



Lancaster Marketplace

LANCASTER, CA 93536

**FOR
LEASE**

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Lancaster Marketplace

LANCASTER, CA 93536



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FRONTLINE FITNESS

44810



NO
PARKING

PROPERTY SUMMARY

LANCASTER MARKETPLACE

COMMUNITY SHOPPING CENTER

Stratton International is pleased to present the opportunity to lease retail space at Lancaster Marketplace, a 270,000+ square foot shopping center centrally located in Lancaster, CA. The massive 23+ acre site and its 57' ft. tall electronic pylon sign rest along SR-14 with over 1,200 ft. of frontage to an average of 46,500 vehicles passing daily. Additional frontages include 1,322' feet along Valley Central Way, 359' feet along W. Lancaster Blvd and 1,331' on Mall Loop Rd. The center features five buildings located along the perimeter of the site with access points on Valley Central Way, W. Lancaster Blvd and Mall Loop Rd. Lancaster Marketplace features ample 5/1000 parking and CPD zoning allows for virtually any use.

With competitive rates, exceptional accessibility and terrific visibility, Lancaster Marketplace is an unmatched value for tenants seeking to lease space in the Antelope Valley.

Retail Center PROPERTY TYPE

1994
YEAR BUILT

270,355± SF
BUILDING SIZE

1,014,512± SF
LOT SIZE

1
STORIES

15'
CEILING HT

CPD
ZONING

55%
OCCUPANCY

5.17/1,000 SF
PARKING

1,397 SPACES
PARKING















LOCATION SUMMARY

CITY OF LANCASTER

Lancaster is a thriving community of approximately 172,000+ located just 70 miles north of Downtown Los Angeles. Residents enjoy attainable housing, clean air and a strong commitment to business from local leaders.

Tight supply and the lack of new deliveries has dropped retail vacancies to around 7.4%. The bulk of new constructions underway are expected to arrive early to mid 2022.

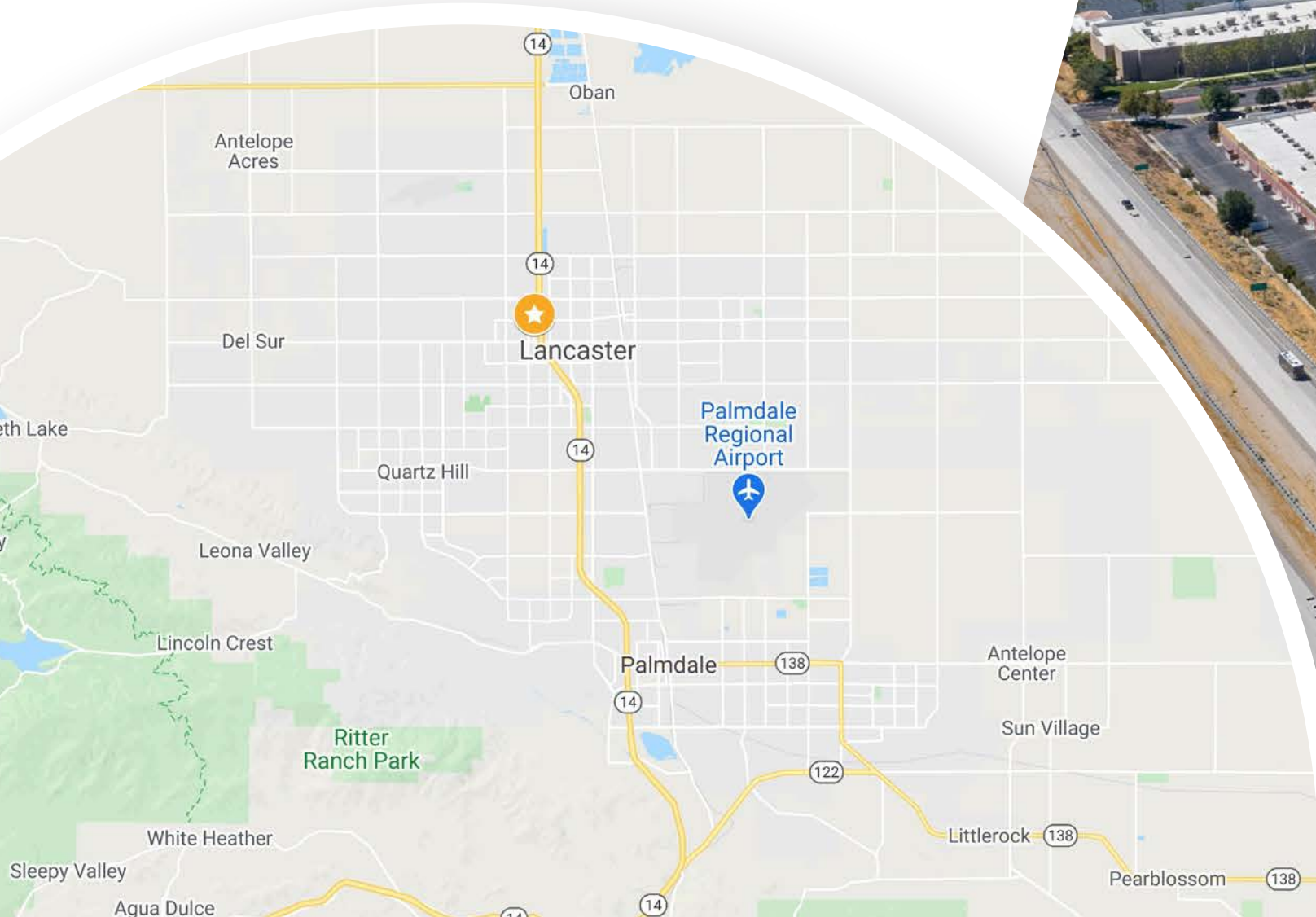
Lancaster is home to the annual California Poppy festival, drawing 40,000+ visitors every year. Additional attractions include a performing arts center, baseball stadium, acres of park space and much more.

