

44846

VALLEY CENTRAL WAY

LANCASTER, CA



FOR SALE

MULTI-TENANT COMMERCIAL PROPERTY

CARWASH, JIFFY LUBE & COMMERCIAL SPACE

SPECTRUM

COMMERCIAL REAL ESTATE, INC.

spectrumcre.com | 818.252.9900

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EXECUTIVE SUMMARY

Spectrum CRE has been exclusively retained by Ownership to offer an exciting Owner-User / Investment Opportunity to acquire 44846 Valley Center Way. An approximately 7,750 SF commercial complex that is comprised of a Carwash, Jiffy Lube and additional Commercial Space.

The Carwash is currently vacant and presents a tremendous opportunity for an Owner-User or an Investor to either occupy or lease out. The Jiffy Lube is on a long term lease and additional commercial space is available for either occupancy to offered to lease and generate additional income.

Featuring tremendous visibility, excellent signage, heavy traffic counts, Immediate access to the 14 freeway and is surrounded by strong demographics. It is Adjacent to Power Centers with shadow anchors such as Walmart Supercenter, Burlington, 99 Cents Only Stores, Pet Smart, Party City, Planet Fitness, Food For Less, Marshalls, Harbor Freight Tools and many more.



WALK

SCORE
84



BIKE

SCORE
51



TRANSIT

SCORE
70

THE OFFERING

ADDRESS 44846 Valley Center Way
Lancaster, CA 93536

APN # 3153-015-039

GLA 7,750 SF *Per Title*

SITE AREA 35,689 SF

PRICE \$4,600,000.00

PRICE PER SF \$593.00

ZONING LCCPD *(Buyer to verify zoning)*

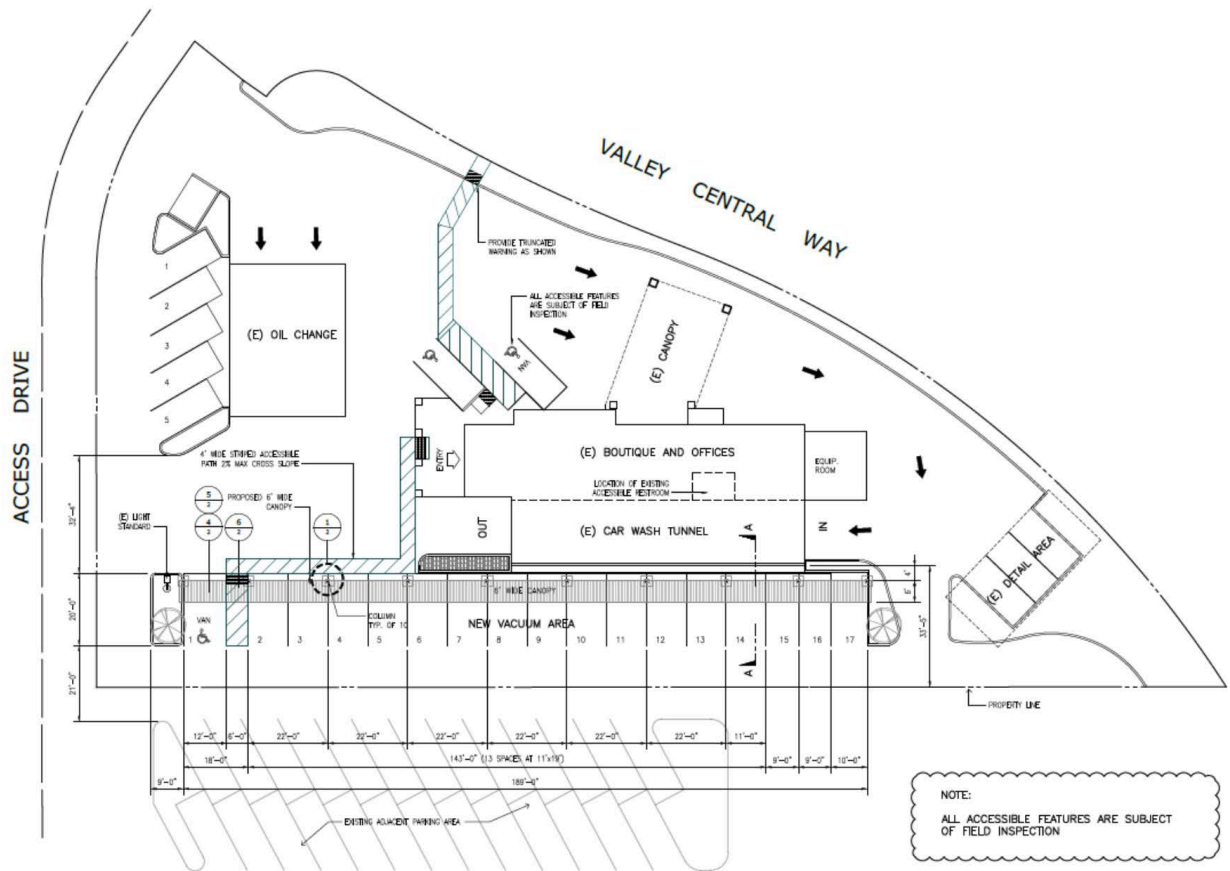
YEAR BUILT 2001

TRAFFIC COUNTS ±12,489 CPD - Along Valley Central Way
±10,244 CPD - Along Lancaster Boulevard
±51,851 CPD - Along 14 Freeway

