

PADS FOR SALE

Valley Central Way | Lancaster, CA

LOCATED IN FRONT OF CINEMARK CINEMAS 1.67 AND 1.95 ACRE PADS



- Located on Valley Central Way off of Avenue I in front of the 22 screen state of the art Cinemark Cinemas.
- Located off of Highway 14 with over 84,000 cars per day at Avenue I Valley Central Way offers shopping and entertainment that includes Clear Channel Stadium, Cinemark Theaters, two new Hilton brand hotels, Fresco II Mediterranean bistro and Johnny Reb's BBQ Restaurant.
- Other neighboring tenants include Food 4 Less, Walmart Super center, Marshalls, Michaels, Staples, 99 Cent Only, Stuart Anderson's Black Angus

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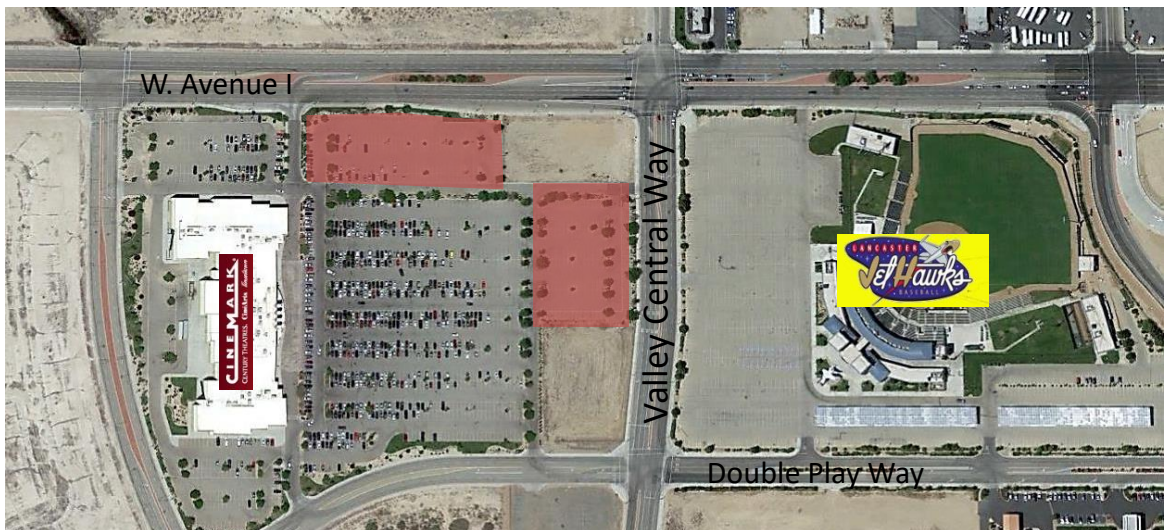


