

ANTELOPE VALLEY

## PRIME DEVELOPEMENT OPPORTUNITY

± 8.88 ACRES



# FOR SALE

**MULTI-FAMILY / MIXED-USE**

**20<sup>TH</sup> STREET E. & LANCASTER BLVD**

— LANCASTER, CA 93535 —

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**SPECTRUM**  
COMMERCIAL REAL ESTATE, INC.



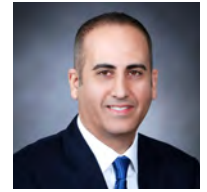
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## PROPERTY FEATURES

- Prime Lancaster Corner Location
- MU-N “Mixed Use Neighborhood Zoning”
- Surrounded by Multiple Residential & Commercial Developments
- Minutes from all Amenities
- Signalized Corner Location with High Visibility
- Proposed Mixed-Use Development

### Residential Unit Mix

- 216 Two (2) Bedroom Units
- 142 One (1) Bedroom Units

### Commercial Component Unit Mix

- 2 Retail / Drive-Thru Pads

### ADDRESS

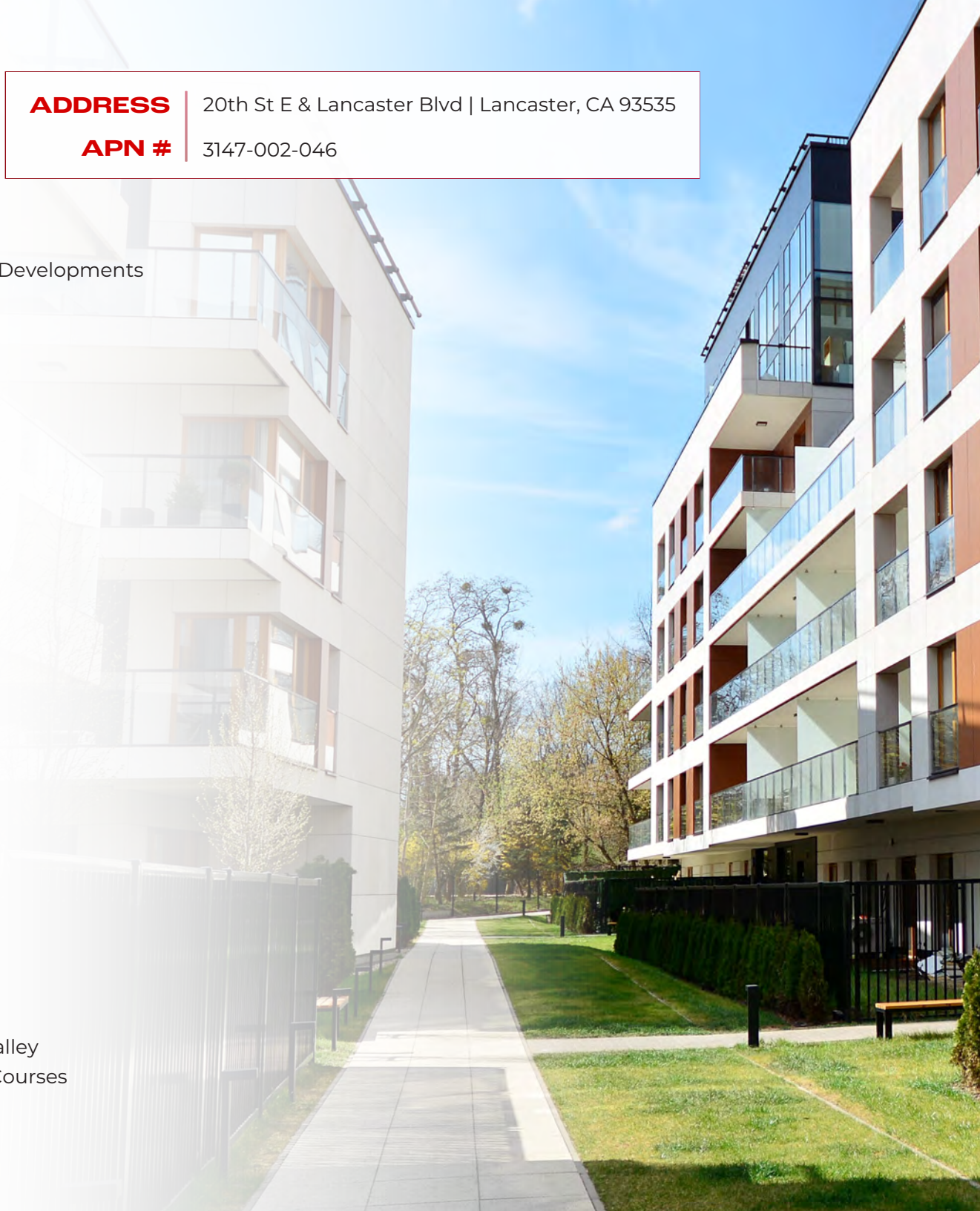
20th St E & Lancaster Blvd | Lancaster, CA 93535