***MONTHLY INCOME FROM JIFFY LUBE**
(CONTACT BROKER FOR MORE INFO)



SITE PLAN



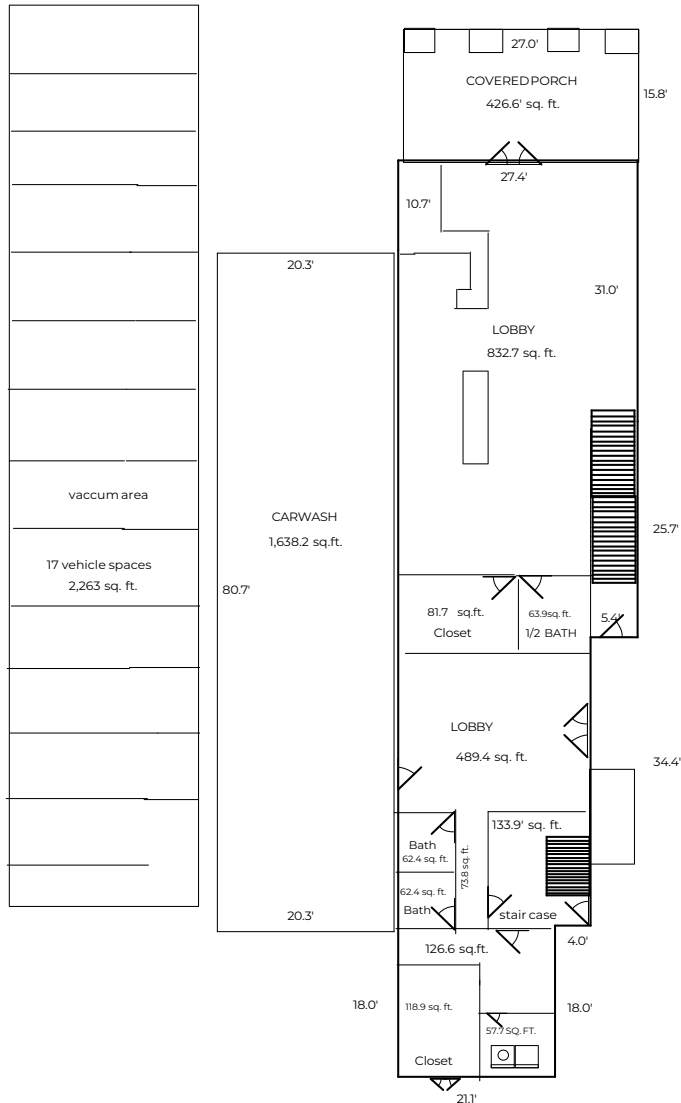
NOTE:
ALL ACCESSIBLE FEATURES ARE SUBJECT OF FIELD INSPECTION



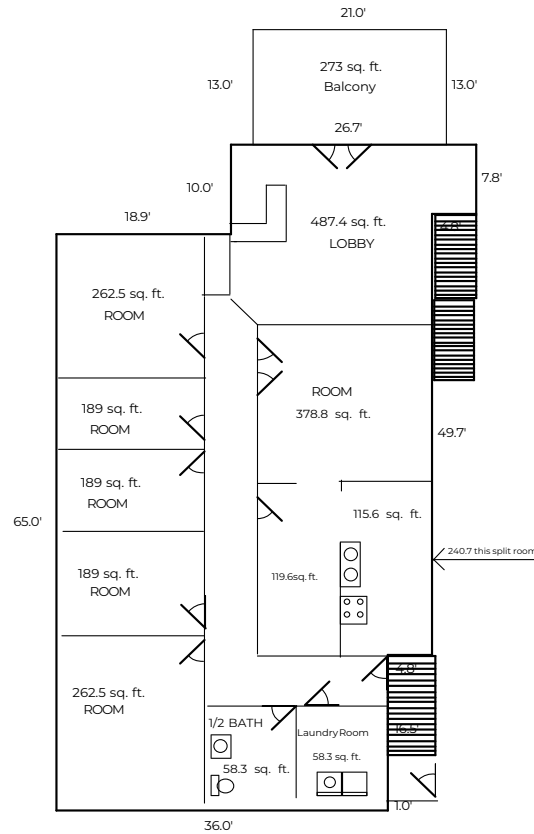
FLOOR PLANS

CAR WASH & OFFICE/COMMERCIAL SPACE

1ST FLOOR



2ND FLOOR



CAR WASH

- ±3,052 SF (Including the Tunnel)
- Spacious Lobby/Retail Space
- Outdoor Seating Area
- Approximately 80' long by 20' wide Tunnel
- Vacuum Area – 17 Parking Spaces

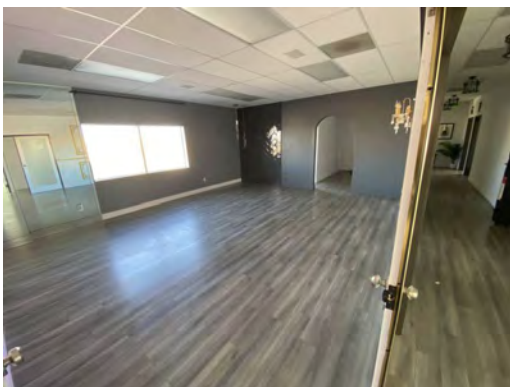
2ND FLOOR MULTI-TENANT SPACE

- Approximately 3,010 SF
- Office/Commercial (Multiple Suites)

