



206 W OLDFIELD ST, LANCASTER, CA 93534

Service Shop/Industrial



FOR LEASE
OFFERING MEMORANDUM



SITE DESCRIPTION

206 W Oldfield St, Lancaster, CA 93534

206 W Oldfield St offers a versatile industrial-commercial space for lease in the heart of Lancaster's core commercial and warehouse district. The property features a one-story, 2,850 sq ft building built in 1954, providing a solid, functional footprint suitable for a variety of light industrial, service, or commercial uses.

Benefiting from excellent visibility and accessibility, the site is conveniently located near key Lancaster corridors and the Antelope Valley Line, ensuring easy access for employees, customers, and logistics operations.

This property presents a rare leasing opportunity within Lancaster's established industrial-commercial submarket—ideal for tenants seeking a well-positioned, adaptable space with long-term operational flexibility in a stable, accessible area.



PROPERTY HIGHLIGHTS

- Secured, gated parking area
- Property features 5 roll-up doors for easy loading and access
- Flexible configuration – can be divided into up to 4 units, each with separate addresses
- Located in an area with strong demographics and high traffic counts
- Ideal for industrial, service, or commercial tenants seeking a versatile, accessible space

PROPERTY TYPE
Service Shop/Industrial

BUILDING
2,850 SF

RATE PRICE
\$0.98 PSF

LOT
12,495 SF

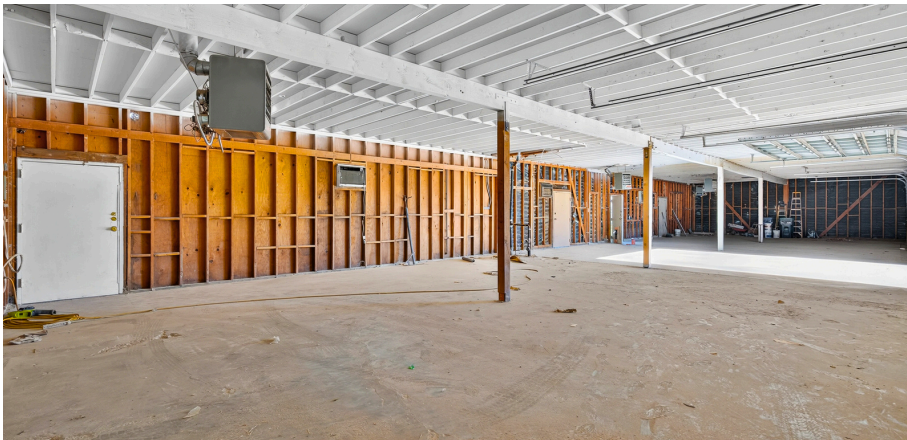
YEAR BUILT
1954

ZONING
LRM1

PROPERTY PHOTOS



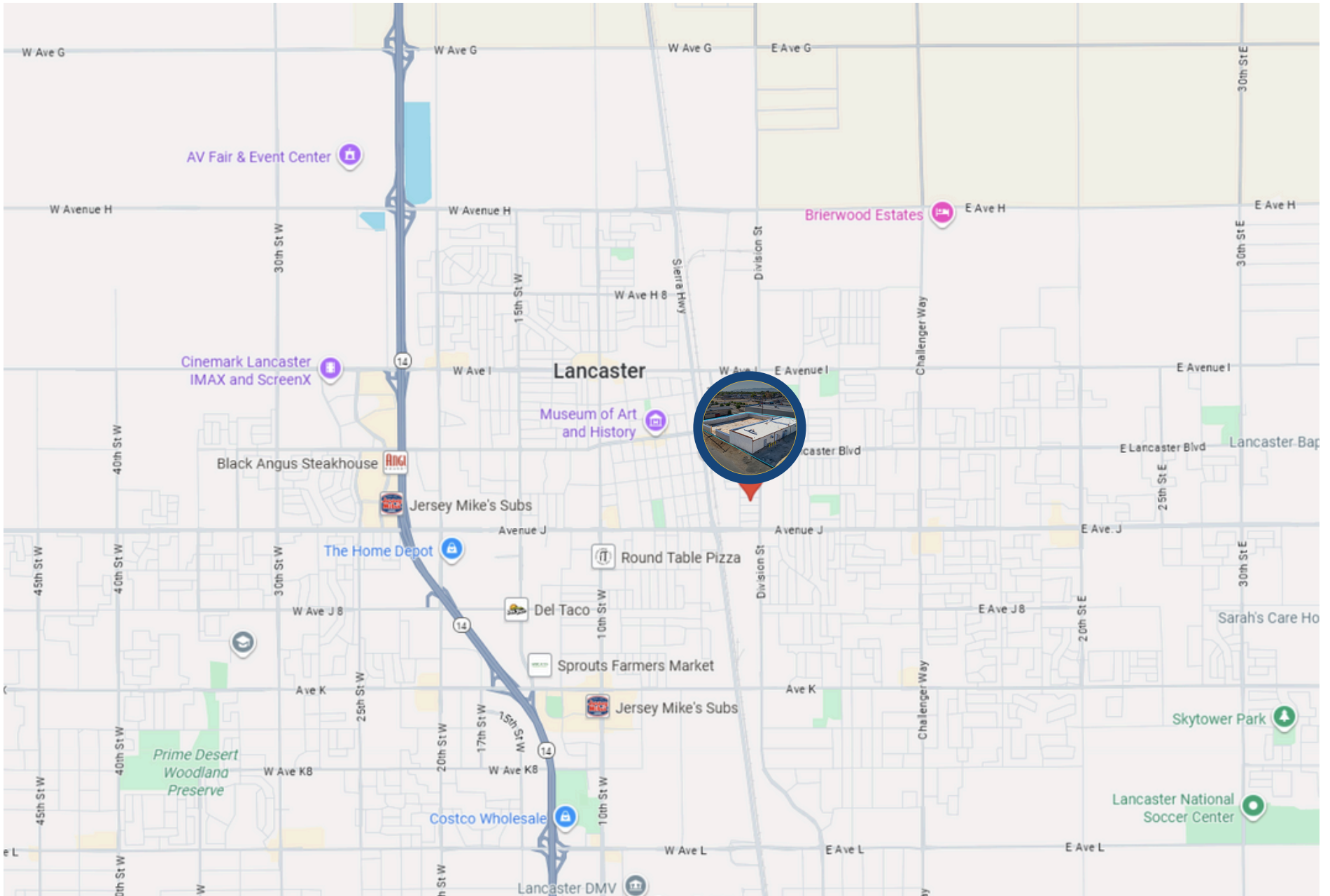
PROPERTY PHOTOS



RETAIL MAP



LOCATION MAP





Category	1 Mile	3 Mile	5 Mile
2024 Total Population	17,667	112,131	154,247