PADS FOR SALE
Valley Central Way
Lancaster, CA

SITE INFORMATION



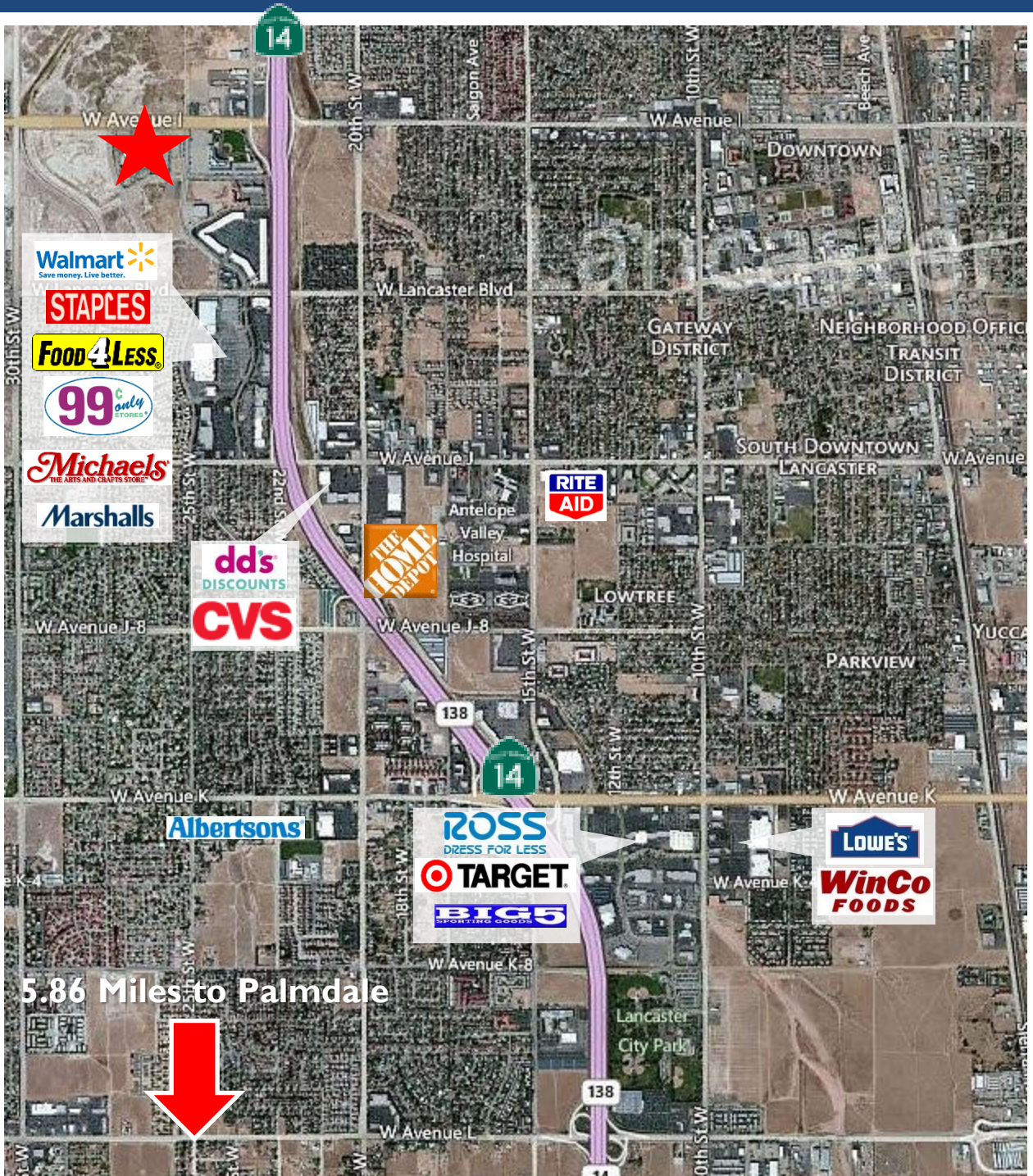
2021 DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
ESTIMATED POPULATION	72,435	144,608	255,183
EST. DAYTIME POPULATION	25,085	46,797	85,021
EST. HOUSEHOLD INCOME	\$74,275	\$74,145	\$81,125
DAYTIME POPULATION	28,465	46,757	72,155



