



FOR LEASE

244 East Avenue K-10,
Lancaster, CA 93534



real

POWERED BY

RISE
REAL ESTATE

PROPERTY AERIAL MAP



244



E Ave K10

Market Pl

PROPERTY OVERVIEW



TYPE

Flex/Industrial



SIZE

Unit 105 - 5,580 Sqft
Unit 107 - 3,173 Sqft



RATE

\$1.20 MG



TERM

3-5 Years



PARKING

Ample



ZONING

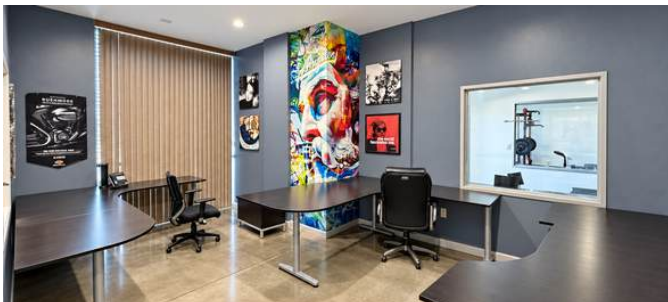
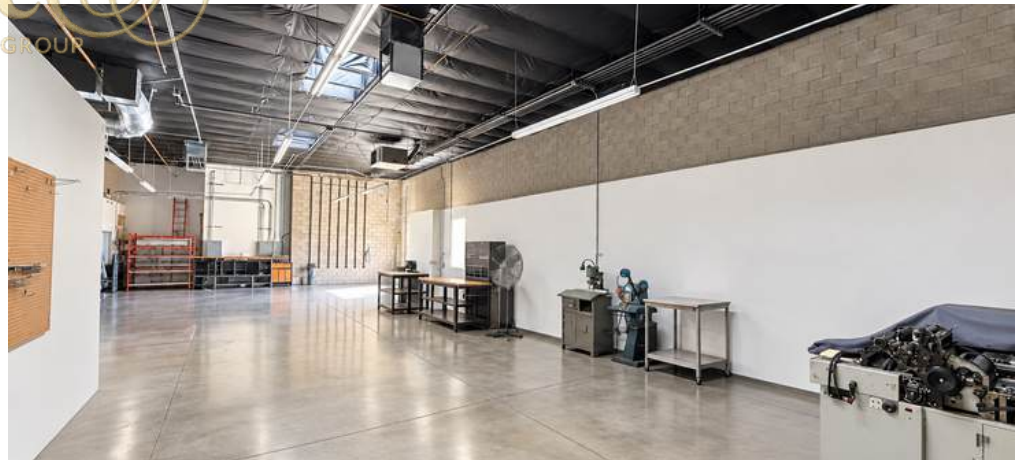
LRM1 1/2-B



PROPERTY PHOTOS

The images shown are artist-rendered visualizations intended for illustrative and marketing purposes only. They do not depict the actual premises, finishes, furnishings, or conditions of the property. Actual layouts, materials, fixtures, and design elements may vary.

Unit 105



PROPERTY PHOTOS

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Unit 107



PROPERTY SHOWCASE



ESTABLISHED LANCASTER BUSINESS PARK LOCATION

Situated within a well-established commercial and industrial business park surrounded by a diverse mix of businesses.



STRATEGIC EAST AVENUE K-10 POSITION

Located along East Avenue K-10, providing convenient access to surrounding commercial areas and major local thoroughfares.



MULTI-TENANT COMMERCIAL PROPERTY

Designed to accommodate multiple occupants, offering flexibility for businesses and potential investment opportunities.



VERSATILE COMMERCIAL SETTING

The business-park environment provides a practical setting for a variety of commercial and industrial-oriented businesses.

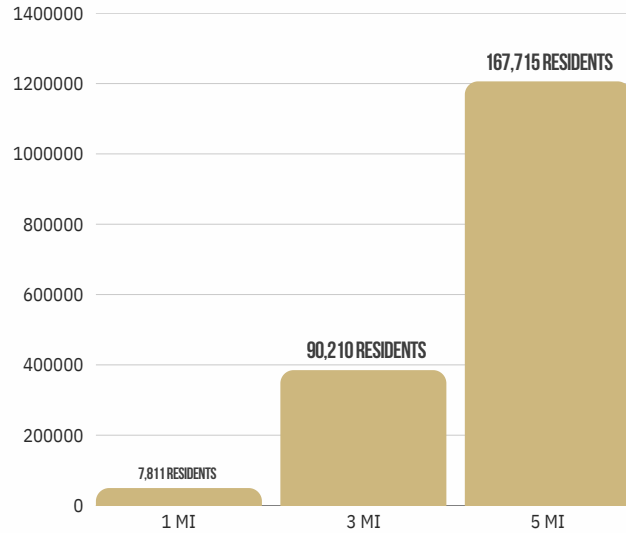


STRONG BUSINESS-USE POTENTIAL

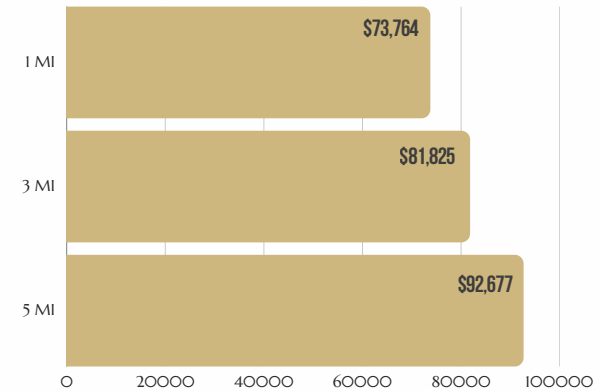
An established commercial location that can appeal to owner-users, investors, and businesses seeking a presence in Lancaster.

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
E Ave K 8	Market Pl	2,090 vehicles/day	.12miles
E Ave K 8	Market Pl	2,108 vehicles/day	.12miles
Bus Center Pkwy	Federal Dr	14,835 vehicles/day	.14miles
Sierra Highway	Sierra Highway	4,051 vehicles/day	.34miles
Sierra Highway	Sierra Highway	4,051 vehicles/day	.34miles
Sierra Highway	Sierra Highway	21,585 vehicles/day	.35miles
E Ave L	3rd St E	27,733 vehicles/day	.41miles
Division St	E Ave K 4	15,965 vehicles/day	.41miles
Division St	E Ave K 4	16,268 vehicles/day	.41miles
Sierra Highway	Sierra Highway	4,051 vehicles/day	.43miles



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RISE
REAL ESTATE

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