

44632 TREVOR AVE, LANCASTER, CA 93534

FOR SALE



PROPERTY SUMMARY

**44632 TREVOR AVE,
LANCASTER, CA 93534**

Property Type: Industrial

Year Built: 1959

Parcel Number: 3138-027-044

Building: 7,881 SF

Lot: 16,909/.39 SF/AC

Zoning: LRLI



SUBJECT PROPERTY

Trevor Ave

W Norberry St

PROPERTY HIGHLIGHTS

SUBJECT
PROPERTY

- ✓ Excellent for Owner User & Investor
- ✓ Strong Demographics and Traffic Counts
- ✓ Over 30,000+ Cars Per Day
- ✓ Close Proximity to 14 freeway
- ✓ High Traffic Area Surrounded by National Tenants

Trevor Ave

W Norberry St

PROPERTY PHOTOS

44632 TREVOR AVE, LANCASTER, CA 93534



DEMOGRAPHICS

44632 TREVOR AVE, LANCASTER, CA 93534

POPULATION

	1 Mile	3 Mile	5 Mile
2028 Projection	17,360	107,646	149,661
2023 Estimate	17,871	110,861	154,213
2010 Census	18,265	113,560	158,390
Growth 2023 - 2028	-2.86%	-2.90%	-2.95%
Growth 2010 - 2023	-2.16%	-2.38%	-2.64%

2023 POPULATION

	1 Mile	3 Mile	5 Mile
White	3,788 21.20%	27,737 25.02%	153,013 20.35%
Black	4,911 27.48%	24,137 21.77%	197,905 26.32%
Am. Indian & Alaskan	324 1.81%	1,799 1.62%	10,752 1.43%
Asian	410 2.29%	4,017 3.62%	52,016 6.92%
Hawaiian & Pacific Island	25 0.14%	199 0.18%	2,465 0.33%
Other	8,412 47.07%	52,972 47.78%	335,757 44.65%
U.S. Armed Forces	26		350

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2028 Projection	5,823	34,114	46,904
2023 Estimate	6,006	35,195	48,424
2010 Census	6,171	36,250	50,042
Growth 2023 - 2028	-3.05%	-3.07%	-3.14%
Growth 2010 - 2023	-2.67%	-2.91%	-3.23%
Owner Occupied	2,100 34.97%	17,785 50.53%	27,308 56.39%
Renter Occupied	3,906 65.03%	17,410 49.47%	21,116 43.61%