DEMOGRAPHIC DATA

LANCASTER DEMOGRAPHICS

Lancaster is home to an ethnically diverse community. Attainable housing and city development have made Lancaster an attractive choice for families and businesses looking to enjoy Southern California.

| | 2 MILE | 5 MILE | 10 MILE |
|----------------------|-----------------|-----------------|-----------------|
| POPULATION | 39,865 | 152,048 | 259,932 |
| GROWTH 2010-2020 | -0.10% | +0.20% | +0.20% |
| HOUSEHOLDS | 13,206 | 46,698 | 79,394 |
| GROWTH 2010-2020 | +0.00% | +0.30% | +0.20% |
| AVG HOUSEHOLD INCOME | \$67,260 | \$68,860 | \$76,430 |



SITE PLAN & TENANT ROSTER

Lancaster Marketplace

44950 VALLEY CENTRAL WAY

| SUITE # | TENANT | SQ.FT. |
|-----------|-------------------------|--------|
| 1-101 | She Beverages Brewery | 10,000 |
| 1-102 | Tapps Music | 2,000 |
| 1-102A | Bakery | 2,387 |
| 1-103 | Republican Party Office | 5,013 |
| 1-104 | Leased | 4,742 |
| 1-105A | Management Office | 2,400 |
| 1-106 | She Beverages Office | 2,485 |
| 1-107 | Dr. Tab Boyle DDS | 2,500 |
| 1-108-110 | FMC Dialysis | 12,988 |
| 1-111 | Leased - 3D TOUR | 3,000 |
| 1-112 | AV Banquet Hall | 5,000 |
| 1-113 | Leased | 1,584 |
| 1-114 | Ocean Nails | 1,056 |

44830 VALLEY CENTRAL WAY

| SUITE # | TENANT | SQ.FT. |
|-----------|----------------------------|--------|
| 2-101 | Marketplace Warehouse | 6,349 |
| 2-102 | Leased - 3D TOUR | 2,627 |
| 2-103 | Living Word Worship | 4,520 |
| 2-104 | Living Word Worship | - |
| 2-105-106 | Leased | 6,475 |
| 2-107-110 | AVAILABLE - 3D TOUR | 11,699 |
| 2-111 | Leased | 2,564 |
| 2-112-113 | Leased - 3D TOUR | 8,356 |
| 2-114 | Rancherita's Mexican Grill | 1,144 |

44810 VALLEY CENTRAL WAY

| SUITE # | TENANT | SQ.FT. |
|---------|------------------|--------|
| 2-201 | K-Bob Korean BBQ | - |

44840 VALLEY CENTRAL WAY

| SUITE # | TENANT | SQ.FT. |
|------------|----------------------|--------|
| 3-101-102 | Apex Fitness | 14,500 |
| 3-103 | Leased - 3D TOUR | 4,500 |
| 3-104 | Leased | 4,214 |
| 3-104A | Martinez Barbershop | 1,114 |
| 3-105 | Leased | 8,480 |
| 3-106B | King's Beauty Supply | - |
| 3-106A-108 | Sakura Buffet | - |

44920 VALLEY CENTRAL WAY

| SUITE # | TENANT | SQ.FT. |
|---------|--------------------------|--------|
| 4-101 | Leased - 3D TOUR | 9,290 |
| 4-102 | Leased - 3D TOUR | 6,450 |
| 4-103 | Famous Footwear | 5,000 |
| 4-104 | Leased - 3D TOUR | 3,150 |
| 4-105 | Mercantile Antiques | 4,033 |
| 4-106 | Twisted Exit Escape Room | 2,400 |
| 4-107 | Leased | 2,890 |
| 4-108 | Gino's Ristorante | 5,257 |

2330 MALL LOOP RD

| SUITE # | TENANT | SQ.FT. |
|-----------|------------------------|--------|
| 5-101-105 | Harbor Freight Tools | - |
| 5-106 | AVAILABLE | 5,394 |
| 5-107 | Leased - 3D TOUR | 2,200 |
| 5-108 | Leased - 3D TOUR | 3,009 |
| 5-109 | Ax & Dagger | 2,968 |
| 5-110 | Complete Computer Care | - |
| 5-111 | Leased | 2,800 |
| 5-112 | AVAILABLE | 3,000 |
| 5-113 | AVAILABLE - 3D TOUR | 4,000 |
| 5-114 | Aloha Water | 4,190 |
| 5-115 | AVAILABLE | 1,200 |
| 5-116-117 | Home Furniture | - |
| 5-118 | AVAILABLE - 3D TOUR | 3,440 |
| 5-119 | American Travel | 2,647 |
| 5-120 | AVAILABLE | 2,400 |
| 5-121 | AVAILABLE | 1,100 |



AVAILABLE FOR LEASE

Suite #1-111

TURN-KEY MMA, DANCE, GYMNASTICS

Suite #1-111 is an in-line suite with an instructional area. The suite is configured with an open space with padded floor, large mirrors, administrative office and a private restroom.

LEASED!

