

OFFERING MEMORANDUM
LANCASTER PLAZA

45216 10th Street West | Lancaster, California 93534



**Auto
Zone**



MARKOWITZ
COMMERCIAL REAL ESTATE INC.

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HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

Fresenius

14

Walmart
Marshalls
BLACK ANGUS STEAKHOUSE
Michaels
five BELOW
STAPLES
planet fitness
PET SMART
FOOD 4 LESS
Burlington

20th Street West

IN-N-OUT
BURGER

PANDA EXPRESS
CHINESE KITCHEN
VALARTA
SUPERMARKETS
STARBUCKS
COFFEE
SUBWAY

West Avenue I (23,986 VPD)

TACO BELL
Denny's

Lancaster
Plaza

10th Street West (17,118 VPD)

Auto
Zone

McDonald's

DEMOGRAPHICS

POPULATION

The Antelope Valley is a region in northern Los Angeles County. The principle cities of the Antelope Valley are Lancaster and Palmdale. Lancaster has a total population of approximately 173,516. The population in the 5-mile radius surrounding the subject property is approximately 162,445.

INCOME

Household income is averaging \$76,413 in a 5-mile radius of the subject property, with a median of \$58,478.

EMPLOYEES

There are approximately 51,502 daytime employees in a 5-mile radius of the subject property. Of that total, approximately 48,029 work in service-producing industries such as trade, transportation & utilities, education and health, or professional and financial industries. Approximately 3,473 work in goods-producing industries like construction or manufacturing.

POPULATION	1-MILE	3-MILE	5-MILE
2024 Population	19,296	93,478	154,291
Median Age	35.3	34.3	34.3
Bachelors Degree	14%	16%	18%

HOUSING	1-MILE	3-MILE	5-MILE
2024 Households	6,355	30,332	48,496
Avg Household Vehicles	2	2	2
Avg Household Size	2.9	3	3.1

INCOME	1-MILE	3-MILE	5-MILE
Avg Household	\$60,687	\$69,377	\$76,413
Median Household	\$42,517	\$52,252	\$58,478

5-MILE

 **POPULATION**
154,291

 **EMPLOYEES**
51,502

 **HOUSEHOLDS**
48,496

 **AVG. INCOME**
\$76,413

 **MEDIAN AGE**
34.3

RENT ROLL

SUITE	TENANT	SQ FT	RENT	RENT/SF	COMMENCE	EXPIRE
5216	El Buen Taco	1,100	\$2,300	\$2.09	9/1/2017	MTM
5232	Harvest Market Liquor	3,000	\$4,800	\$1.60	2/1/2005	MTM
5232A	Sparklean Laundry	2,950	\$6,206	\$2.10	3/1/2007	MTM
843A	Ay Papa Que Rico	5,720	\$4,500	\$0.79	6/1/2023	MTM
845B	VACANT	2,500	-	-	-	-
849C	The Britisher	2,400	\$4,717	\$1.97	1/1/1999	MTM
851D	VACANT	1,500	-	-	-	-
853E	VACANT	1,500	-	-	-	-
8550	VACANT	1,500	-	-	-	-
8570	VACANT	1,480	-	-	-	-
8590	VACANT	1,500	-	-	-	-
8610	VACANT	1,500	-	-	-	-
	Occupied	57%	15,170	\$22,523		
	Vacant	43%	11,480	-		
	Total	100%	26,650	\$22,523		

This property is currently mismanaged. The owner does not have complete records. The owner represents that all tenants are month to month and that leases started as base rent plus CAMs. Rent amounts above reflect entire rents collected from tenants (base rent and CAMs). This presentation has been prepared to provide summary, unverified information to prospective purchasers. The information in this presentation is not a substitute for a thorough due diligence investigation. No warranty or representation is made with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State and Federal regulations, the physical condition of the improvements, or the financial condition or business prospects of any tenants, including tenants' plans or intentions to continue occupancy at the subject property. The information contained in this presentation has been obtained from sources we believe to be reliable; however, it may not have been verified. No warranty or representation is made whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and sellers must take appropriate measures to verify all of the information contained herein. This presentation is not an offer to purchase or a warranty that Broker will obtain an offer to purchase.

OFFERING SUMMARY

Profit & Loss

INCOME	
Base Rent + CAMs	\$270,276
TOTAL INCOME	\$270,276
EXPENSES	
Insurance	\$12,000
Property Tax	\$63,018
Repairs & Maintenance	\$10,000
Property Management 5%	\$13,514
Utilities	\$12,000
Trash	\$3,000
TOTAL EXPENSES	\$113,532
NET OPERATING INCOME	\$156,744

PROPERTY OVERVIEW

Square Feet	26,650
Lot Size	1.98 Acres
Parking	84 spaces (3.15/1,000)
APN	3135-019-008
Zoning	C - commercial
Year Built	1968

PRICING

Asking Price	\$3,400,000
Price/Square Foot	\$127.58
Occupancy	57%
NOI	\$156,744
CAP Rate	4.61%

- Property Tax reflects reassessment at asking price
- Insurance, repairs and maintenance, property management, utilities and trash are assumptions
- Owner has incomplete records and buyers are encouraged to complete a thorough due diligence



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