2029 Population	17,165	108,857	149,690
Pop Growth 2024-2029	35.50	-2.92%	-2.95%
Average Age	39.30	36.00	36.20
2024 Total Households	5,676	35,562	48,371
HH Growth 2024-2029	-3.07%	-3.09%	-3.14%
Median Household Income	\$42,470	\$52,146	\$58,536
Avg Household Size	3.00	3.00	3.10
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$212,188	\$255,168	\$301,929
Median Year Built	1973	1982	1984



The information contained in the following listing is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Equity Union Commercial and it should not be made available to any other person or entity without the written consent of Equity Union Commercial. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the email content. If you have no interest in the subject property, please promptly delete this email. This email has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Equity Union Commercial has not made any investigation, and makes no warranty or representation 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, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe we believe reliable; however, Equity Union Commercial has not verified, and will not verify, any of the information contained herein, nor has Equity Union Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. verified,





BLAS FERNANDEZ
DIRECTOR, COMMERCIAL INVESTMENTS

818.319.9191
blas@ikonpropertiesla.com
ikonpropertiesla.com
LIC NO. 02012036



BRIAN VU
SENIOR INVESTMENT ASSOCIATE

818.913.8819
brian@ikonpropertiesla.com
ikonpropertiesla.com
LIC NO. 02181861



BRANDON GERLACH
INVESTMENT ASSOCIATE

626.826.0246
brandon@ikonpropertiesla.com
ikonpropertiesla.com
LIC NO. 02029195