

FOR LEASE | 1,100 – 5,500 SF

RESTAURANT / RETAIL AVAILABLE

1234 W Ave K, Lancaster, CA

 epstein & associates



Please Contact

AUSTIN COLE

310.451.8171 X251

ACOLE@EPSTEEN.COM

BRE LIC: 02099736

VIC MONTALBO

310.451.8171 X230

VMONTALBO@EPSTEEN.COM

BRE LIC: 00927723

JACK FARLO

310.451.8171 X220

JFARLO@EPSTEEN.COM

BRE LIC: 02067149

FOUNDING MEMBER | **CHAINLINKS**
RETAIL ADVISORS

This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

SITE PLAN

| SUITE | TENANTS | SQFT |
|-------|------------------|-------|
| 1224 | AVAILABLE | 1,100 |
| 1226 | AVAILABLE | 1,100 |
| 1228 | AVAILABLE | 1,100 |
| 1230 | AVAILABLE | 1,350 |
| 1232 | KAZE | 1,750 |
| 1234 | QSR TARGET SPACE | 1,100 |



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RETAIL AERIAL



DEMOGRAPHICS:

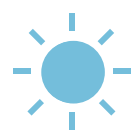
Population

| | |
|---------------|---------|
| 1 MILE | 15,878 |
| 2 MILE | 47,545 |
| 3 MILE | 101,111 |



Avg. Household Income

| | |
|---------------|----------|
| 1 MILE | \$72,737 |
| 2 MILE | \$85,960 |
| 3 MILE | \$90,024 |



Daytime Population

| | |
|---------------|--------|
| 1 MILE | 9,005 |
| 2 MILE | 25,301 |
| 3 MILE | 35,372 |



Avg. Median Income

| | |
|---------------|----------|
| 1 MILE | \$61,806 |
| 2 MILE | \$67,961 |
| 3 MILE | \$72,376 |

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PROPERTY HIGHLIGHTS

- + 1,100 SF endcap with patio
(Current Advanced America space)
- + 16 EV charging stations – projected 6,000 visits
(Only supercharging station in the city of Lancaster)
- + 40 exclusive stalls in front of Premises for retail uses
(Excluding 24 Hour Fitness)
- + 24 Hour fitness in the top 20 in the US in terms of membership numbers



VISITS

PER MONTH: **81.1 K**

PER YEAR: **847.2K**

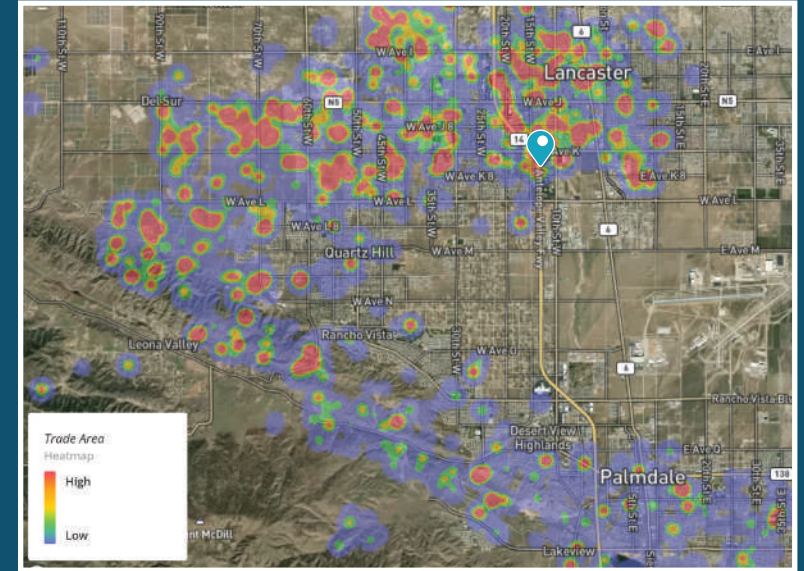


TRAFFIC COUNTS

W Ave K | **36,000+ CPD**

HWY - 14 | **77,000+ CPD**

MARKET LANDSCAPE



POPULATION DENSITY