JIFFY LUBE

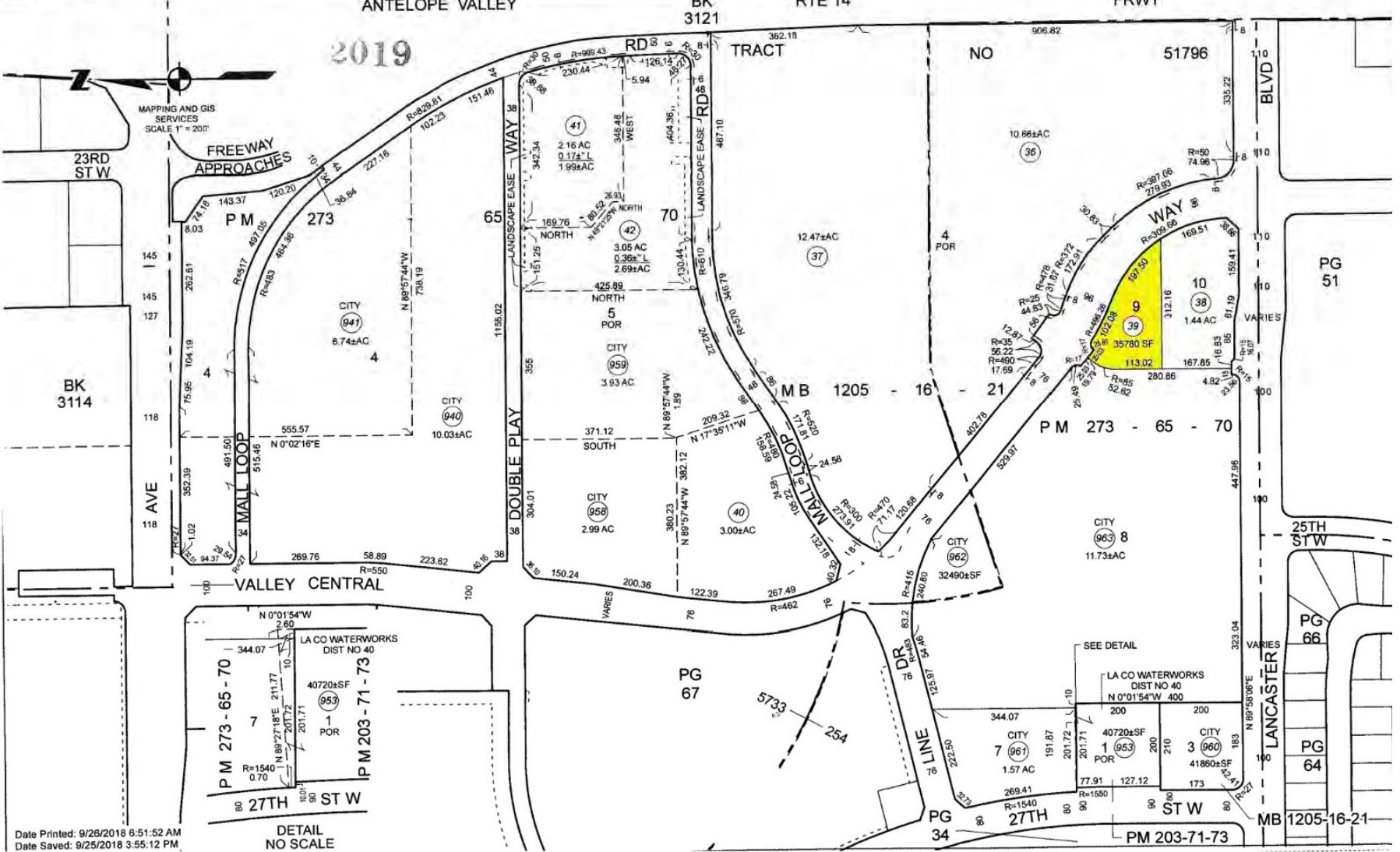
- Approximately 2,189 SF
- Spacious Lobby
- Shop Area with Two Bays
- Basement – Approximately 1,155 SF

PROPERTY PHOTOS



PLAT MAP

3153 15 P. A. TRA REVISED 2007013007013001-A1 2015060108-22 SEARCH NO. OFFICE OF THE ASSESSOR
 SHEET 3108-13 254 200030317 2007013007006001-A1 2018090502004001-A1 COUNTY OF LOS ANGELES
 3153-29,33,34 5733 2011042202006001-24 2019021302-A1 COPYRIGHT © 2002



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 Date Saved: 9/25/2018 3:55:12 PM