### APN #

3147-002-046

## LOCATION HIGHLIGHTS

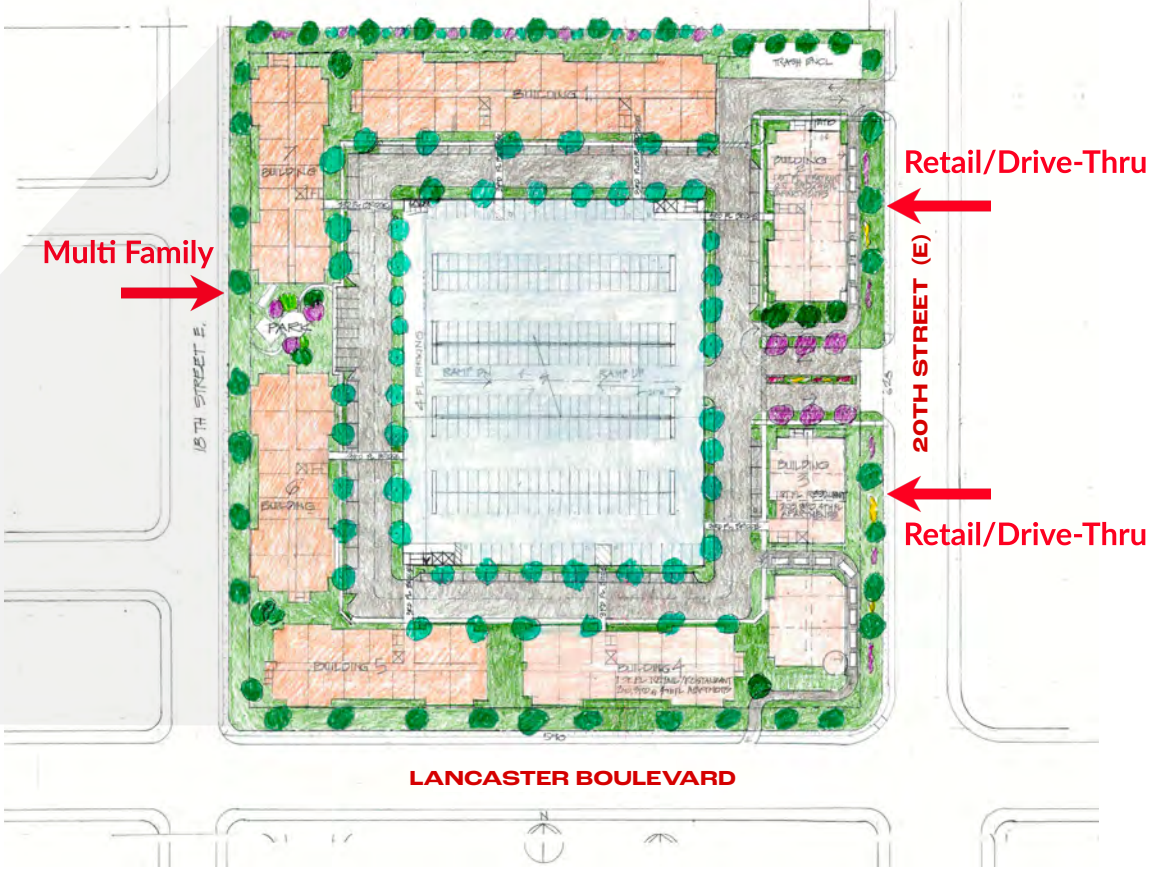
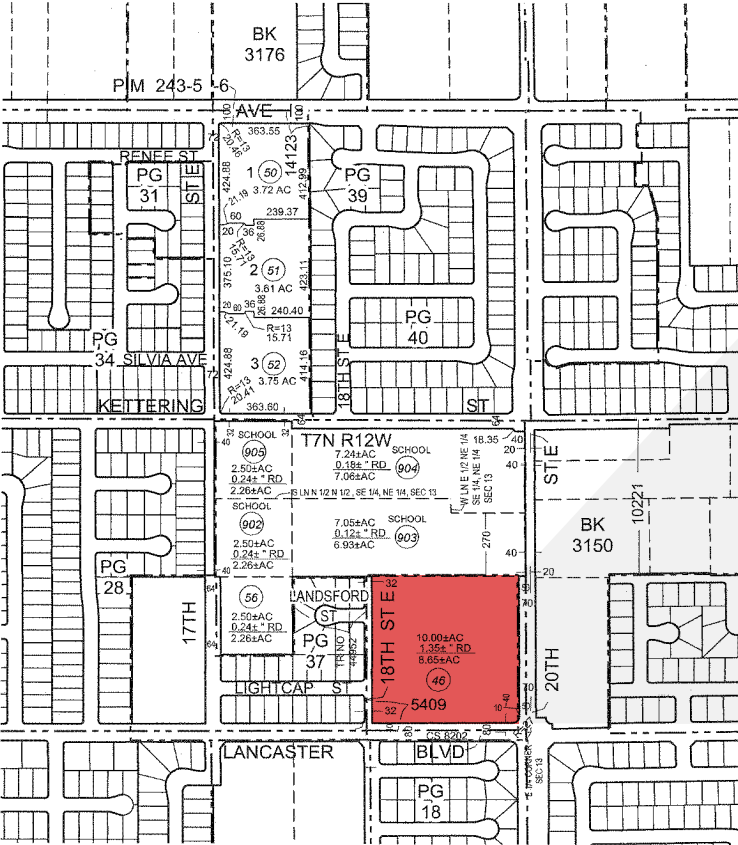
- Excellent Lancaster Location
- 6 Minutes to Lancaster Commuter Rail
- Strong Demographics
- 34,133 CPD Average Daily Traffic Counts
- Across from KB Home Development
- Close to Schools & Amenities
- Minutes from the Antelope Valley Mall, Antelope Valley College, Antelope Valley Hospital, Hotels and Golf Courses
- Minutes from Freeway on Ramp





