



FOR LEASE
GROCER ANCHORED CENTER

FRONT GATE PLAZA

1740-1883 EAST AVENUE J & 20TH STREET, LANCASTER, CA 93535

1,310 SF - 6,000 SF

RETAIL & DRIVE-THRU AVAILABLE



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PROPERTY HIGHLIGHTS

- Anchored by extremely successful Stater Bros market, center includes a strong mix of national and regional tenants including The Habit, McDonalds, Wells Fargo Bank, Pizza Hut, Wing stop, H&R Block, T-Mobile, McDonalds, Subway and Taco Bell
- Positioned at the intersection of Avenue J and 20th Street, one of the most desirable intersections to serve the rapidly growing residential population of East Lancaster
- Excellent surrounding co-tenancy including major retailers Walmart Supercenter and Aldi
- Exceptionally well maintained shopping center and common areas with ample parking

SRS REAL ESTATE PARTNERS

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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SITE PLAN & PHOTOS

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DIRECTORY

NO.	TENANT	(SF)	NO.	TENANT	(SF)	NO.	TENANT	(SF)
1	POPEYES	COMING SOON!	12	AVAILABLE	1,490	22	T-MOBILE	
2	GOLDEN NAILS		13	FASHION FLOWERS		23	CASH PAYDAY	
3	H&R BLOCK		14A	PLANET FITNESS	COMING SOON!	24	LAUNDROMAT	
4	THREADING		14B	AVAILABLE	6,000	25	V.L. SMOKE SHOP	
5	PIZZA HUT		15	TEA BOX		26	MAIL AMERICA	
6	AVAI LABLE	1,500	16	WATER STORE		27	RADIANCE HAIR SALON	
7	STATER BROS.		17	PACIFIC DENTAL		28	THE WORKZ RESTAURANT	
8	BLACK DIAMOND BEAUTY		18	GOODWILL DONATIONS		1804	THE HABIT	
9	AVAILABLE	1,310	19	GOODWILL STORE				
10	CLEVER CARE PHARMACY		20	WENDY'S BARBER SHOP				
11	WING STOP		21	SUBWAY				

TRADE AREA SUMMARY

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Site
★ 1740-1884 East Avenue J
Lancaster, CA 93535

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ESTIMATED 2025 DEMOGRAPHICS

* SOURCE: ESRI & COSTAR

1 MILE	3 MILE	5 MILE
15,073 POPULATION	97,714 POPULATION	171,770 POPULATION
\$93,363 AVG HOUSEHOLD INCOME	\$90,410 AVG HOUSEHOLD INCOME	\$94,293 AVG HOUSEHOLD INCOME
12,001 DAYTIME POPULATION	43,446 DAYTIME POPULATION	56,437 DAYTIME POPULATION

