

FOR SALE/LEASE



SCHOOL / RELIGIOUS - ANTELOPE VALLEY SUBMARKET

44339 BEECH AVENUE | LANCASTER, CA 93534

PRIME LANCASTER LOCATION

ELIAS MARTINEZ

Senior Associate

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CA DRE Lic. #02054420



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FEATURES / HIGHLIGHTS

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PROPERTY FEATURES



**TWO (2) PARCELS APPROX. 23,328 SF BUILDING
& 15,673 SF VACANT LOT PARKING**



SALE LIST PRICE: \$5,350,000



**LEASE PRICE: \$45,000 PER MONTH
(\$1.92 PER SF + UTILITIES)**



**APN # 3132-009-016 (MAIN PROPERTY)
APN # 3132-010-016 (VACANT LOT FOR GATED PARKING)**



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Faith-Based Specialty
FBS

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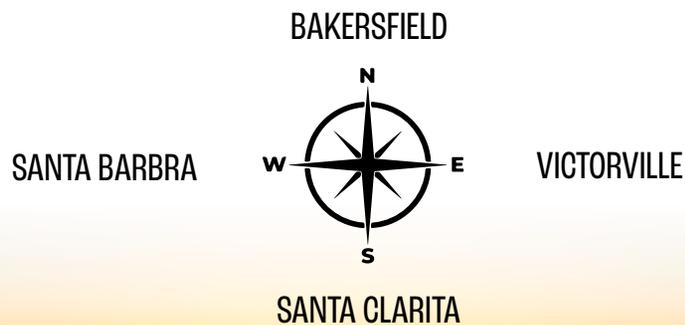
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LANCASTER OVERVIEW

Lancaster is a charter city in northern Los Angeles County, in the Antelope Valley of the western Mojave Desert in Southern California. As of the 2020 census, the population was 173,516, making Lancaster the 153rd largest city in the United States and the 30th largest in California. Lancaster is a twin city with its southern neighbor Palmdale; together, they are the principal cities within the Antelope Valley region. The population of Lancaster has grown from 37,000 at the time of its incorporation in 1977 to over 157,000 as of 2019.

While Lancaster won a spot on this year's Top 100 Places to Live with its strong economy, diverse community and commitment to health, it is the city's dedication to protecting the environment that makes it truly special. Leading the way in solar power, locals can feel good about the way they live and work each day.

SURROUNDING NEIGHBORHOODS



AREA OVERVIEW

EXCELLENT NEARBY AMENITIES



Lancaster is just minutes away from beautiful sites like The Antelope Valley California Poppy Reserve, The Boeing Plaza - Aerospace Walk Of Honor, & The Musical Road. Nearby Attractions include: The Castle Roller Skating, The Antelope Valley Indian Museum, & American Heroes Park.

PARKS & RECREATION



Lancaster's Parks, Recreation & Arts Department is dedicated to helping residents relax in the beautiful desert landscape. Each season, the Department hosts over 100 athletic programs, community classes, art exhibits and special events, as well as maintains twelve City Parks.

RESTAURANTS & DINING



Whether you are craving kosher dishes, Middle Eastern cuisine, sushi, or even an oxygen bar, make a beeline towards Ventura Boulevard. This central street offers something for everyone and it is also a great spot for those who wish to set up a small business.

QUALITY OF LIFE



Today there is so much to see and do in Lancaster for all ages and interests. You can choose from many attractions and forms of entertainment. And for those who want to escape the rush of urban life, relaxing places where you can recharge your batteries await.



