

AVAILABLE FOR LEASE

Lancaster

COMMERCE CENTER

For more information please contact:

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Lancaster Commerce Center | Power Center Bordering Hwy 14 | West Ave K and 10th Street West, Lancaster, CA

2nd Generation Restaurant Space Available



H&B BLOCK
 ARCO
 BOOT BARN
 ROSS
 WSS
 BIG G
 WSS

TOWNEPLACE SUITES HARRIOTT

63,625 AADT



AMERICA'S TIRE

SPROUTS

COMING SOON

SOL PLAZA



KAISER PERMANENTE



BANK OF AMERICA

WEST AVE K



10TH STREET WEST

55,572 AADT AT INTERSECTION OF 10TH STREET WEST & WEST AVE K

CBRE

PROPERTY OVERVIEW & HIGHLIGHTS

Lancaster Commerce Center is located adjacent to CA 14 and provides convenient access to the community. Major tenants include Target, 24 Hour Fitness, Auto Zone, Big 5, McDonald's, Sol Plaza, Crunch and Big Lots, in addition to numerous nearby retail and restaurant amenities



±235,256 sq. ft. power center with availabilities ranging from ±1,130 sq. ft. to ±7,500 sq. ft. available for lease



Superb visibility located adjacent to CA 14 with 63,625 AADT



Excellent traffic counts with 55,572ADT through the intersection of W Ave K and 10th St W



Strong trade area and solid demographics with close to 101,000 people within 3 miles

2024 DRIVE TIME DEMOGRAPHICS



POPULATION

5 minutes 31,556
10 minutes 147,041
15 minutes 267,328



AVERAGE HH INCOME

5 minutes \$67,234
10 minutes \$77,034
15 minutes \$83,009



DAYTIME POPULATION

5 minutes 36,824
10 minutes 148,211
15 minutes 251,388



SITE PLAN

Lancaster

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14



SENATOR SHARON RUNNER MEM HWY
 ANTELOPE VALLEY FWY

138

Lancaster Commerce Center | West Ave K and 10th Street West, Lancaster, CA

- CP ANTELOPE SHOPS LLC
- NAP
- LEASE PENDING
- VACANT
- 2ND GEN RESTAURANT



BOOT BARN

BIG 5
SPORTING GOODS

H&R
BLOCK

ROSS
DRESS FOR LESS

WSS
Shoes, Socks, Socks

ARCO

AutoZone

24 HOUR FITNESS

McDonald's

ihop

6

CALIFORNIA
14

Marie Callender's

Carl's Jr.

BURGER KING

AMERICA'S TIRE

Chick-fil-A

One Hawaiian BBQ

COMING SOON

SPROUTS FARMERS MARKET

Dutch Bros COFFEE

TACO BELL

WEST AVE. K

63,625 AADT

TRADE AREA MAP



lancaster COMMERCE CENTER

TRAFFIC COUNTS

CA 14 at W Ave K
63,625 AADT

W Ave K at 10th St W
55,572 ADT

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