PROPOSED MIXED-USE DEVELOPMENT

SITE PLAN



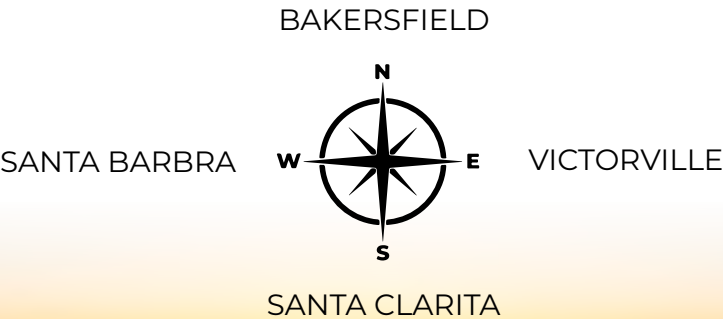
# AREA HIGHLIGHTS

## LANCASTER OVERVIEW

Lancaster, California, is a vibrant city located in the Antelope Valley region of northern Los Angeles County. Known for its high desert landscape and diverse population, Lancaster boasts a rich history and a bright future. Originally inhabited by Native American tribes, Lancaster developed in the late 19th century as a station on the Southern Pacific Railroad. Lancaster's economy is diverse, with key sectors such as aerospace, manufacturing, healthcare, and retail. It is home to numerous aerospace companies and has emerged as a hub for innovation, especially in drone technology.

Education is a priority, supported by the Lancaster School District and Antelope Valley College. The city is committed to improving educational opportunities and has implemented several initiatives aimed at boosting student performance and engagement. Overall, Lancaster seamlessly blends its rich history with modern development and community spirit. Its diverse economy, cultural offerings, and focus on education make it an appealing place to live and work in SoCal.

## SURROUNDING NEIGHBORHOODS



## EXCELLENT NEARBY AMENITIES



Lancaster is just minutes away from beautiful sites like The Antelope Valley California Poppy Reserve, The Boeing Plaza - Aerospace Walk Of Honor, & The Musical Road. Nearby Attractions include: The Castle Roller Skating, The Antelope Valley Indian Museum, & American Heroes Park.

## PARKS & RECREATION



Lancaster's Parks, Recreation & Arts Department is dedicated to helping residents relax in the beautiful desert landscape. Each season, the Department hosts over 100 athletic programs, community classes, art exhibits and special events, as well as maintains twelve City Parks.

