

Challenger Plaza

1004-1048 East Avenue K | Lancaster, California

AVISON
YOUNG



DAVID MALING

Principal

License No: 01139115

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FOR LEASE

±1,200 - 1,300 SF

Retail Spaces Available



1004-1048 East Avenue K
Lancaster, California
Parcel: 3170-001-015

Highlights

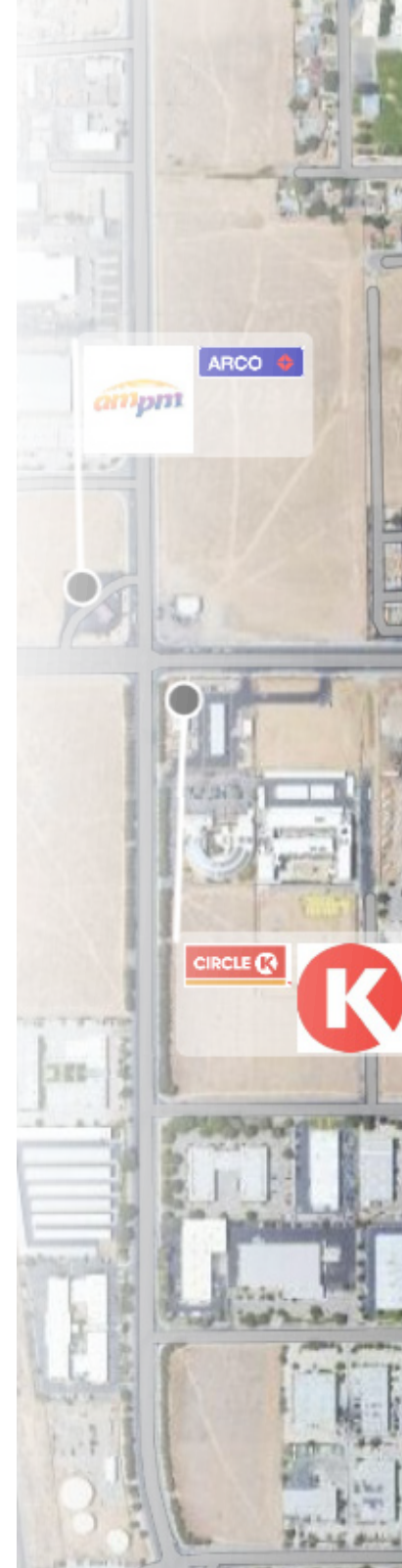
- Future gas station and C-store on site
- Ample parking (approx. 4.79/1,000 SF)
- Located across the street from elementary and middle schools with a collective 1,900+ students
- National credit tenants within at same intersection include McDonalds, Walgreens, La Michoacana, and Wienerschnitzel
- Daytime population of 95,050 within 3 miles
- Excellent opportunity for traditional storefront retail



Traffic & Parking

East Avenue K - Approx. 17,811 VPD

50 Spaces - 4.79 spaces per thousand





CHALLENGER PLAZA

EAST AVENUE K (± 17,811 VPD)

New Vista Elementary School



Fulton and Alsbury Academy of Arts and Engineering

Jack Northrop Elementary School

CHALLENGER WAY



Availability

Unit #1010 **±1,200 SF**

Unit #1044 **±1,300 SF**

Asking Rate

\$1.30 PSF + NNN

3-mile radius demographics



99,326
Population



\$60,478
Average household income

33.5
Median age

31,056
Households

30,831

Employees
daytime employment

3,858

Businesses

49%

Owner
occupied housing units

51%

Renter







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