3,000± SF
SUITE SIZE

TBD
POWER



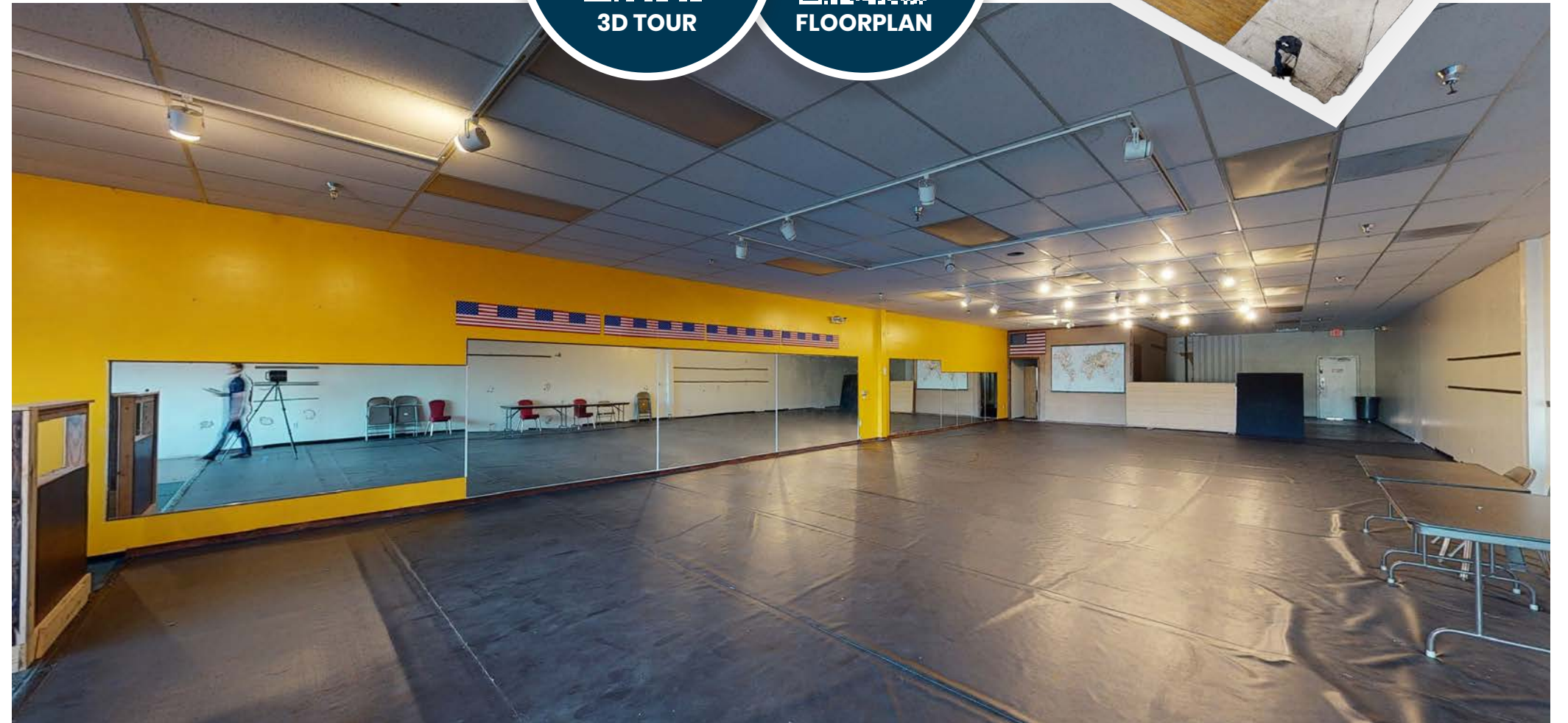
SCAN, TAP or CLICK!



3D TOUR



FLOORPLAN



AVAILABLE FOR LEASE

Suite #2-102

SHELL SPACE

Suite #2-102 is an in-line shell space with a drop ceiling and an exposed duct system. The suite features a large open area, storage space and a rest room.



2,627± SF
SUITE SIZE

TBD
POWER



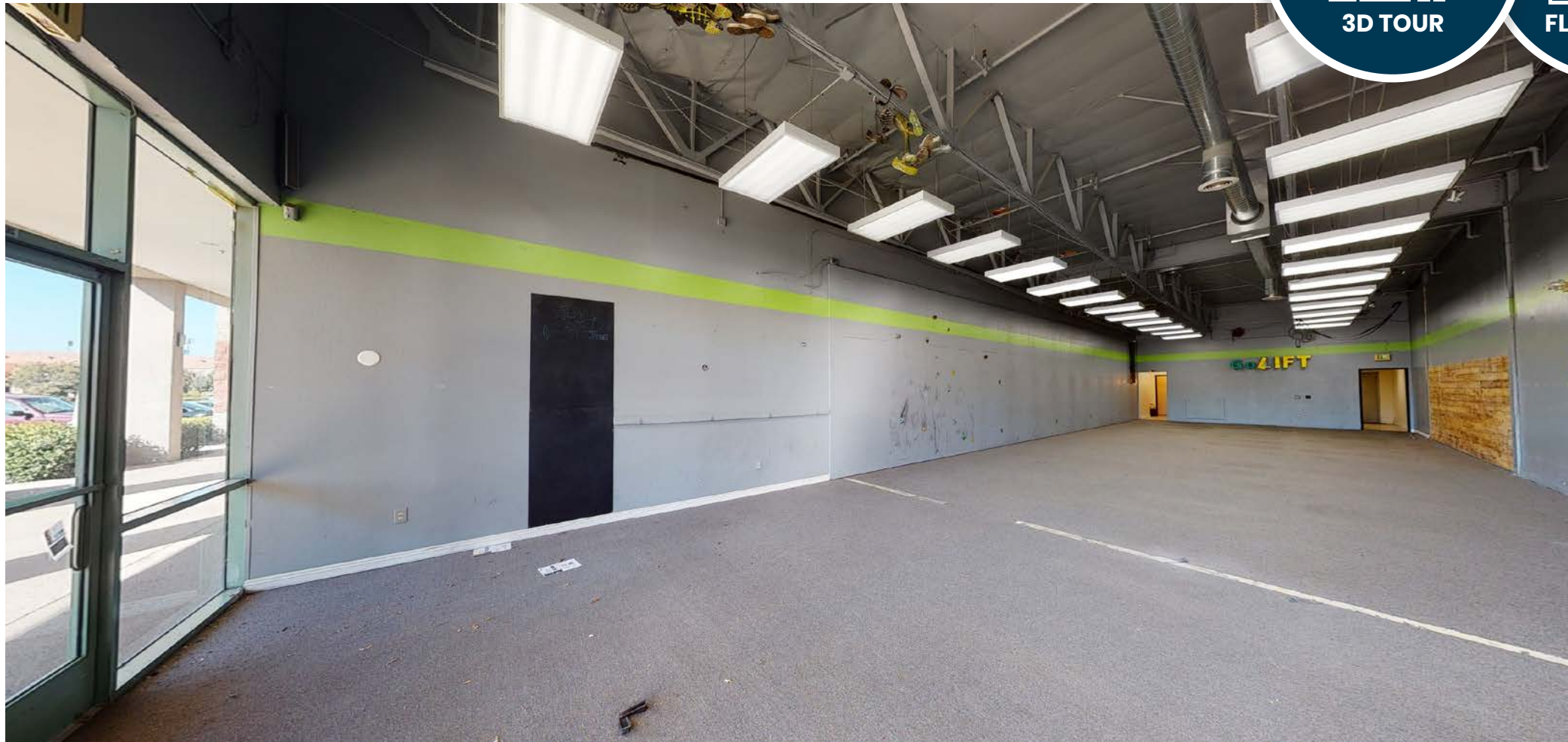
SCAN, TAP or CLICK!



