



1759

FORMER HARLEY DAVIDSON

1759 W AVE J 12, LANCASTER, CA 93534

JEFF BRACCO

Managing Director
510.388.4438
jbracco@thekasegroup.com
CA DRE #01336201

 **The Kase Group**
Real Estate Investment Services



TABLE OF CONTENTS	
PROPERTY INFORMATION	3
Property Summary	
Property Description	
LOCATION INFORMATION	6
Location Aerial	
Regional Map	
Location Map	
DEMOGRAPHICS	10
Demographics Map & Report	



1759

PROPERTY INFORMATION

SECTION 1



PROPERTY HIGHLIGHTS

- 25,200 square feet building
- Located in Lancaster, CA
- Ideal for owner/user
- Prime location off Highway 14
- Surrounded by neighboring retailers
- Situated on 2.81 Acres
- Former Harley Davidson building
- Excellent investment opportunity

OFFERING SUMMARY

Sale Price:	\$4,410,000
Lot Size:	2.81 Acres
Building Size:	25,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,919	30,441	52,172
Total Population	13,096	92,027	169,411
Average HH Income	\$65,288	\$63,963	\$66,641



PROPERTY DESCRIPTION

The subject offering is a former Harley Davidson building consisting of 25,200 square feet. The property sits on 2.81 Acres in Lancaster, CA. This is an excellent opportunity for an owner/user. The property is well located just off of Highway 14. The property is surrounded by neighboring retailers including a brand-new Sprouts development with Chick Fil A, Dutch Bros, Taco Bell and Quick Quack Car Wash.

LOCATION DESCRIPTION

Lancaster is a charter city in northern Los Angeles County, in the Antelope Valley of the western Mojave Desert in Southern California, United States. As of the 2020 census, the population was 173,516,[7] making Lancaster the 158th-most populous city in the United States and the 30th most populous in California. Lancaster is a twin city with its southern neighbor Palmdale; together, they are the principal cities within the Antelope Valley region.



