



# VALLEY CENTRAL SHOPPES, LANCASTER

● ● ● 44410-44600 Valley Central Way

Lancaster, CA 93536

FOR LEASE ±13,465 SF JR ANCHOR END CAP SPACE AVAILABLE



# PROPERTY HIGHLIGHTS



- Anchored by Walmart Supercenter, Burlington, Marshall's, Staples, Floor & Decor, and Ulta.
- ±13,465 SF Jr Anchor Endcap space available
- No.1 Power Center in Lancaster with approximately 9.3 million visits to the center in the last 12 months (\*Source, Placer.ai)
- Avg HH income of \$121,685 within a 1-mile radius.
- Excellent freeway visibility along CA-14 with direct access via Avenue J interchange.



Estimated Population	3 Miles 85,946	5 miles 161,521	10 Miles 280,878
Avg. Household Income	3 Miles \$99,301	5 miles \$106,031	10 Miles \$108,634
Total Employees	3 Miles 27,753	5 miles 43,162	10 Miles 65,602



# TRADE AERIAL



# SITE AERIAL



# SITE PLAN

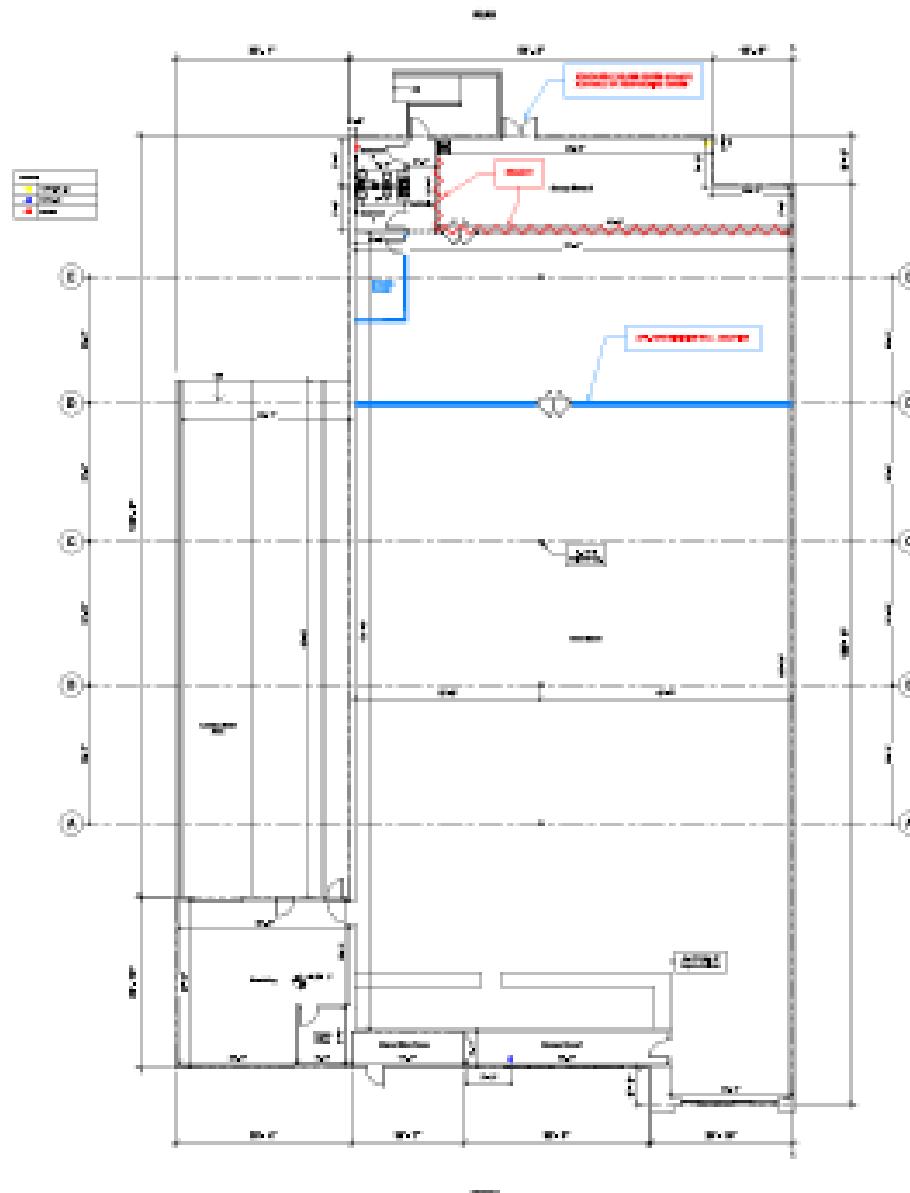


Unit	Tenant	SF
1	Chuck E Cheese	±17,700
3	GameStop	±2,458
4	Lenscrafters	±4,000
5	T-Mobile	±3,000
6	Jersey Mike's Subs	±1,500
7	Dragon Garden	±1,500
8	Five Below	±8,800
9	Ulta	±9,028
10	Uptown Cheapskate	±4,000

Unit	Tenant	SF
44500	Marshalls	±27,000
12	Leslie's Pool Supply	±4,000
13A	Bath & Body Works	±3,000
13B	Sally Beauty Supply	±3,000
14	Planet Fitness	±20,206
15	Available	±13,465
16	America's Tire Company	±7,500
44620	Staples	±22,474
18	Sola Salons	±7,618

Unit	Tenant	SF
19A	Starbucks	±1,811
19B	Sport's Clips	±1,172
20	Black Angus Steakhouse	±10,350
21	Sweet Bunnies Yogurt	±2,100
22-24	Calidental	±3,120

# FLOOR PLAN - UNIT 15



# PYLON SIGNAGE (PROPOSED)





# CONTACT US



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