## RESTAURANTS & DINING



Whether you're in the mood for hearty comfort food, fresh sushi, or flavorful Mediterranean dishes, the city's restaurant scene has something to satisfy every craving. For those seeking healthier or more unique experiences, Lancaster also features vegan-friendly options, as well as places serving specialty foods like organic, farm-to-table meals and even sushi with a twist

## QUALITY OF LIFE



Lancaster is well-connected through major highways, including the Antelope Valley Freeway (SR-14), making it easily accessible from Los Angeles and other areas. The city also features a Metrolink station, providing commuter rail service to the greater Los Angeles area.



## NEARBY RESIDENTIAL DEVELOPMENTS



### Vello Valley

By RavelloHoldings

172-UNIT SINGLE LEVEL DETACHED HOMES



### Sagewind Ranch

By Foremost Pacific Group

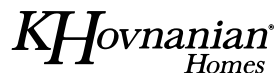
172 SINGLE-FAMILY DETACHED AND ADU UNITS



### Pacific Lily

By Pacific Communities

150 SINGLE-STORY DETACHED HOMES



### West View Estates

By kHovanian

99-UNIT SINGLE LEVEL DETACHED HOMES



### Seasons at Starview

By Richmond

68-UNIT SINGLE-FAMILY DETACHED HOMES



### Sonora Primrose Ironwood

By KB Homes

157 SINGLE-FAMILY DETACHED HOMES



### Desert Meadows

By Guardian Capital

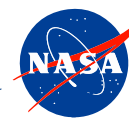
96-UNIT TOWNHOUSE COMMUNITY &  
A 324-UNIT APARTMENT COMPLEX

## TOP 10 LARGEST EMPLOYERS

	EMPLOYER	# OF EMPLOYEES
1	Lockheed Martin	3,700
2	Northrop Grumman	2,100
3	Antelope Valley Mall	1,800
4	Palmdale School District	1,792
5	Boeing	1,242
6	Walmart	1,116
7	Antelope Valley Union H.S. District	850
8	Palmdale Reginal Medical Center	800
9	Westside Union School District	587
10	Los Angeles County	500



## LOCAL EMPLOYERS





# DEMOGRAPHIC DATA



POPULATION	1 MILE	3 MILE	5 MILES
Estimated Population	21,356	82,212	123,129
Estimated Households	6,396	25,018	39,477
Median Age	31.9	32.3	33.3



HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$85,440	\$81,358	\$86,786
Median Household Income	\$66,411	\$64,497	\$68,692



DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
Total Businesses	216	1,931	3,973
Total Employees	1,378	14,380	35,273

## DRIVE TIMES

DESTINATIONS	DISTANCE
Lancaster Estates	6 Minute Drive
Antelope Valley High School	8 Minute Drive
Lancaster National Soccer Center	8 Minute Drive
Lancaster DMV	11 Minute Drive
Museum of Art & History (MOAH)	12 Minute Drive
Palmdale Reginal Airport	22 Minute Drive