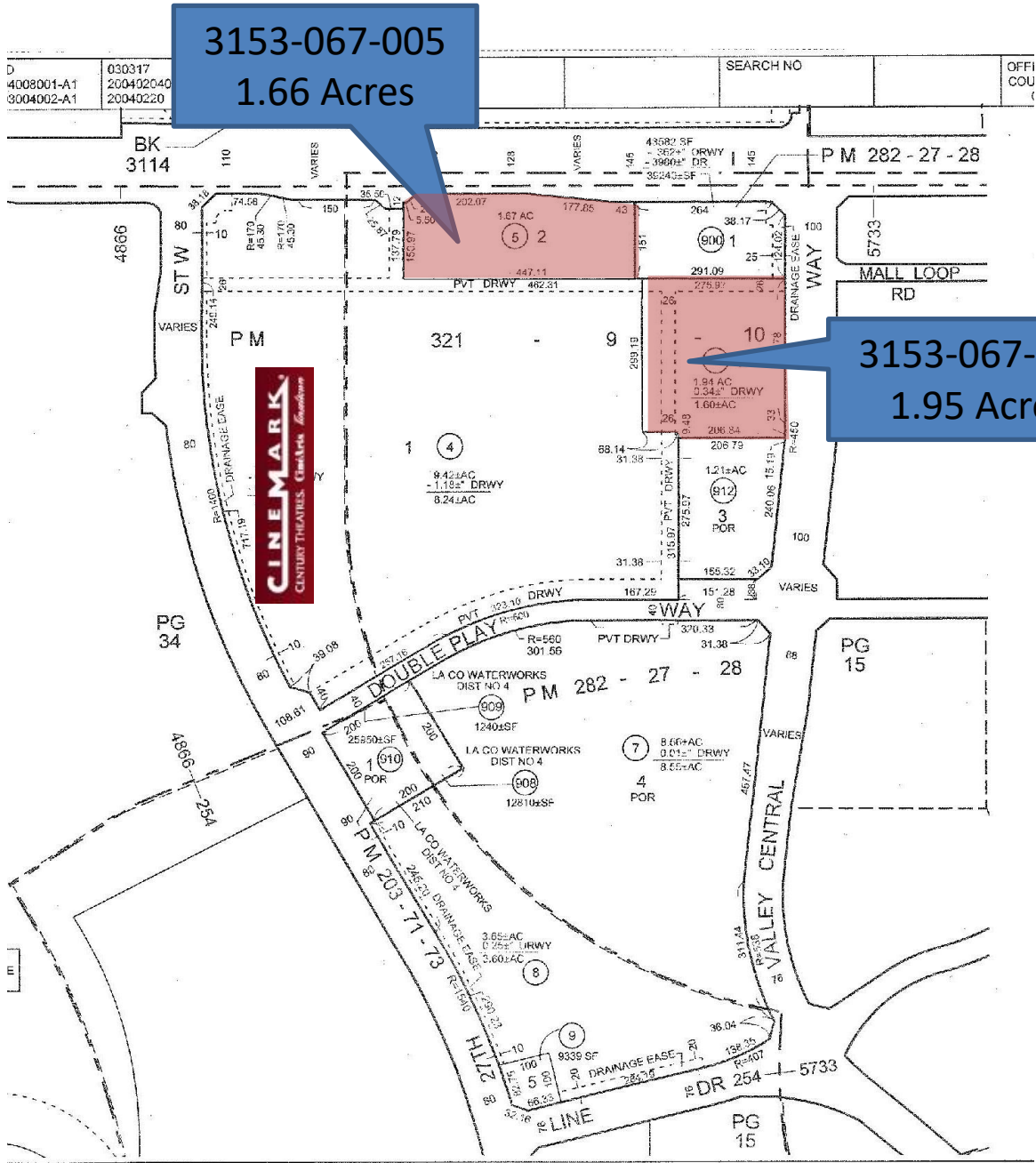
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AREA OVERVIEW



SITE INFORMATION



Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 34.7027/-118.1779

2600 W Ave I Lancaster, CA 93536	3 mi radius	5 mi radius	10 mi radius
Population			
2021 Estimated Population	72,435	144,608	255,183
2026 Projected Population	71,894	142,844	252,687
2020 Census Population	74,107	145,315	254,751
2010 Census Population	74,418	143,759	249,249
Projected Annual Growth 2021 to 2026	-0.1%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2021	-0.2%	-	0.2%
2021 Median Age	36.0	35.0	35.3
Households			
2021 Estimated Households	25,085	46,797	81,673
2026 Projected Households	26,186	48,659	85,021
2020 Census Households	24,772	47,070	81,620
2010 Census Households	23,313	44,054	76,167
Projected Annual Growth 2021 to 2026	0.9%	0.8%	0.8%
Historical Annual Growth 2010 to 2021	0.7%	0.6%	0.7%
Race and Ethnicity			
2021 Estimated White	43.1%	41.4%	41.6%
2021 Estimated Black or African American	17.0%	18.7%	16.1%
2021 Estimated Asian or Pacific Islander	6.5%	5.9%	6.4%
2021 Estimated American Indian or Native Alaskan	1.4%	1.4%	1.4%
2021 Estimated Other Races	32.0%	32.7%	34.5%
2021 Estimated Hispanic	36.5%	37.6%	39.9%
Income			
2021 Estimated Average Household Income	\$74,275	\$74,145	\$81,125
2021 Estimated Median Household Income	\$62,865	\$64,333	\$69,169
2021 Estimated Per Capita Income	\$25,917	\$24,445	\$26,241
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	6.7%	6.9%	7.6%
2021 Estimated Some High School (Grade Level 9 to 11)	7.9%	8.7%	9.3%
2021 Estimated High School Graduate	27.1%	28.6%	27.5%
2021 Estimated Some College	25.9%	25.4%	25.2%
2021 Estimated Associates Degree Only	10.1%	10.4%	9.7%
2021 Estimated Bachelors Degree Only	14.7%	13.2%	13.7%
2021 Estimated Graduate Degree	7.7%	6.8%	7.1%
Business			
2021 Estimated Total Businesses	2,544	4,519	7,429
2021 Estimated Total Employees	28,465	46,757	72,155
2021 Estimated Employee Population per Business	11.2	10.3	9.7
2021 Estimated Residential Population per Business	28.5	32.0	34.4

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