



**COMMERCIAL
REAL ESTATE**

the sign of a profitable property



HIGH TRAFFIC RESTAURANT PAD: PRIME LANCASTER

44430 20th St., Lancaster, CA 93534



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5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RESTAURANT PAD
LANCASTER, CA

EXCLUSIVELY LISTED BY

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

44430 20th St., Lancaster, CA 93534



APPROX. 4,715 SF

FREESTANDING PAD AVAILABLE

- ✓ Pad on a 1.05 AC lot
- ✓ Current restaurant tenant is on month-to-month
- ✓ Abundant parking
- ✓ Potential for redevelopment of pad & addition of drive-through
- ✓ Potential uses include restaurant, retail, office and medical
- ✓ Ground lease or BTS available
- ✓ 80 surface spaces

AREA AMENITIES

- ✓ 14 Freeway access nearby
- ✓ Close proximity to Antelope Valley Medical Center
- ✓ Strong daytime and evening demographic

RATE

\$1.65/SF + 0.60 NNN

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	15,036	95,548	165,834
 Avg. HH Income	\$85,055	\$79,504	\$82,001
 Daytime Pop	11,743	73,015	125,356
 Traffic Count	± 28,814 CPD ON 20TH ST		

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INTERIOR PHOTOS

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