3D TOUR



FLOORPLAN



AVAILABLE FOR LEASE

Suite #2-107-110

TURN-KEY MEDICAL HOSPITAL

Suite #2-107-110 is a turn-key medical hospital complete with lobby, exam rooms, surgical wing, and administrative offices. The suite is turn-key with extensive infrastructure in-place including power-assisted double doors, gas lines, digital read-outs and much more.

11,699± SF
SUITE SIZE

TBD
POWER



AVAILABLE FOR LEASE

Suite #2-112-113

INDOOR SOCCER ARENA

Suite #2-112-113 is a turnkey indoor arena. The suite is on the second floor and consists of two soccer fields, a lounge area, private office space and restrooms.

LEASED!

8,356± SF
SUITE SIZE

TBD
POWER



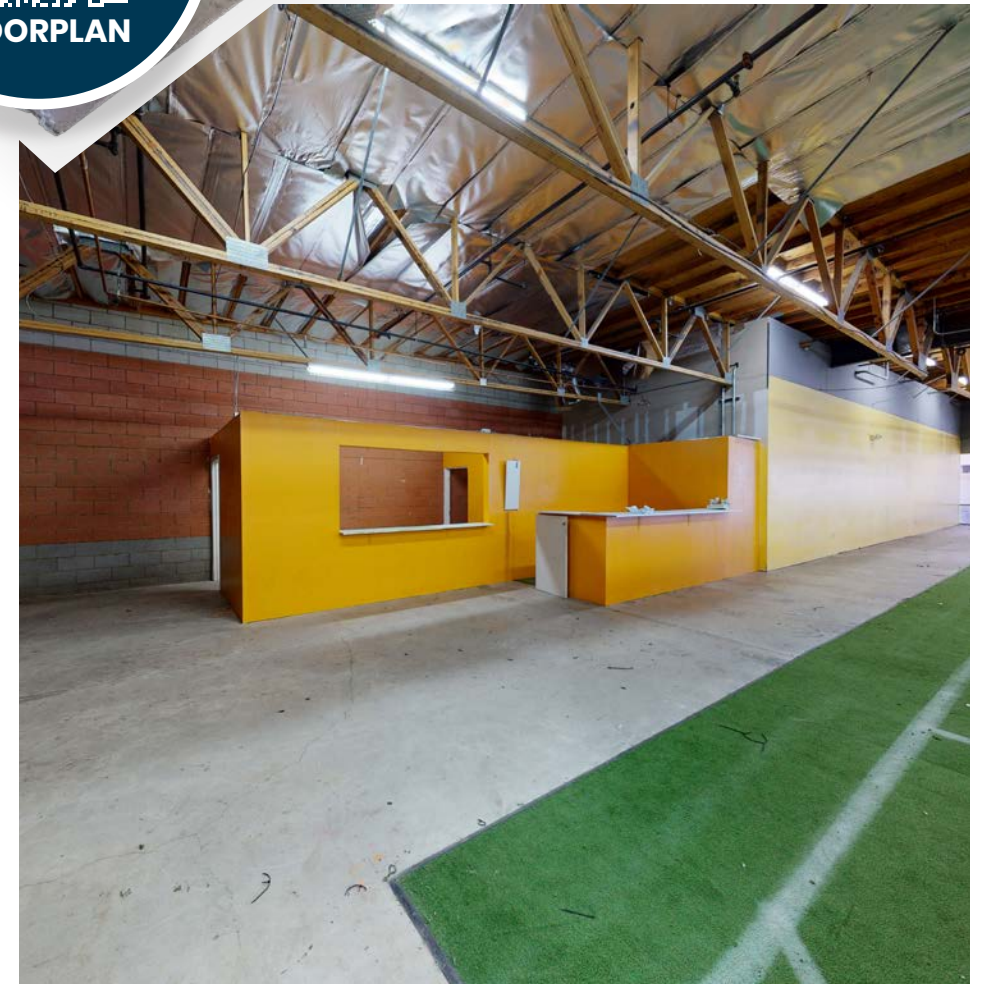
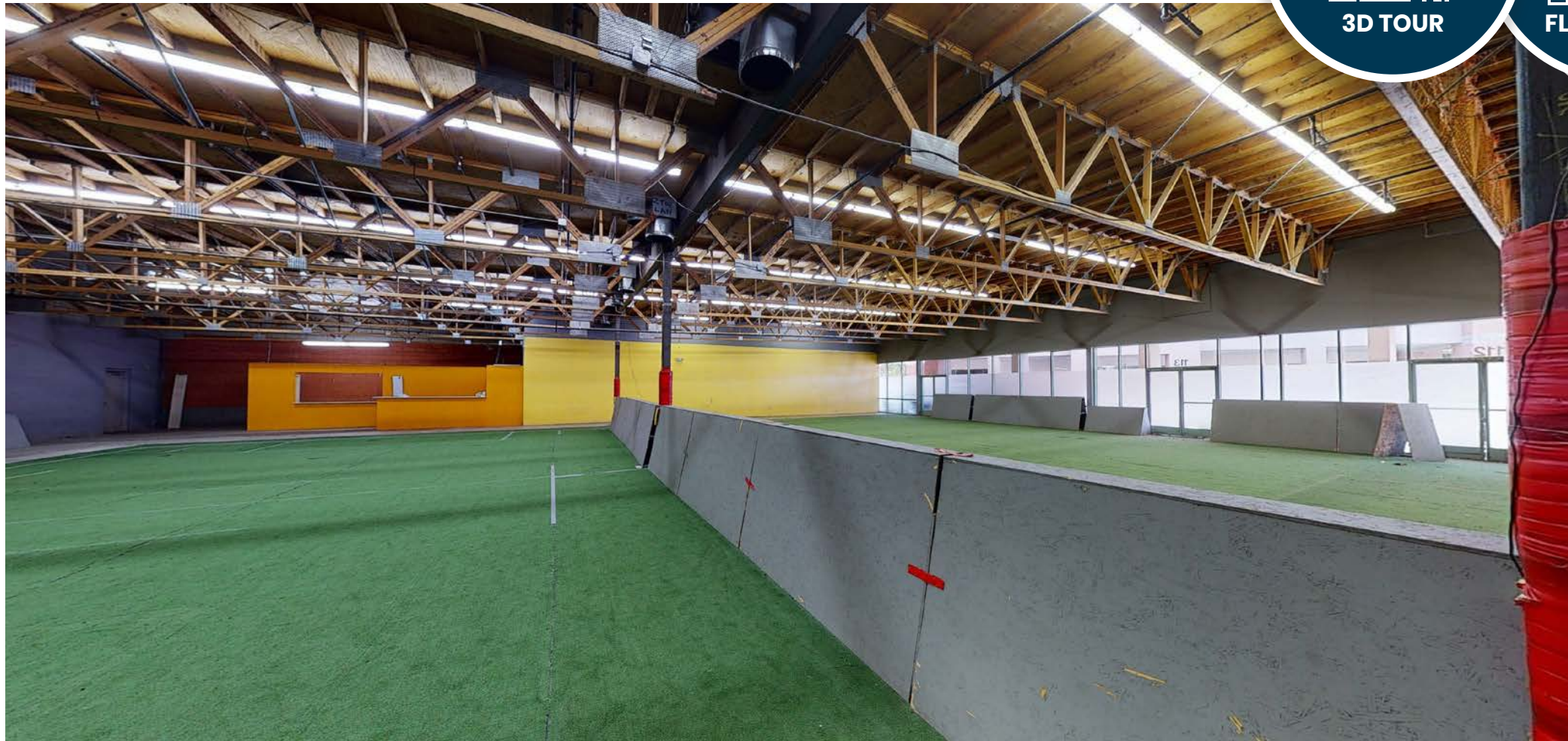
SCAN, TAP or CLICK!



