

Somerset Village

1915-1989 W. AVENUE L, LANCASTER, CA. 93534

FOR LEASE / SALE
RETAIL COMMUNITY
CENTER



SOMMERSET VILLAGE is a 76,325+/- square foot retail center strategically located at the northeast corner of 20th Street West and Avenue L in Lancaster California. The center is situated at the first signalized intersection just west of the Antelope Valley Freeway (Highway 14) along the East-West corridor leading to Quartz Hill. Near Costco, Kaiser Permanente, Antelope Valley College, and other retail projects.

LAND: Approximately 6.9 Acres

YEAR BUILT: 1989

FEATURES & HIGHLIGHTS:

- Prime corner location, high daily traffic count, and great upside potential.
- Shopping center lease or development opportunity.
- Prime for possible high density residential conversion.

ANCHOR SPACE AND CORNER: 38,000+/- square foot anchor space is divisible. 10,000+/- square foot corner pad available for lease or repositioning.

CONTACT:

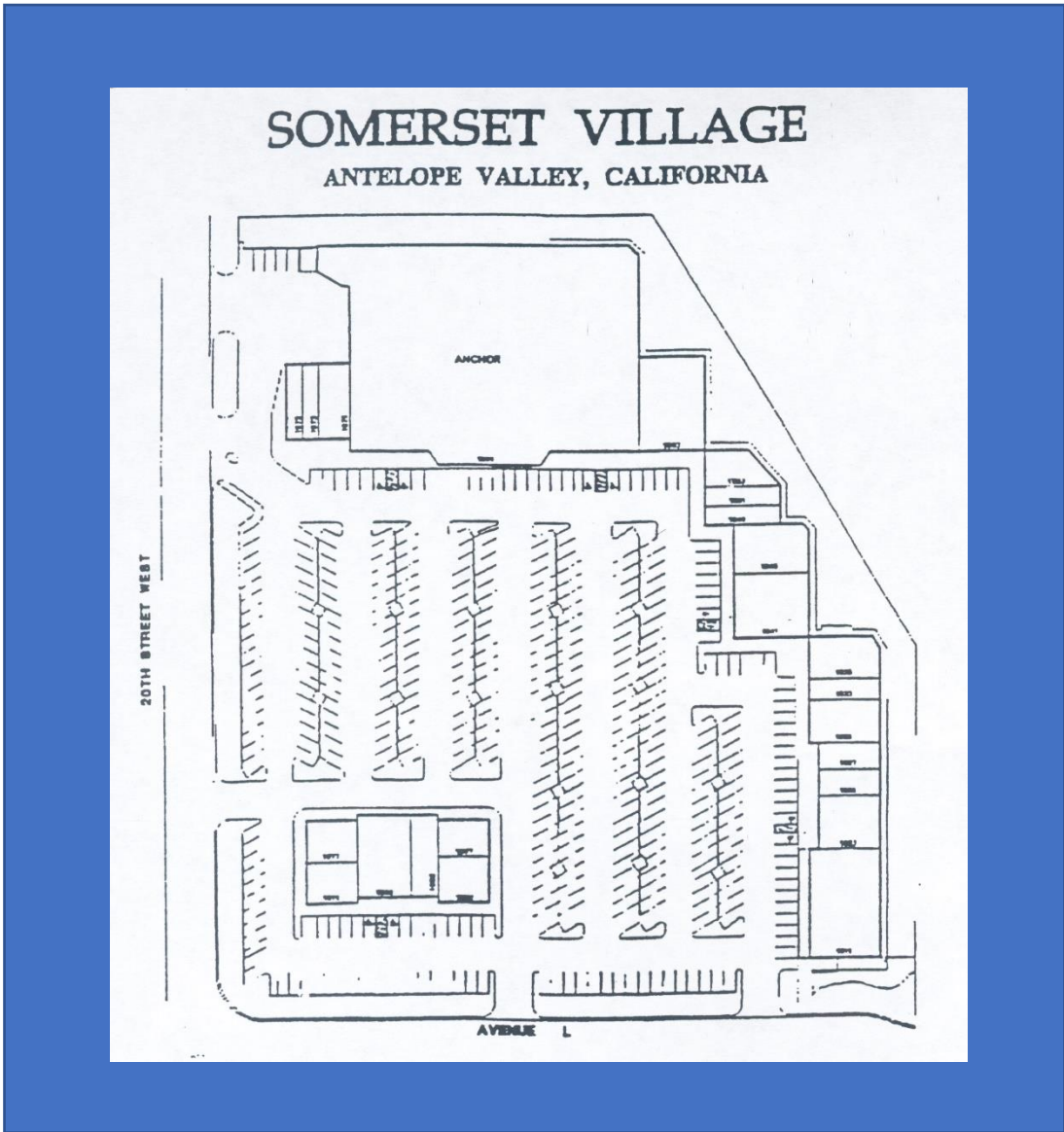
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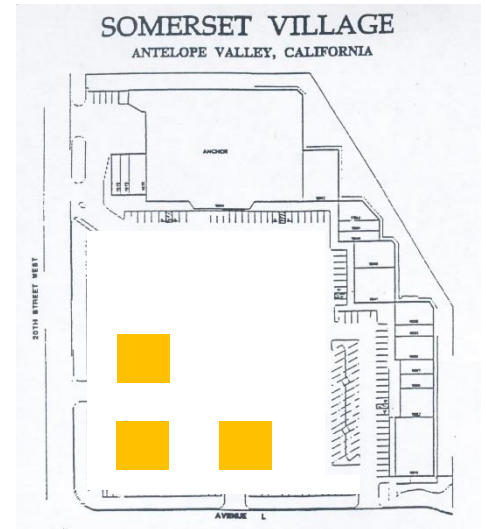
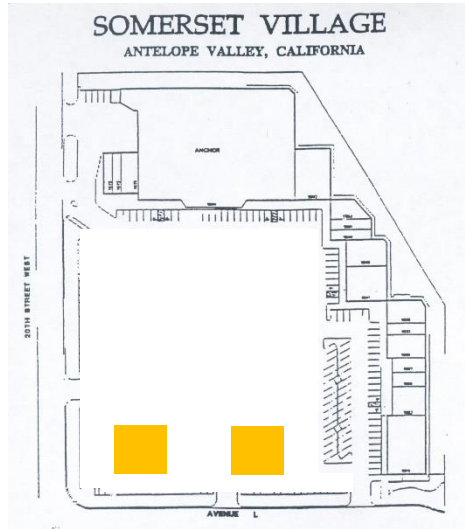
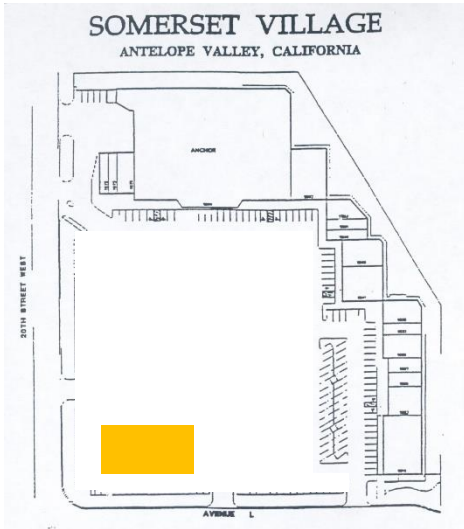
LANCASTER DEMOGRAPHICS

2011 EST. DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Population	28,532	251,784	450,015
Avg HH Income	\$71,723	\$64,710	\$65,561
Daytime Population	8,828	33,894	69,671

