

Available for lease!

604 - 628 E Avenue K
Lancaster, California 93535



DAVID MALING
Principal
213.453.1770 Call or Text
david.maling@avisonyoung.com
License No. 01139115

**AVISON
YOUNG**

Location Overview

Demographics (2 mile radius)

53,602

Population

16,593

Households

16,669

Employees

\$54,266

Median household income

56%

Renter occupied

2,241

Businesses

About Lancaster, California

The City of Lancaster is a thriving community of 172,237 located approximately one hour north of Los Angeles. Clean air, attainable housing, wide open spaces, and a close-knit community make Lancaster the ideal place for families. Endless potential for growth, along with a strong commitment to business from local leaders, earned Lancaster the “Most Business-Friendly” Eddy Award from the Los Angeles Economic Development Corporation in 2007.

Attainable housing and recent economic growth have made Lancaster a very attractive choice for families and businesses who are looking to relocate, but wish to enjoy all the advantages that Southern California has to offer.

Lancaster’s business-friendly atmosphere has contributed to dramatic economic growth in recent years. New businesses often choose to relocate or open another location in Lancaster, which translates to increases in local job opportunities.

source: <https://www.cityoflanasterca.org/our-city/about-us/history-demographics/demographics>





616

Nails Studio & beyond...

FARMER'S LIQUOR & WINE

TAX PRO TAXES

105

107

108

101

NO PARKING

FARMER'S LIQUOR & WINE
MARITZA MARTINEZ
INSURANCE AGENCY

SPORTS CENTER

SPORTS CENTER



Angel's BEAUTY BARBER

101



A MEXICAN GRILL

TACOS - TORTAS - BURRITOS

103



A MEXICAN GRILL Tacos TUESDAYS

- TACOS
- BURRITOS
- QUESADILLAS
- TORTAS

606

LATINO CELLULAR

105





HIGHLIGHTS

- Three spaces available, each approximately 1,000 sq.ft.
- Excellent tenant mix
- Situated on heavily-trafficked Palmdale Blvd.
- Close proximity to national tenants including Subway, McDonald's, Circle K, and more!
- Ample parking for the entire center

Leasing terms

SF AVAILABLE: 1,800 ± SF

TERM: 3 to 5 years

DATE AVAILABLE: Available

Available units

Suite	SF	Asking Rent
101	1,000	\$1,800
107	1,000	\$1,800
109	1,000	\$1,800

Modified gross lease, where the tenant only pays for their utilities.



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We look forward to
speaking with you!

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