3D TOUR



FLOORPLAN



AVAILABLE FOR LEASE

Suite #3-103

SHELL SPACE

Suite #3-103 is an in-line shell space with a large open span and a secure storage space. A restroom is located at the back of the space.

LEASED!

4,500± SF
SUITE SIZE

TBD
POWER



SCAN, TAP or CLICK!



3D TOUR



FLOORPLAN



AVAILABLE FOR LEASE

Suite #4-101

CLOTHING STORE

Suite #4-101 is a prime clothing store located at the Lancaster Marketplace. The clothing store features a large fitting room, numerous changing rooms, administrative office space and tall warehouse space. The suite comes furnished as pictured.

LEASED!

9,290± SF
SUITE SIZE

TBD
POWER



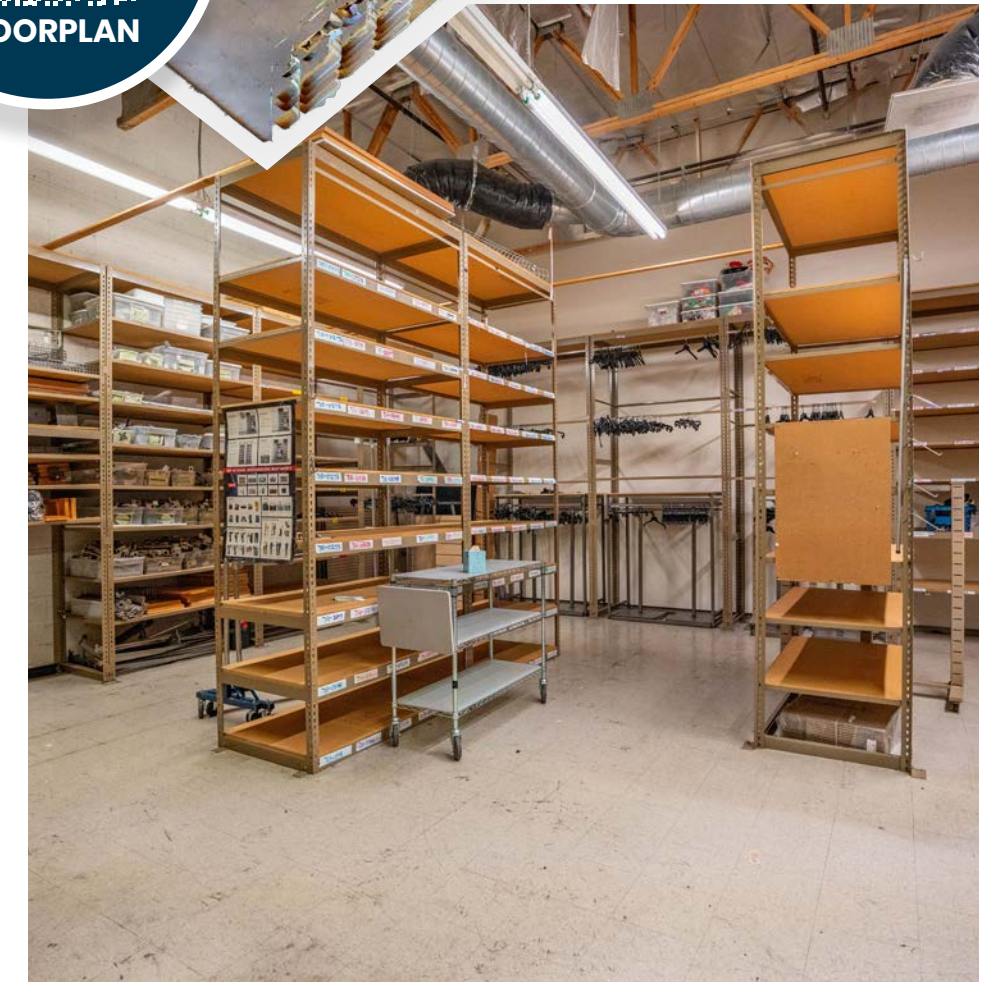
SCAN, TAP or CLICK!