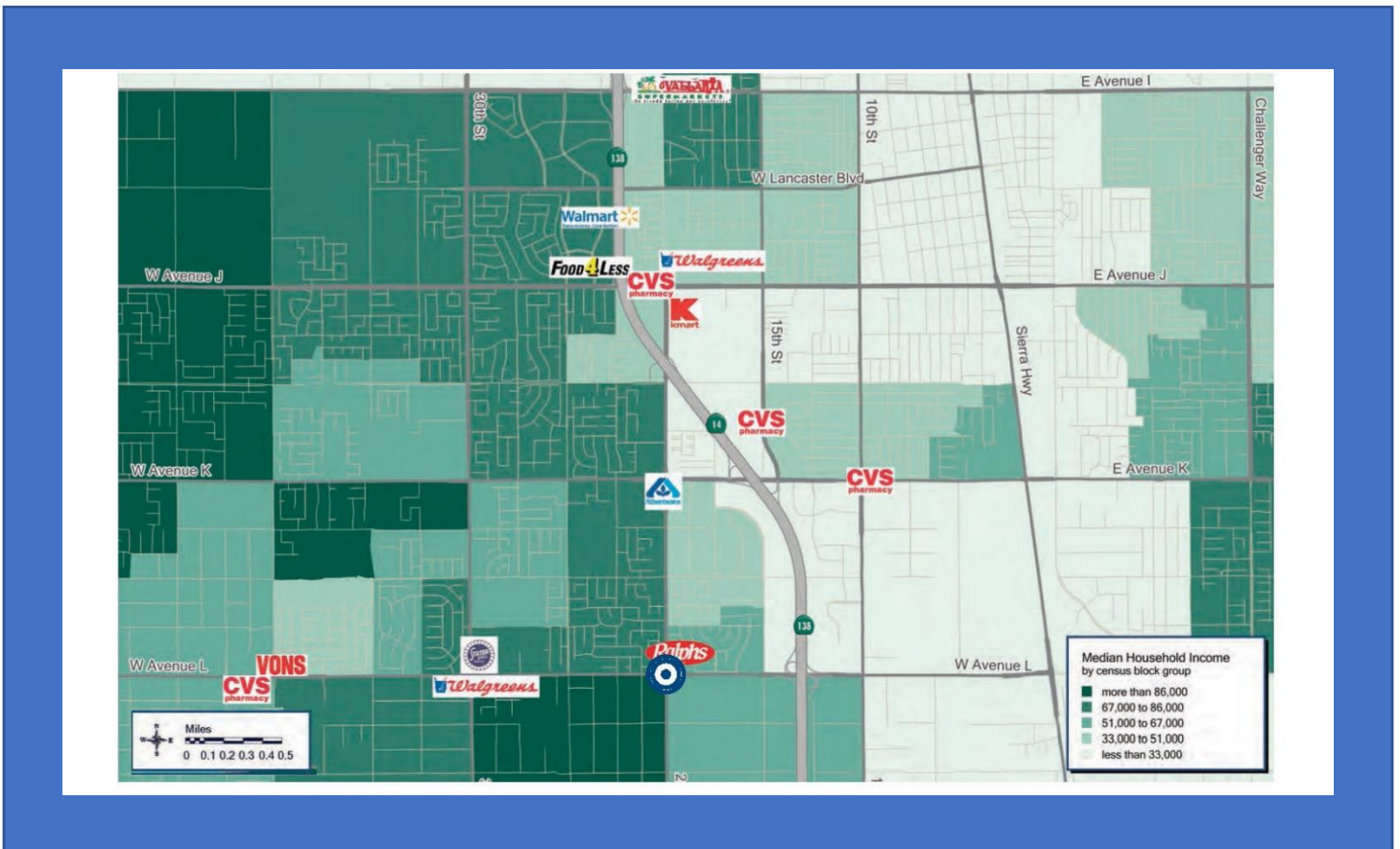
INTERSECTION		AVERAGE VEHICLES PER DAY
W Avenue L at 20th Street W	Approx.	29,644



POSSIBLE PAD REPOSITIONINGS



RETAIL MAP





ANCHOR SPACE



CORNER PAD BUILDING



ANCHOR SPACE (ALT. VIEW)



SHOPPING CENTER VIEW



ANCHOR SPACE LOADING DOCKS



SHOPPING CENTER VIEW



SHOPPING CENTER STORE FRONT



SHOPPING CENTER STORE FRONT



SHOPPING CENTER STORE FRONT



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