

CHALLENGER PLAZA

1004-1048 East Avenue K

LANCASTER, CALIFORNIA

AVISON
YOUNG

FOR LEASE

±1,200 - 1,980 SF
Retail Spaces
Available



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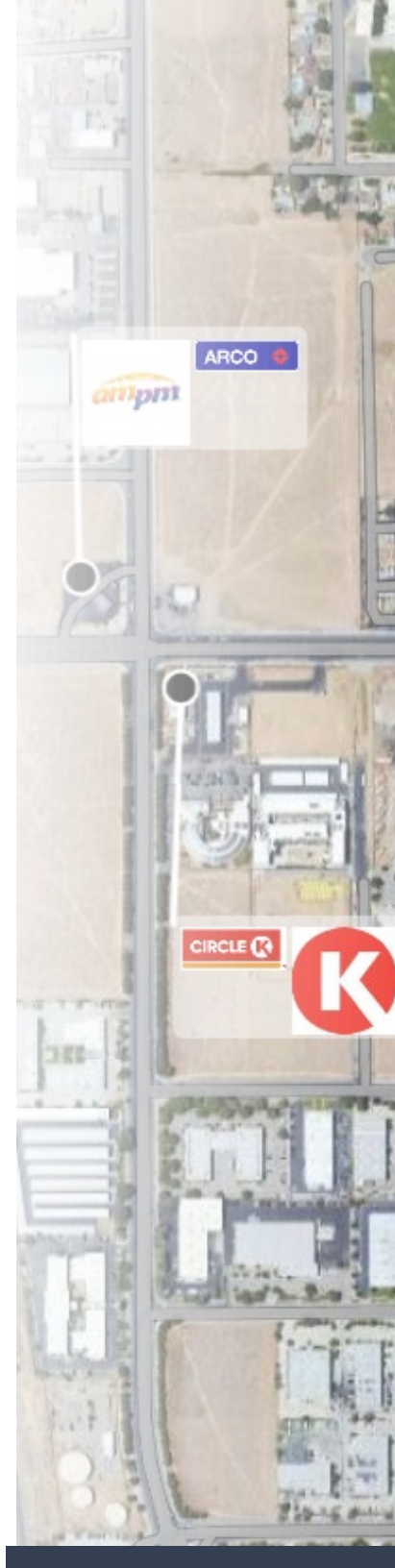
**1004-1048 East Avenue K
Lancaster, California
Parcel: 3170-001-015**

Highlights

- Future gas station and C-store on site
- Ample parking (approx. 4.79/1,000 SF)
- Located across the street from elementary and middle schools with a collective 1,900+ students
- National credit tenants within at same intersection include McDonalds, Walgreens, La Michoacana, and Wienerschnitzel
- Daytime population of 95,050 within 3 miles
- Excellent opportunity for traditional storefront retail

Traffic & Parking

East Avenue K - Approx. 17,811 VPD
50 Spaces - 4.79 spaces per thousand





EAST AVENUE K (± 17,811 VPD)

CHALLENGER PLAZA

New Vista Elementary School

Fulton and Alsbury Academy of Arts and Engineering

Jack Northrop Elementary School

CHALLENGER WAY



Availability

Unit #1010 **±1,200 SF**

Unit #1032 **±1,980 SF**

Asking Rate

\$1.30 PSF + NNN



UNIT 1010 (±1,200 SF)

3-mile radius demographics



99,326
Population



\$60,478
Average household income

33.5
Median age

31,056
Households

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

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



UNIT 1032 (±1,980 SF)





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