DETAIL
 NO SCALE



±10,244 CPD
LANCASTER BOULEVARD

±12,489 CPD
VALLEY CENTRAL WAY

±51,851 CPD
14 FREEWAY



AERIAL MAP



LANCASTER MUNICIPAL STADIUM



TENANT OVERVIEW



OPERATED BY
FRANCHISEE

JIFFY LUBE



50 YEARS
OF SUCCESS



HEADQUARTERS
HOUSTON, TEXAS



\$145M+
ANNUAL REVENUE



2,000+
LOCATIONS

DEMOGRAPHIC DATA



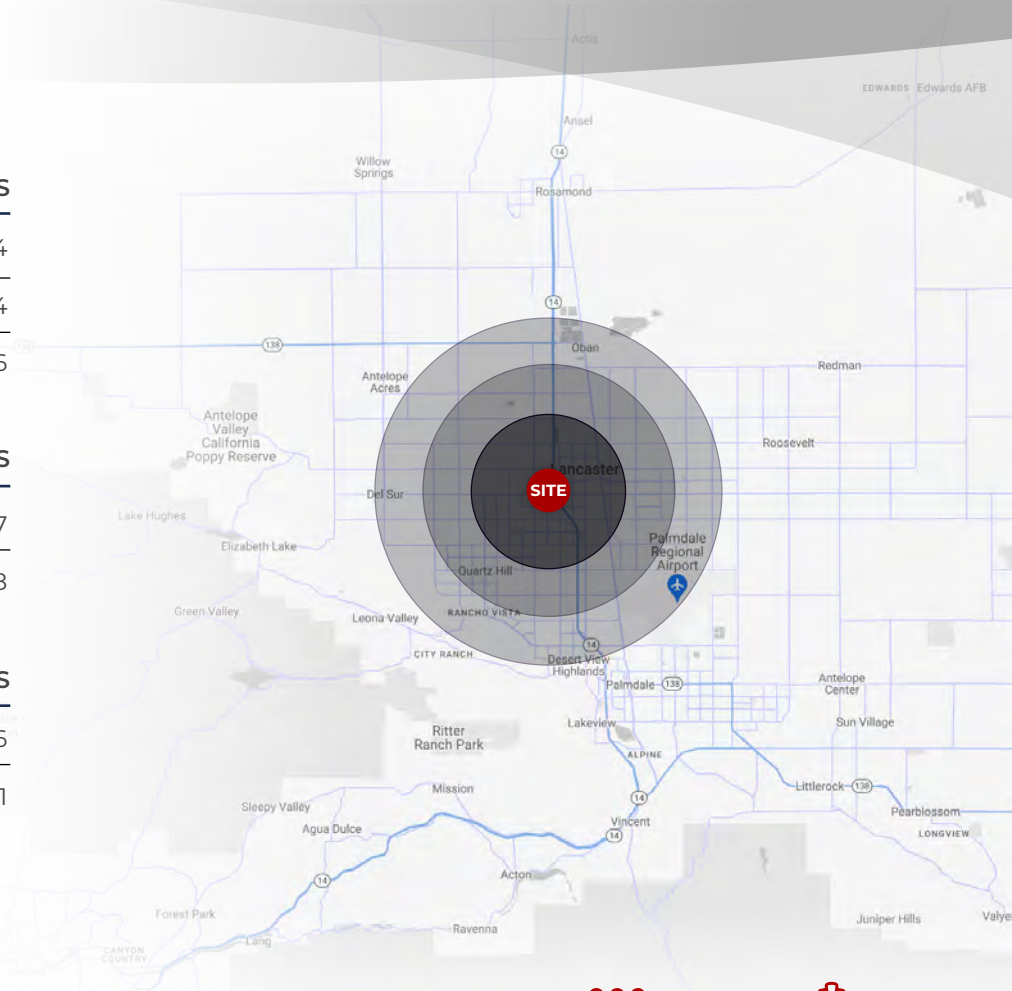
POPULATION	1 MILE	2 MILES	3 MILES
Estimated Population	12,266	48,840	86,594
Estimated Households	3,838	16,576	29,184
Median Age	37.2	37.2	36



HOUSEHOLD INCOME	1 MILE	2 MILES	3 MILES
Average Household Income	\$120,057	\$99,374	\$98,307
Median Household Income	\$91,958	\$77,917	\$77,668



DAYTIME POPULATION	1 MILE	2 MILES	3 MILES
Total Businesses	410	1,841	2,776
Total Employees	3,826	17,295	25,411