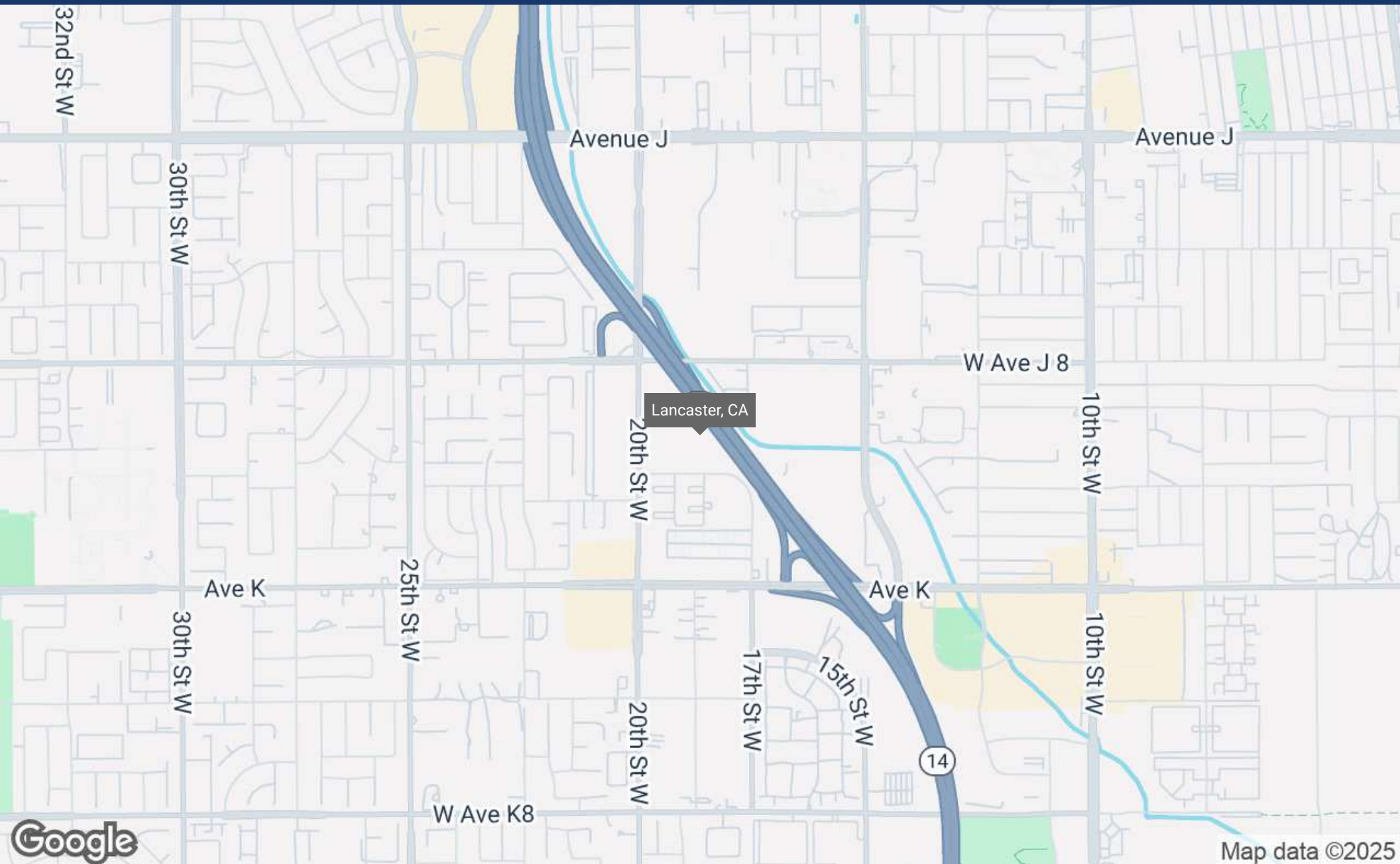
LOCATION INFORMATION

SECTION 2

LOCATION AERIAL

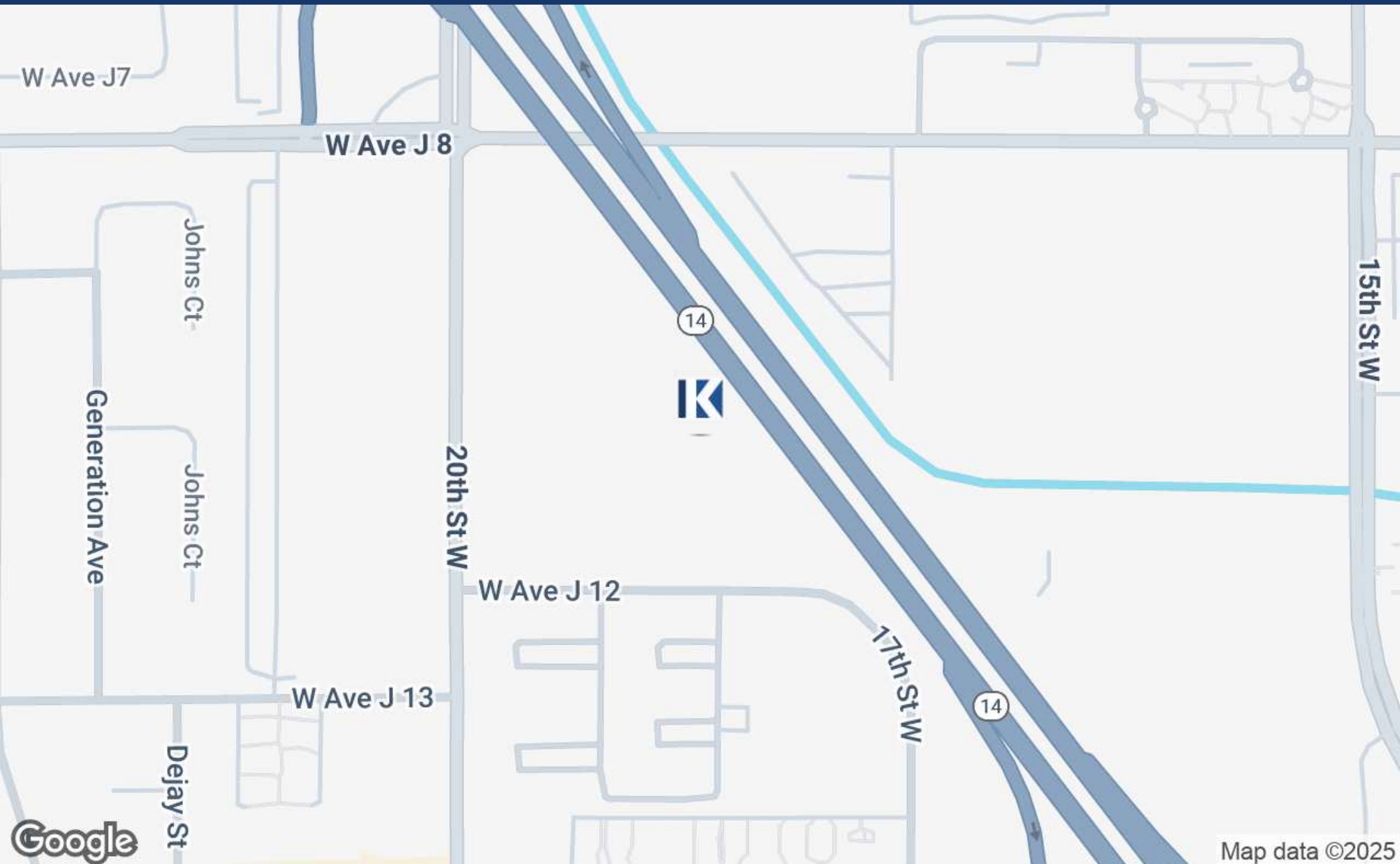
1759 W AVE J 12
LANCASTER, CA 93534





LOCATION MAP

1759 W AVE J 12
LANCASTER, CA 93534





1759

DEMOGRAPHICS

SECTION 3

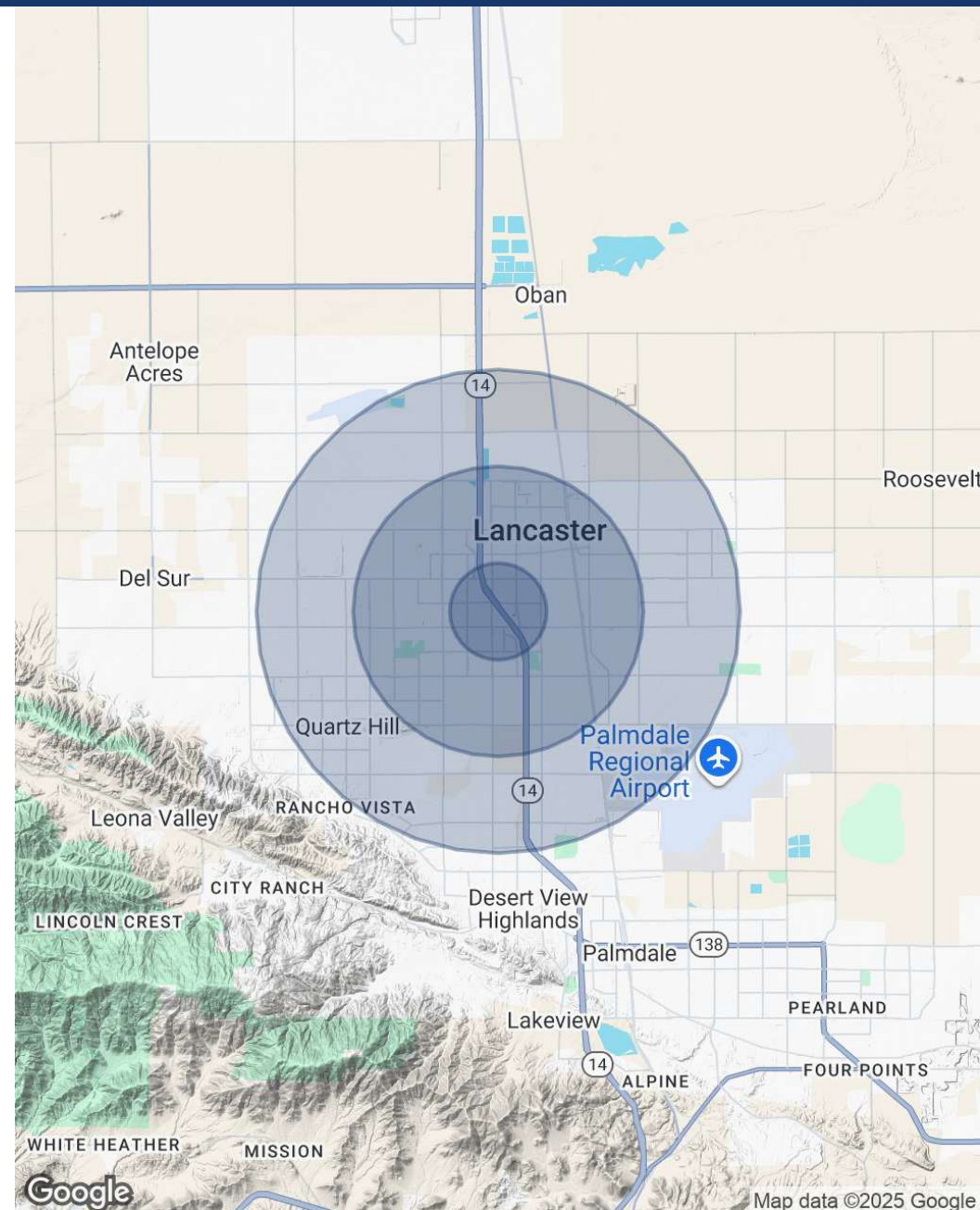
DEMOGRAPHICS MAP & REPORT

1759 W AVE J 12
LANCASTER, CA 93534

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,096	92,027	169,411
Average Age	35.2	32.6	32.1
Average Age (Male)	36.1	30.9	30.8
Average Age (Female)	35.8	35.1	33.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,919	30,441	52,172
# of Persons per HH	2.7	3.0	3.2
Average HH Income	\$65,288	\$63,963	\$66,641
Average House Value	\$333,908	\$322,021	\$327,335

2020 American Community Survey (ACS)





JEFF BRACCO

510.388.4438

Managing Director

jbracco@thekasegroup.com

CA DRE #01336201

CONFIDENTIALITY & DISCLAIMER

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner. The recipient understands that the tenant may have a right of first refusal to purchase the property, and/or may have a right to cancel lease. The offering memorandum should not be relied upon as a due diligence item; please be sure to read the lease(s) and rely on due diligence material only.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.