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DEMOGRAPHIC DATA

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POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	18,339	111,553	155,067
Estimated Households	6,247	36,958	50,426



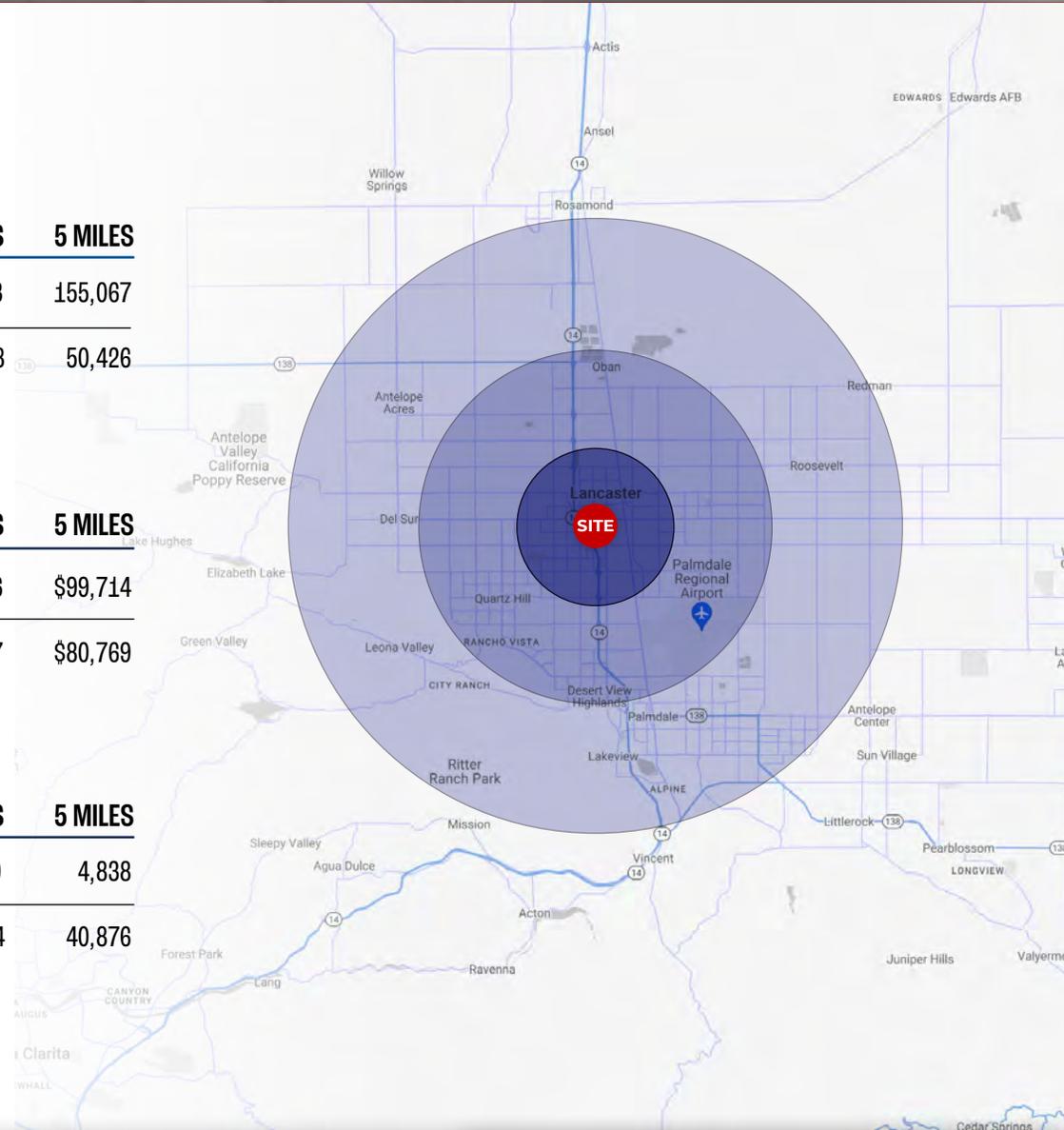
HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Average Household Income	\$76,542	\$92,226	\$99,714
Median Household Income	\$65,514	\$75,387	\$80,769



DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Businesses	984	3,949	4,838
Total Employees	7,554	34,074	40,876



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