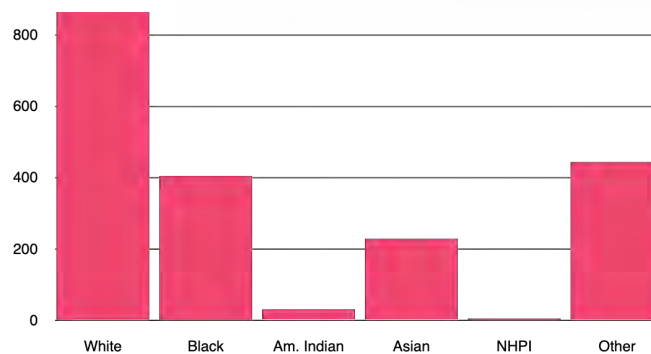


DRIVE TIMES

DESTINATIONS

DESTINATIONS	DISTANCE
Antelope Valley College	5 Minute Drive
AV Fair & Event Center	7 Minute Drive
Antelope Valley Medical Center	8 Minute Drive
Museum of Art and History	9 Minute Drive
Apollo Community Regional Park	10 Minute Drive
George Lane Park	13 Minute Drive

RACE & ETHNICITY



86,594*
TOTAL POPULATION



\$98,307*
AVERAGE INCOME



25,411*
DAYTIME EMPLOYMENT



2,776*
TOTAL BUSINESSES

* 3 MILE RADIUS

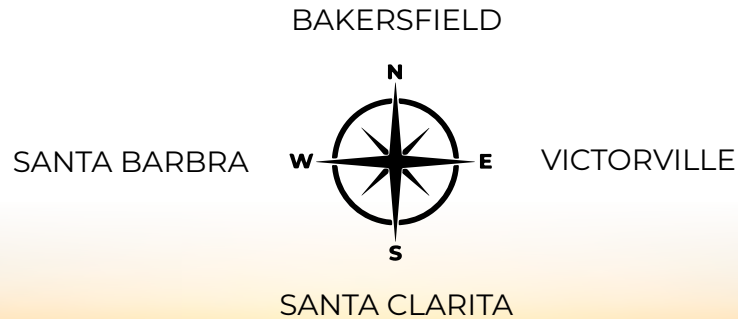
AREA HIGHLIGHTS

LANCASTER OVERVIEW

Lancaster is a charter city in northern Los Angeles County, in the Antelope Valley of the western Mojave Desert in Southern California. As of the 2020 census, the population was 173,516, making Lancaster the 153rd largest city in the United States and the 30th largest in California. Lancaster is a twin city with its southern neighbor Palmdale; together, they are the principal cities within the Antelope Valley region. The population of Lancaster has grown from 37,000 at the time of its incorporation in 1977 to over 157,000 as of 2019.

While Lancaster won a spot on this year's Top 100 Places to Live with its strong economy, diverse community and commitment to health, it is the city's dedication to protecting the environment that makes it truly special. Leading the way in solar power, locals can feel good about the way they live and work each day.

SURROUNDING NEIGHBORHOODS



EXCELLENT NEARBY AMENITIES



Lancaster is just minutes away from beautiful sites like The Antelope Valley California Poppy Reserve, The Boeing Plaza - Aerospace Walk Of Honor, & The Musical Road. Nearby Attractions include: The Castle Roller Skating, The Antelope Valley Indian Museum, & American Heroes Park.

PARKS & RECREATION



Lancaster's Parks, Recreation & Arts Department is dedicated to helping residents relax in the beautiful desert landscape. Each season, the Department hosts over 100 athletic programs, community classes, art exhibits and special events, as well as maintains twelve City Parks.

RESTAURANTS & DINING



Whether you are craving kosher dishes, Middle Eastern cuisine, sushi, or even an oxygen bar, make a beeline towards Ventura Boulevard. This central street offers something for everyone and it is also a great spot for those who wish to set up a small business.

QUALITY OF LIFE



Today there is so much to see and do in Lancaster for all ages and interests. You can choose from many attractions and forms of entertainment. And for those who want to escape the rush of urban life, relaxing places where you can recharge your batteries await.



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