

# Retail Space - For Lease

1039 W. Ave I, & 45235 - 10 th St. West , Lancaster , CA 93534

## RETAIL FOR LEASE

Units Available:	2
#1039	1,700 SQ FT
Base Rent:	\$1.50/SF/Month
#45235	1,500 SQ FT
Base Rent:	\$0.90/SF/Month
Lease Type:	NNN
CAM Charges 2024:	\$0.50/SF/Month



Well-Maintained Plaza in Lancaster.

Excellent Exposure & Visibility on Avenue I & 10th Street West  
Ample Parking Available.

Prime Street Location in a Busy Shopping Center.  
Anchored by High-Volume Speedy Cash, Restaurants,  
Beauty Salon, and Fast Food Establishments.

Surrounded by Residential Apartments and Condominiums  
with a High Population Density.

Conveniently Located Just North of Palmdale Near the  
Antelope Valley Freeway (CA-14) and Pearblossom  
Highway (CA-138).



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Listing Agent  
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 **LT MANAGEMENT GROUP**

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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