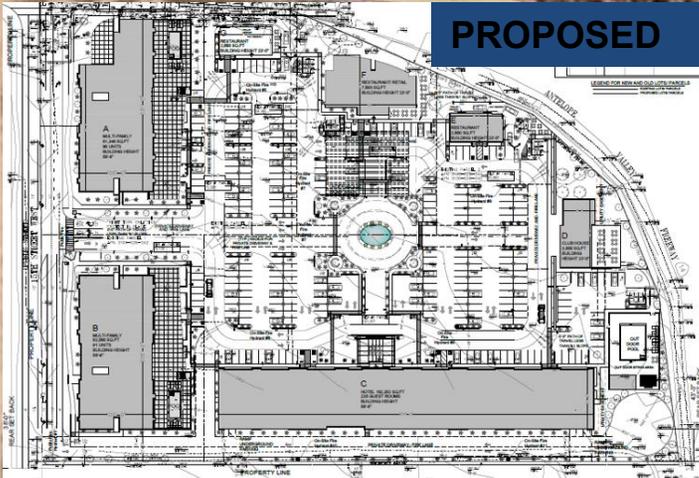
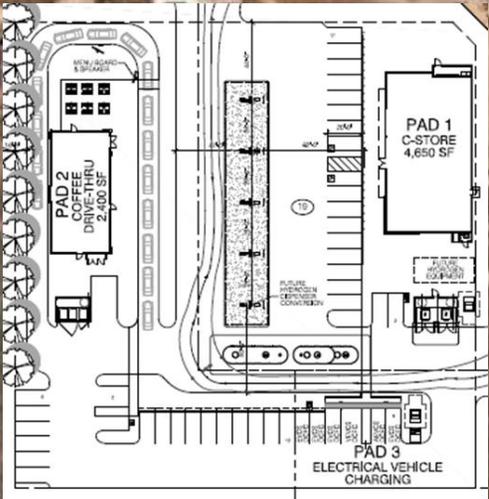
W Ave L

W Ave L

W Ave L

14

15th St W



PROPOSED



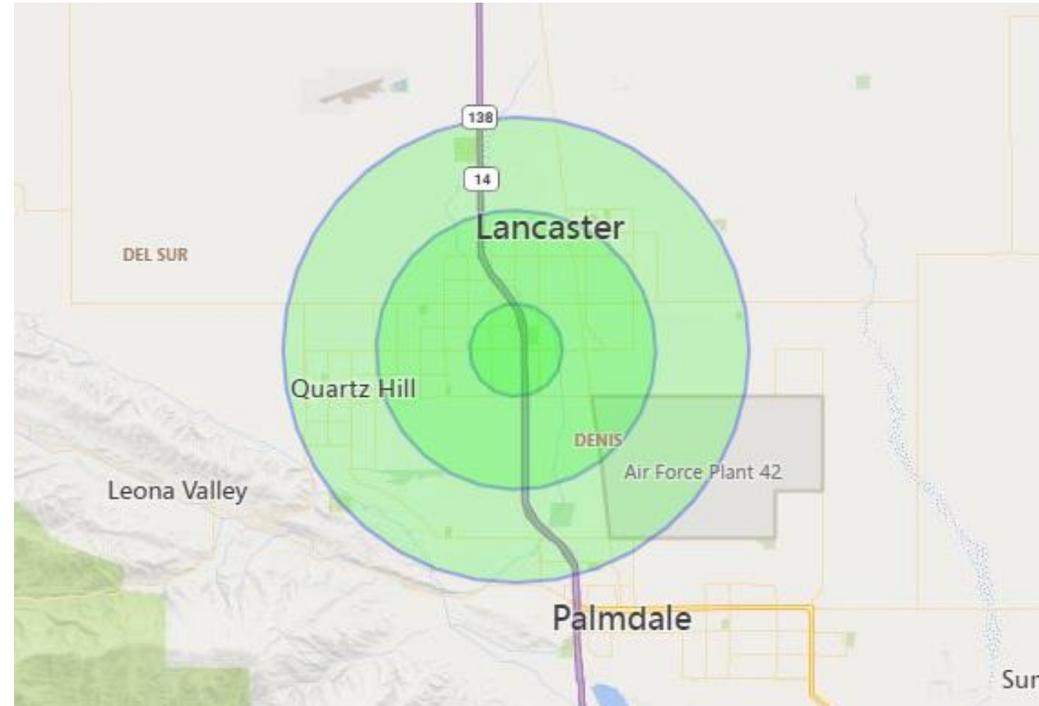
Google

# FOR LEASE

AVAILABLE - PRIME RESTAURANT, CAR WASH & RETAIL PADS

Lancaster, CA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	8,679	77,727	208,472
Average HH Income	\$85,969	\$95,971	\$103,074



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