3D TOUR



FLOORPLAN



AVAILABLE FOR LEASE

Suite #4-102

CLOTHING STORE

Suite #4-102 is an in-line of space near the entrance of the building. The suite features a large open space with a central register and a counter. At the rear of the property are fitting rooms, warehouse space and a private restroom.

LEASED!

6,450± SF
SUITE SIZE

TBD
POWER



SCAN, TAP or CLICK!



3D TOUR



FLOORPLAN



AVAILABLE FOR LEASE

Suite #4-104

RETAIL SUPPLY STORE

Suite #4-104 is an in-line retail build-out, suitable for supply stores. The open floor plan with retail space, private office space and a private restroom. The rear of the property is warehouse space, private office space and a private restroom.

LEASED!

3,150± SF
SUITE SIZE

TBD
POWER



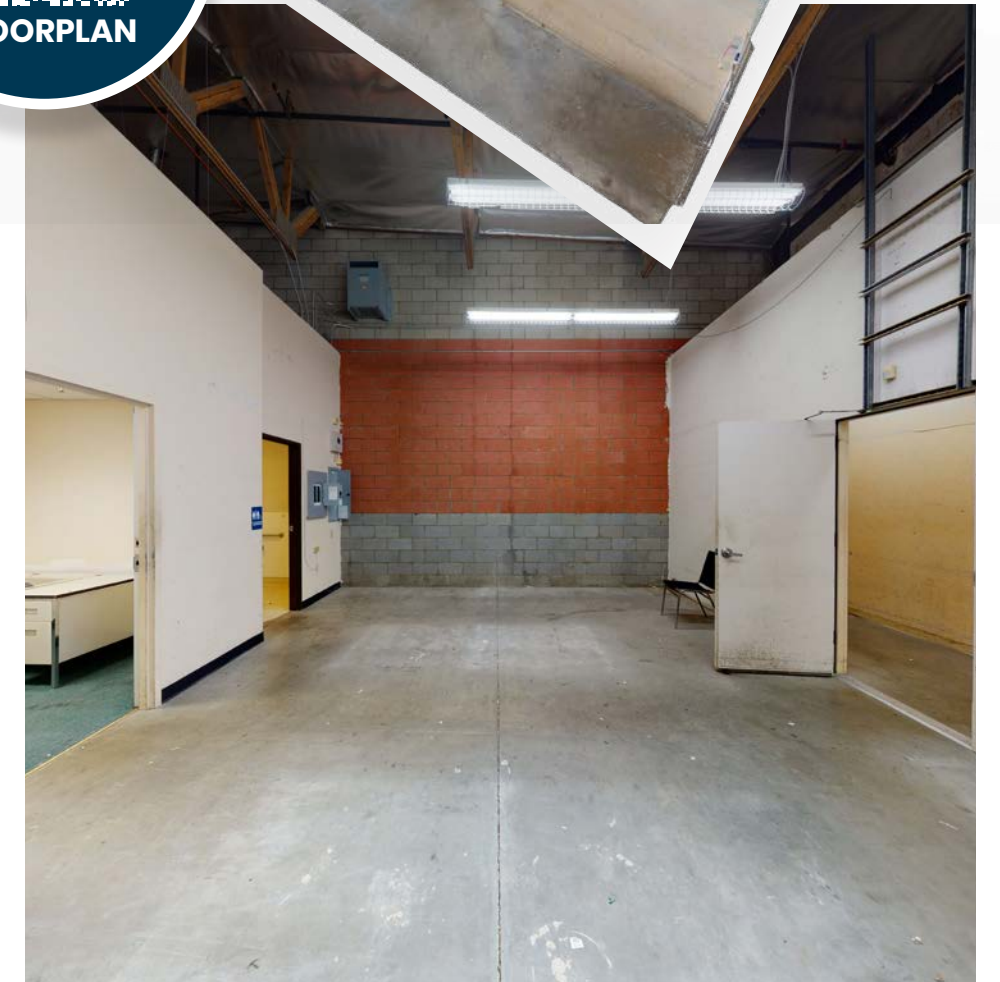
SCAN, TAP or CLICK!



3D TOUR



FLOORPLAN



AVAILABLE FOR LEASE

Suite #5-107

CLIENT SERVICES

Suite #5-107 is an in-line office space with a service build-out. The space is configured as large open office space with a partial build-out. The rear of the suite is made up of private office space and a private restroom.

LEASED!

2,200± SF
SUITE SIZE

TBD
POWER



SCAN, TAP or CLICK!