123,129\*  
TOTAL POPULATION



\$86,786\*  
AVERAGE INCOME

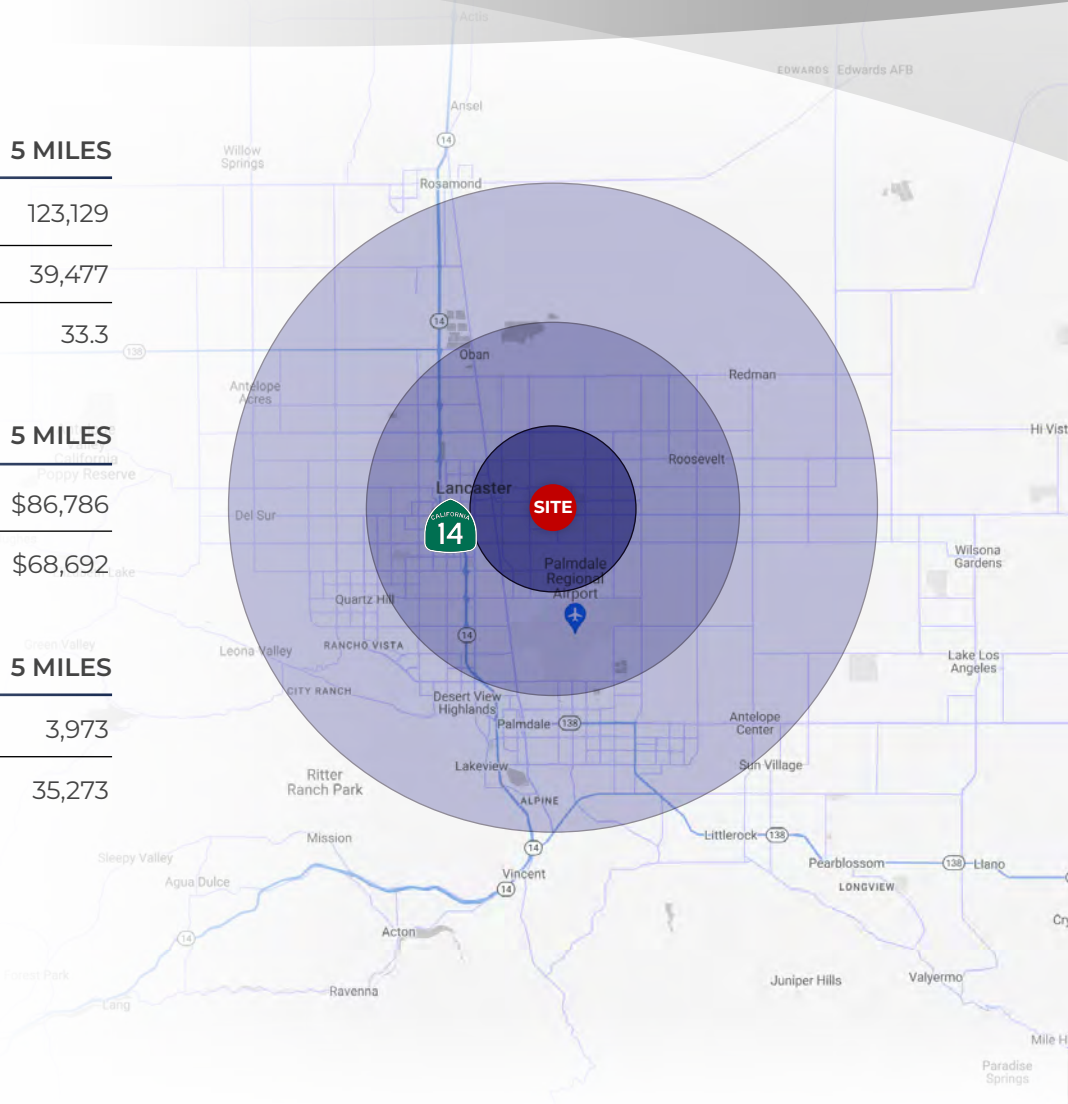


35,273\*  
DAYTIME EMPLOYMENT



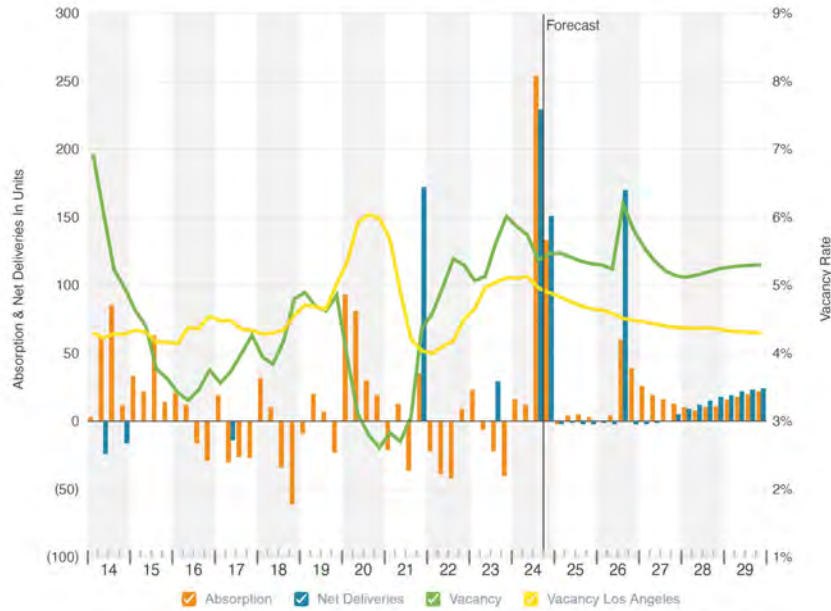
3,973\*  
TOTAL BUSINESSES

\* 5 MILE RADIUS

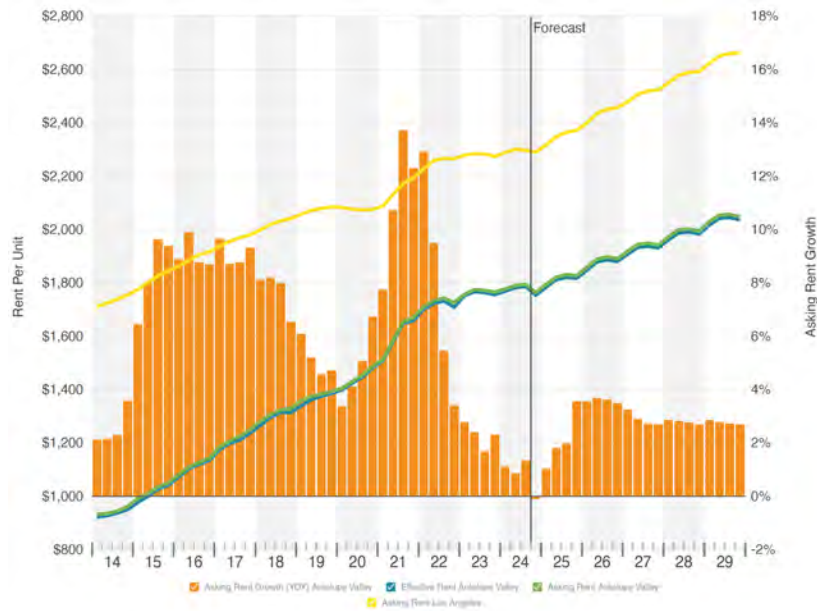


