

1356 W AVENUE J

LANCASTER, CA 93534

VIEW VIDEO TOUR



Antelope Valley
Medical Center
420 BEDS

SITE

W AVENUE J 26,421 CPD

15TH ST. WEST 17,787 CPD

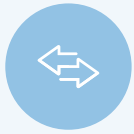
For Sale | 15,125 SF Freestanding Building Available

CBRE

Highlights



±15,125 SF freestanding building available ample parking available with a ratio of 3.44/1,000 SF, providing easy access for customers



Versatile space suitable for various businesses, including retail, food service, and professional services



Centrally positioned to serve Lancaster and surrounding communities effectively



Prime location on W Avenue J with significant traffic flow (26,421 CPD) and excellent visibility



Located within a vibrant retail hub, surrounded by well-known national brands, driving foot traffic



Available signage opportunities for increased brand exposure

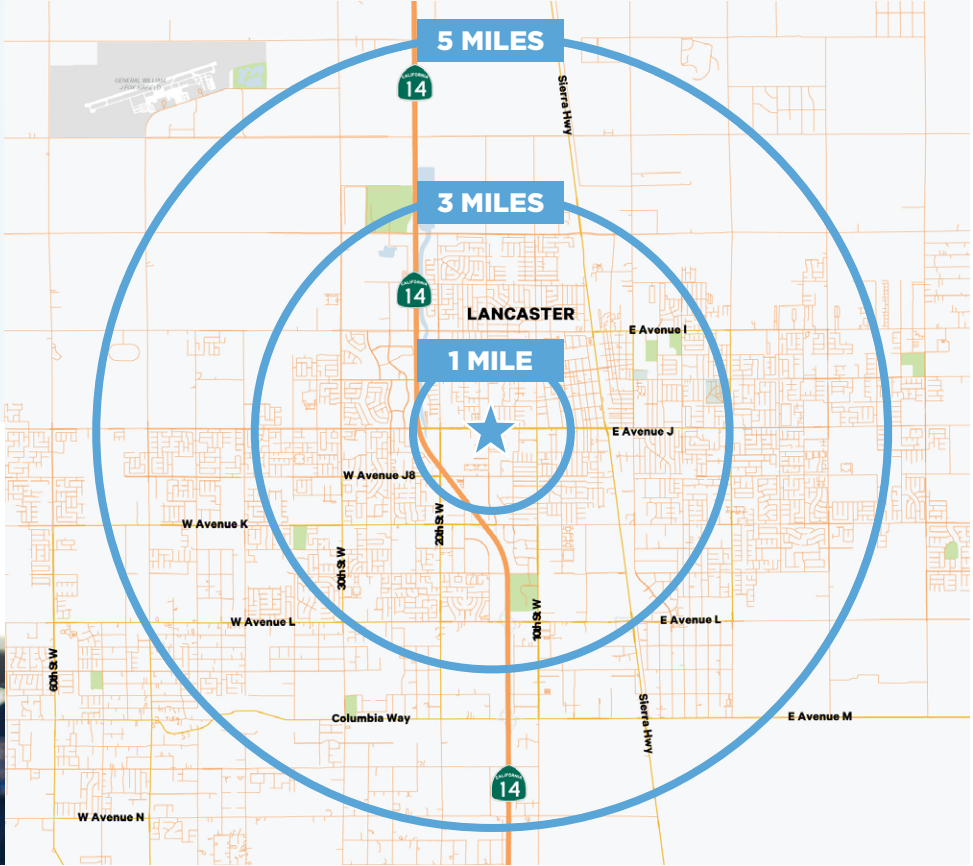


Demographics

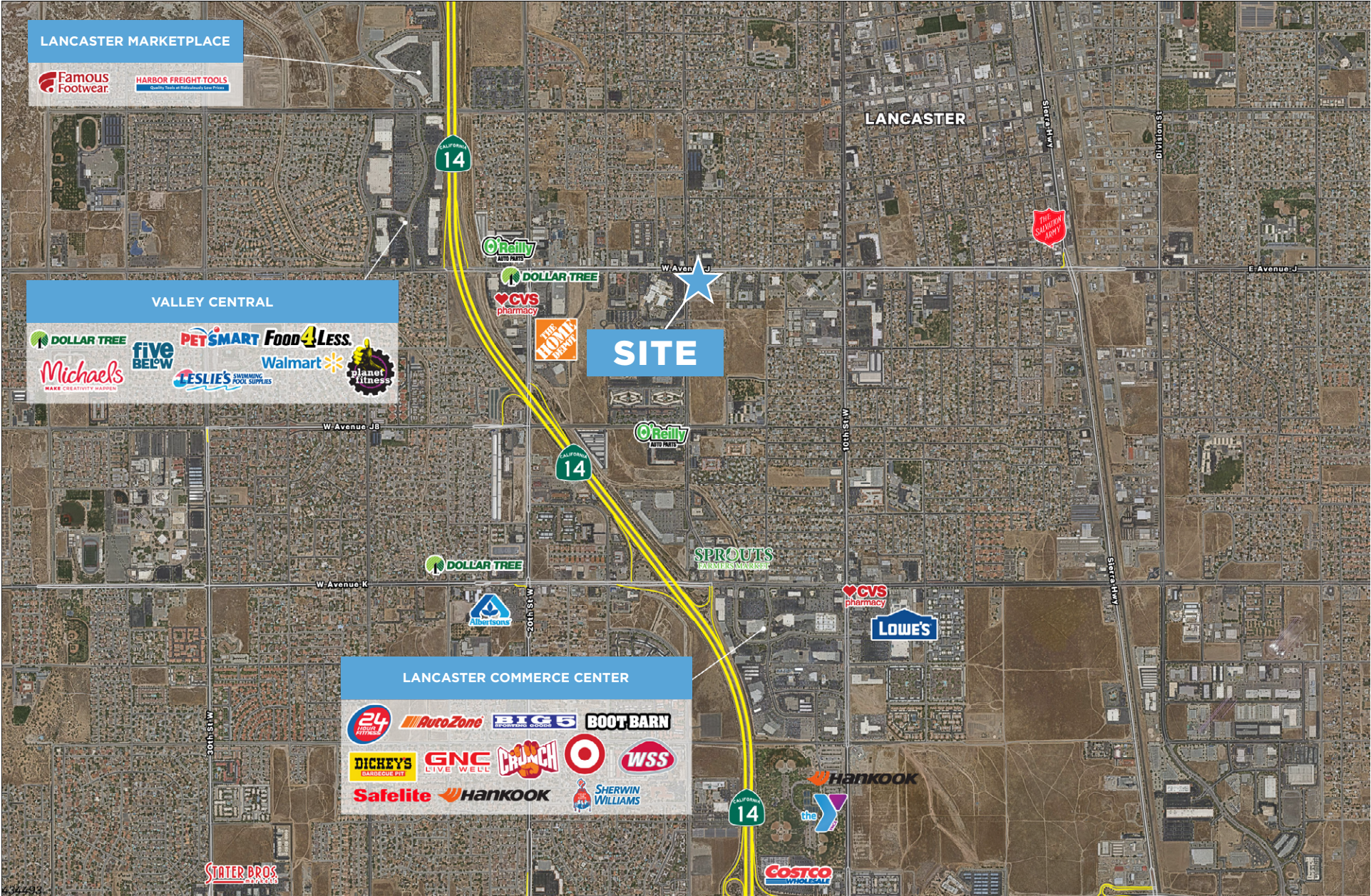
City of Lancaster

Lancaster, CA, is a thriving city located in the Antelope Valley, known for its stunning desert landscapes and strong sense of community. With a rich cultural heritage and a growing arts scene, Lancaster combines the best of urban amenities with a laid-back, suburban atmosphere. The city has a diverse economy driven by sectors such as aerospace, manufacturing, and retail, making it an attractive destination for both businesses and residents. Lancaster is well-served by major highways and public transportation options, providing convenient access for commuters. The city hosts numerous events and festivals throughout the year, promoting community spirit and engagement. With ongoing development projects and a focus on sustainable growth, Lancaster offers an exciting environment for businesses seeking to thrive in a welcoming community. Discover the unique opportunities that Lancaster has in store!

