

## UNINCORPORATED LOS ANGELES COUNTY

# FOR SALE

NEC 155TH STREET W  
& W AVENUE C8  
LANCASTER | CA



## 60 ACRES OF LAND



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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

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# 60 ACRES OF LAND

## PROJECT HIGHLIGHTS



60 AC  
Available



UNINCORPORATED  
LOS ANGELES COUNTY



Zoned  
A-2-2



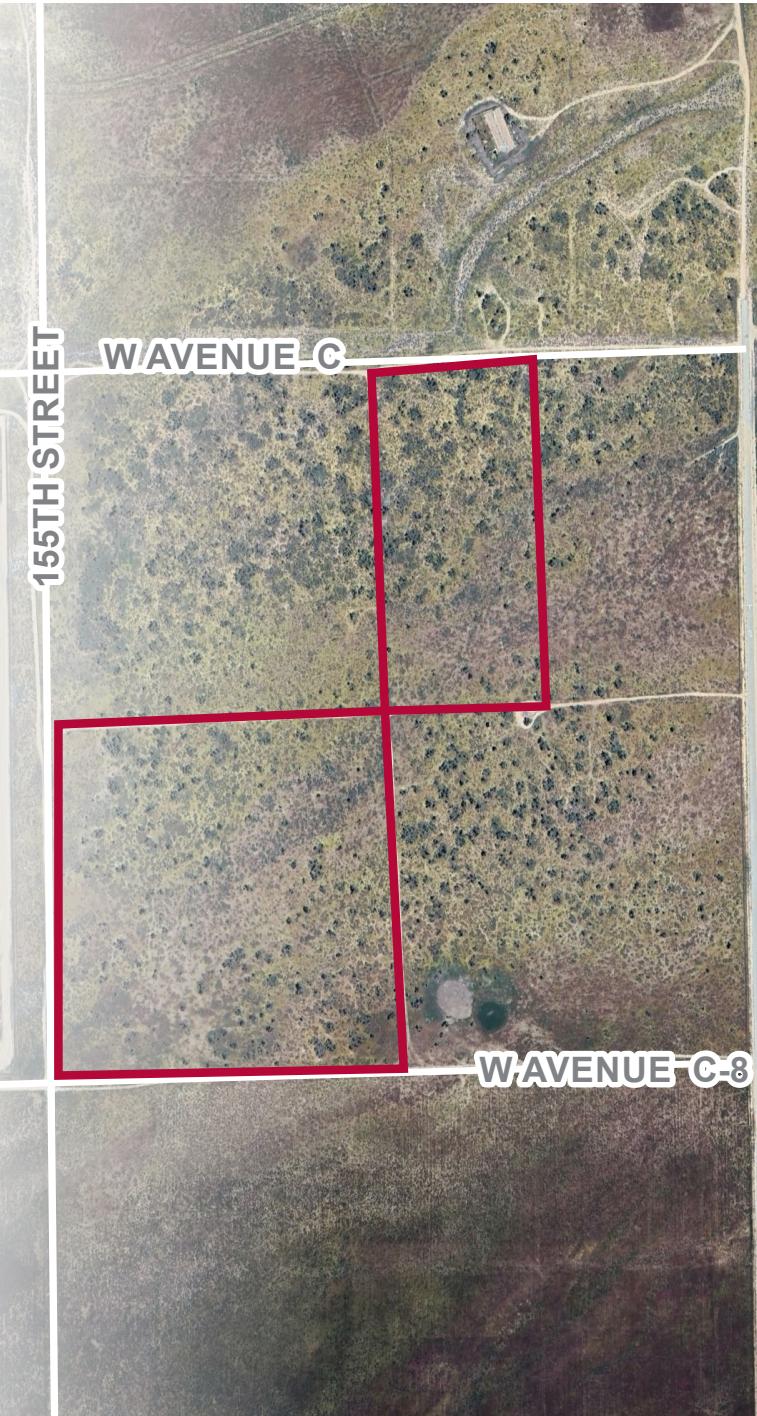
Adjacent to existing solar  
field developments



APNs  
3258-011-013 &  
3258-011-033



For Sale  
\$360,000







ABOUT

# LANCASTER



ANTELOPE  
VALLEY MALL



Westside Union School District  
Pointing the way, providing the path.