# STATISTICS

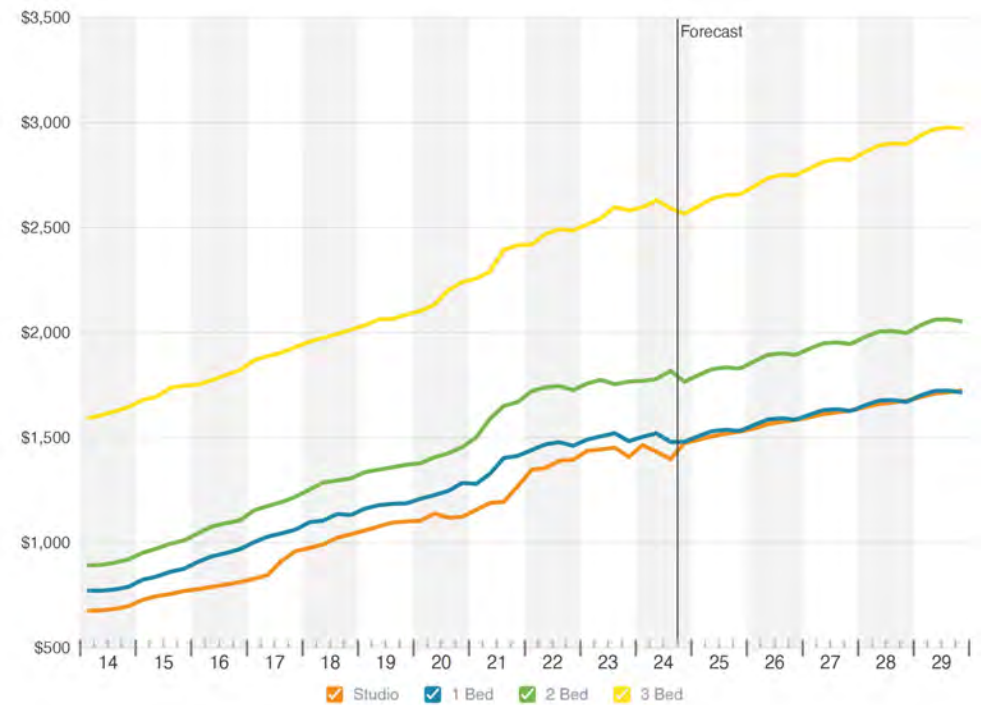
## ABSORPTION, NET DELIVERIES & VACANCY



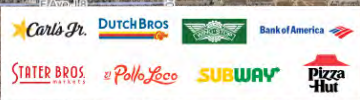
## MARKET RENT PER UNIT & RENT GROWTH



## MARKET RENT PER UNIT BY BEDROOM







# AMENITIES MAP