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Population (2024) | 16,305 | 102,440 | 170,836 |
| Average HH Income | \$75,468 | \$89,034 | \$93,613 |
| Average HH | 5,732 | 34,512 | 54,320 |
| Median Age | 36.7 | 34.6 | 34.6 |



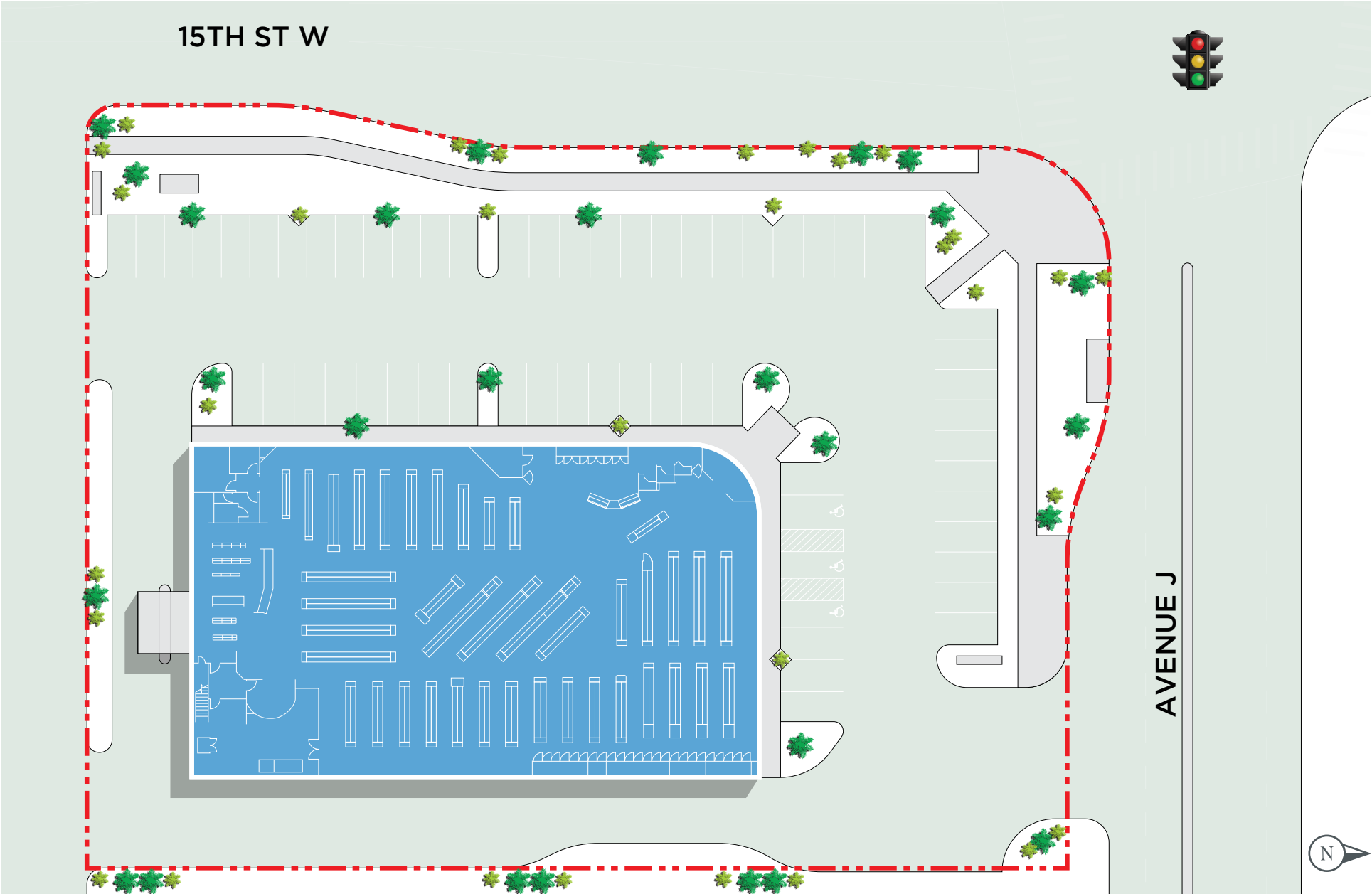
Retailer Map



Arial Map



Site Plan





FOR MORE INFORMATION, PLEASE CONTACT:

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