AVAILABLE FOR LEASE

Suite #5-108

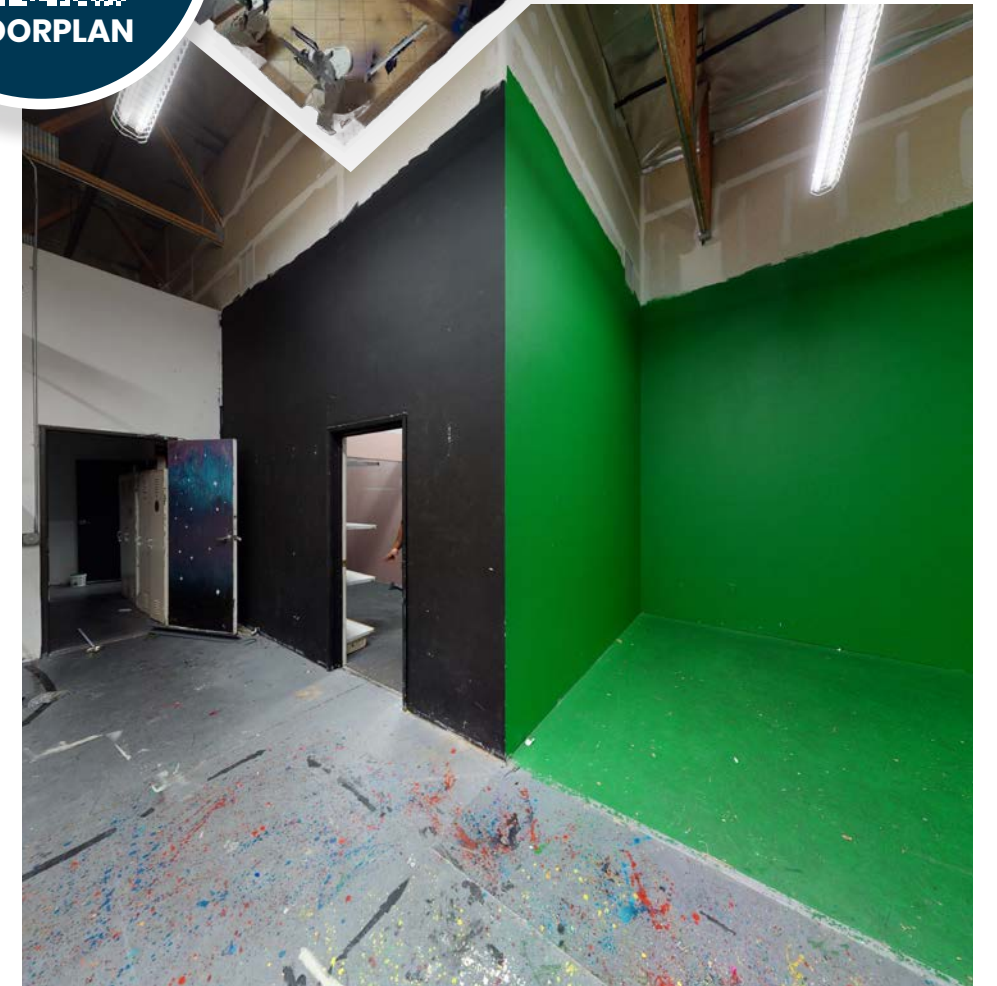
THEATER / PERFORMING ARTS

Suite #5-108 is an in-line performing arts suite. The layout includes a stage area that flows through to the main stage room. The property is private office space, creative warehouse space and a private restroom.

LEASED!

3,009± SF
SUITE SIZE

TBD
POWER



AVAILABLE FOR LEASE

Suite #5-111

RETAIL STORE

Suite #5-111 is an in-line retail store with office build-out. The build-out includes a retail counter, conference rooms, private office space and restrooms.

LEASED!

6,450± SF
SUITE SIZE

TBD
POWER



SCAN, TAP or CLICK!



3D TOUR



FLOORPLAN



AVAILABLE FOR LEASE

Suite #5-113

RETAIL STORE

Suite #5-113 is an in-line retail shell with a modern feel thanks to its clear span and high ceilings. The suite features a large open space, office space, storage and a private restroom.

