



Former University of Antelope Valley Campus | For Sale

44049-44073
SIERRA HWY.

LANCASTER | CA

FOR MORE INFORMATION PLEASE CONTACT:

DENNIS MARCINIAK
VICE PRESIDENT
P: 818.449.1627 | M: 818.298.2787
dennis.marciniak@daumcommercial.com
CADRE #00888799

Former University of Antelope Valley Campus | For Sale

44049-44073
SIERRA HWY.

LANCASTER | CA

PROPERTY HIGHLIGHTS



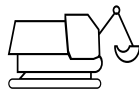
**87,598 SF
AVAILABLE**



**280,440 SF
LOT SIZE**



**SINGLE
TENANT**



**1955 & 1977
YEAR BUILT**



**297
PARKING**



**C3-B1
ZONING**



**LA COUNTY
OUTLYING AREA**



**1-3
STORY
BUILDING**



**3132013005
3132013008
APN**

UNIVERSITY OF ANTELOPE VALLEY | For Sale

44049-44073
SIERRA HWY.

LANCASTER | CA

PROPERTY PHOTOS



UNIVERSITY OF ANTELOPE VALLEY | For Sale

44049-44073 SIERRA HWY.

LANCASTER | CA

LOCATION

DISTANCE TO LOCATIONS

LA Port	94 Miles
Long Beach Port	94 Miles
14 Freeway	2 Miles
DTLA	68 Miles
Palmdale Regional Airport	10 Miles
LAX	75 Miles
Hollywood	64 Miles
Santa Monica	70 Miles

DEMOGRAPHICS	3 mile	5 mile	10 mile
2010 Population	102,710	144,470	302,303
2023 Population	112,292	156,210	328,957
2028 Population Projection	111,865	155,313	327,446
Avg Household Income	\$65,284	\$73,564	\$80,026
Median Household Income	\$50,838	\$55,669	\$61,578
Total Specified Consumer Spending (\$)	\$1B	\$1.5B	\$3.3B



Google



AMENITIES