DEMOGRAPHICS DETAILED REPORT

44632 TREVOR AVE, LANCASTER, CA 93534

2023 POPULATION BY OCCUPATION

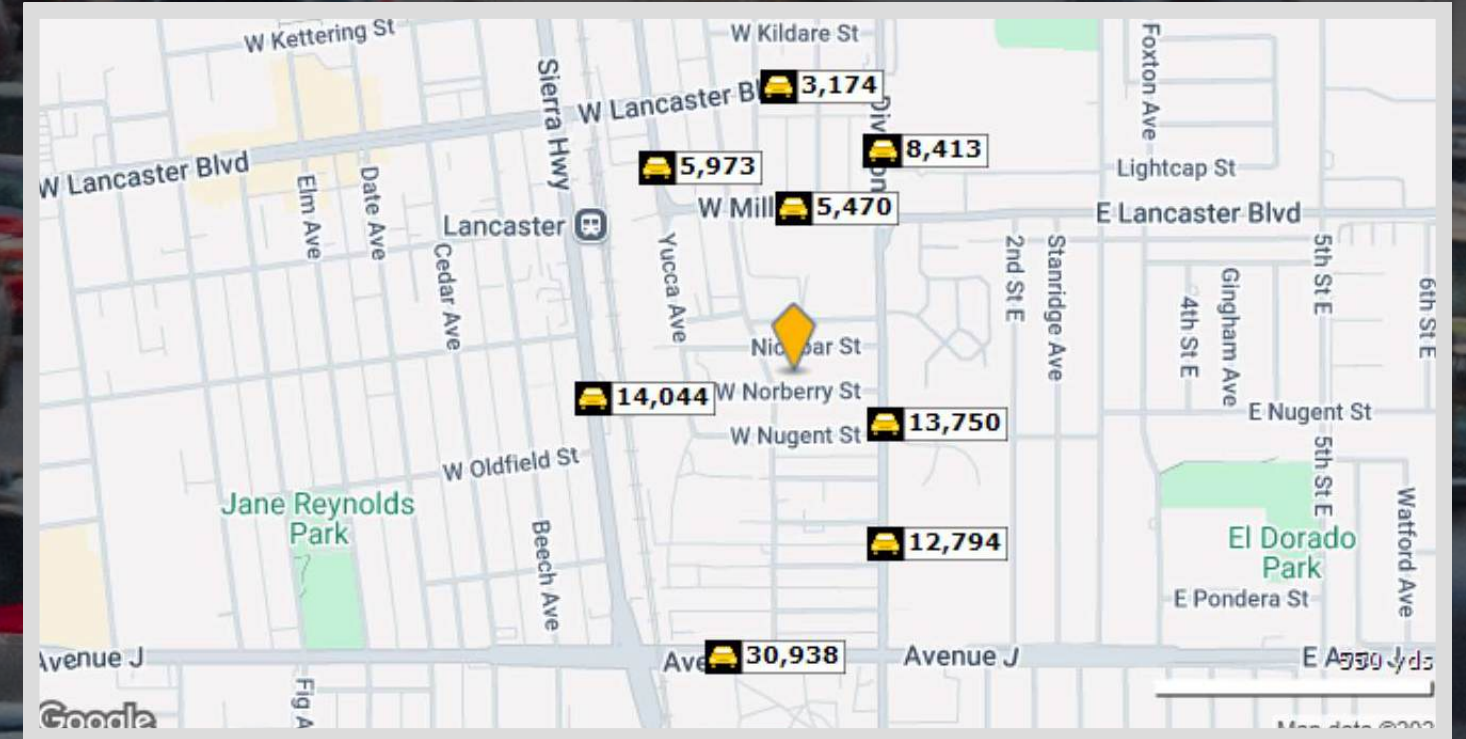
	1 Mile		3 Mile		5 Mile	
Real Estate & Finance	365	3.22%	1,967	2.45%	2,725	2.38%
Professional & Management	2,072	18.30%	17,495	21.77%	26,886	23.45%
Public Administration	301	2.66%	3,341	4.16%	4,944	4.31%
Education & Health	1,722	15.21%	11,241	13.99%	16,381	14.29%
Services	1,425	12.58%	8,800	10.95%	12,417	10.83%
Information	102	0.90%	534	0.66%	721	0.63%
Sales	1,253	11.06%	8,622	10.73%	11,997	10.46%
Transportation	197	1.74%	975	1.21%	1,219	1.06%
Retail	762	6.73%	5,034	6.26%	6,705	5.85%
Wholesale	67	0.59%	687	0.85%	888	0.77%
Manufacturing	507	4.48%	4,318	5.37%	6,197	5.41%
Production	949	8.38%	6,654	8.28%	8,606	7.51%
Construction	744	6.57%	4,947	6.16%	6,852	5.98%
Utilities	326	2.88%	2,438	3.03%	3,895	3.40%
Agriculture & Mining	73	0.64%	564	0.70%	615	0.54%
Farming, Fishing, Forestry	65	0.57%	306	0.38%	321	0.28%
Other Services	394	3.48%	2,447	3.04%	3,272	2.85%

2010 HOUSEHOLDS BY HH SIZE

	1 Mile		3 Mile		5 Mile	
1-Person Households	1,808	29.30%	8,304	22.91%	10,762	21.51%
2-Person Households	1,351	21.90%	8,696	23.99%	12,308	24.60%
3-Person Households	945	15.32%	6,133	16.92%	8,487	16.96%
4-Person Households	866	14.04%	5,654	15.60%	8,074	16.13%
5-Person Households	609	9.87%	3,767	10.39%	5,314	10.62%
6-Person Households	322	5.22%	2,026	5.59%	2,807	5.61%
7-or more Person Households	269	4.36%	1,669	4.60%	2,290	4.58%

TRAFFIC COUNT

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TRAFFIC COUNT

Street	Traffic Volume	Distance from Subject
Division Street	8,413	MPSI .12
W Milling St	5,470	MPSI .19
Division St	12,630	MPSI .22
Division St	12,794	MPSI .22
Sierra Hwy	14,044	MPSI .23
Division St	8,734	MPSI .28
Division St	8,413	MPSI .28
Yucca Ave	5,973	MPSI .29
W Ave J	30,938	MPSI .33
W Lancaster Blvd	3,174	MPSI .33

EXCLUSIVELY REPRESENTED BY



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