4,000± SF
SUITE SIZE

TBD
POWER



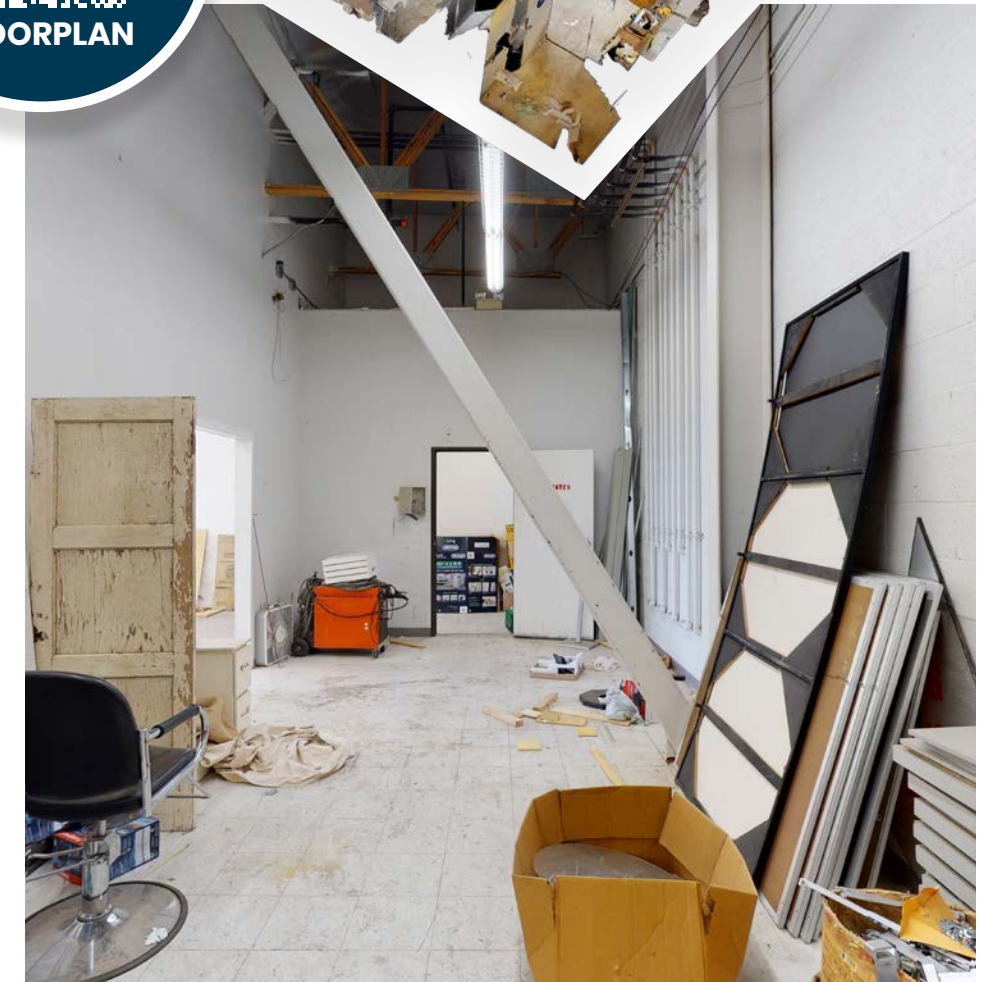
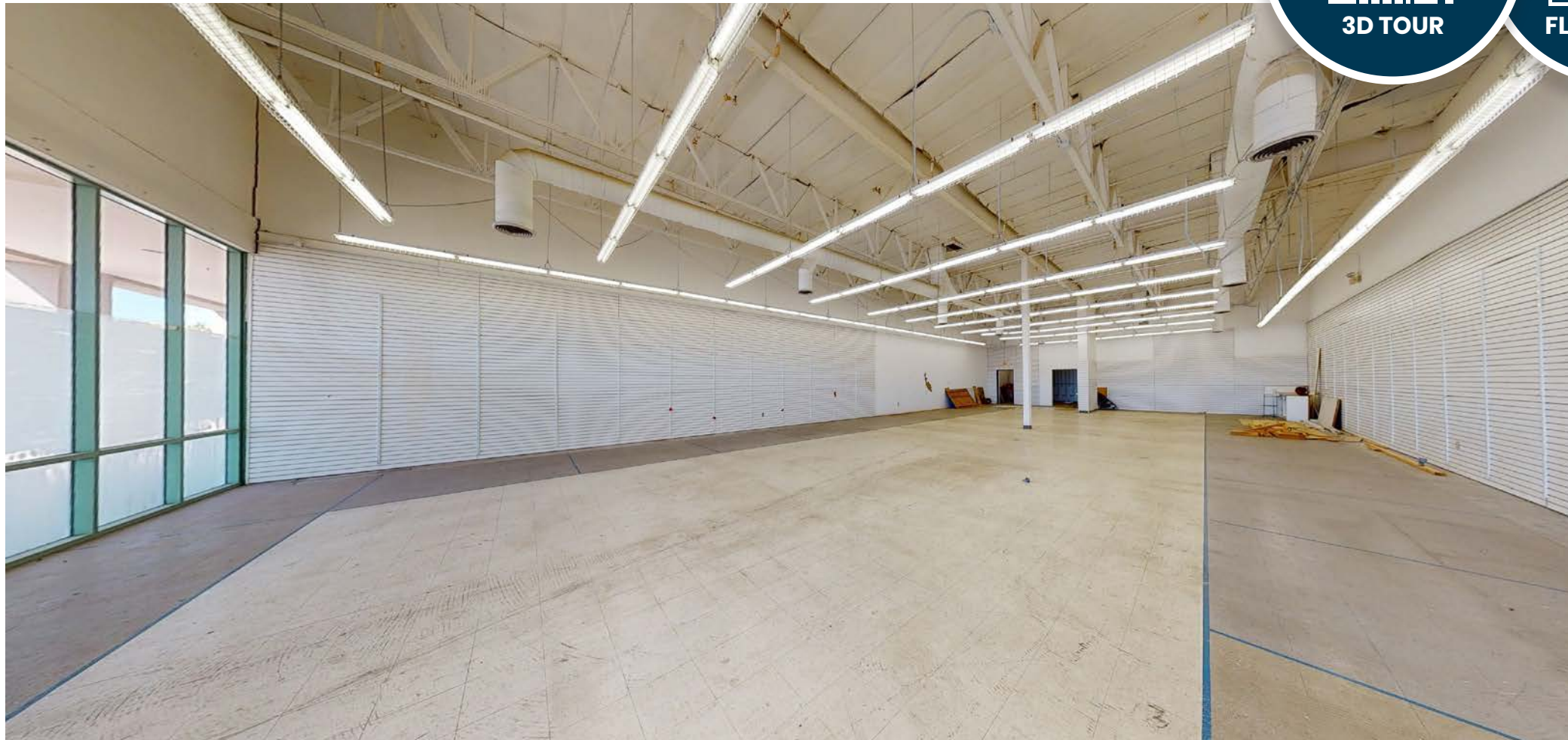
SCAN, TAP or CLICK!



3D TOUR



FLOORPLAN



AVAILABLE FOR LEASE

Suite #5-118

SHELL SPACE

Suite #5-118 is an in-line retail shell with a large open span and rear storage space. The suite features high drop-ceilings with an open span. One private restroom is located at the rear of the property.

3,440± SF
SUITE SIZE

TBD
POWER





Lancaster Marketplace

LANCASTER, CA 93536

SPACE FOR LEASE

1,500-25,000+ SQUARE FEET SUITES
RETAIL / WAREHOUSE / DISTRIBUTION



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