## TOP 10 LARGEST EMPLOYERS

1	Lockheed Martin	3,700
2	Northrop Grumman	2,100
3	Antelope Valley Mall	1,800
4	Palmdale School District	1,792
5	Boeing	1,242
6	Wal-Mart	1,116
7	Antelope Valley Union HS District	850
8	Palmdale Regional Medical Center	800
9	Westside Union School District	587
10	Los Angeles County	500

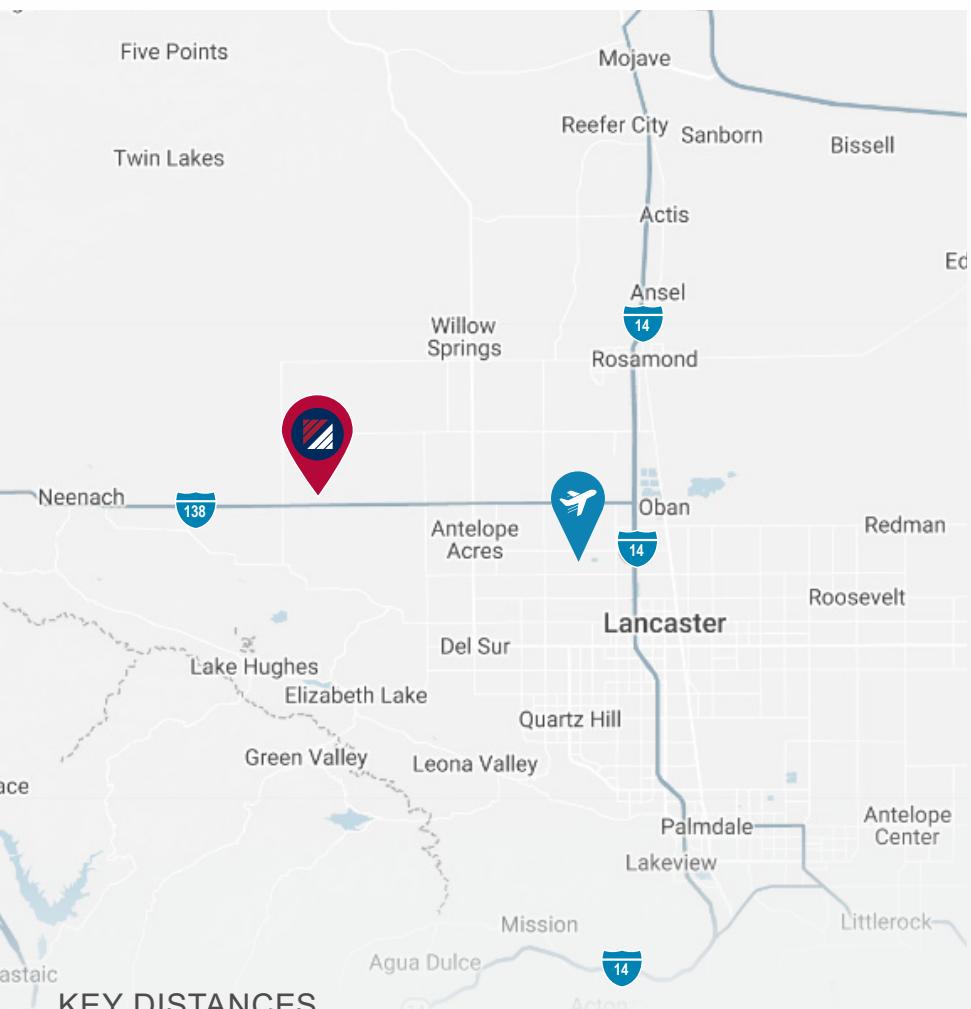
Lancaster is a city located near the Mojave Desert's western most point and is one of only two cities in the Mojave Desert within Los Angeles County – the other is Palmdale. The western region of the Mojave Desert is known as Antelope Valley, or the High Desert, and encompasses parts of Kern, San Bernardino, and Los Angeles counties. Lancaster remained an unincorporated community in Los Angeles County until 1977 when it incorporated as a city.

Lancaster is 72 miles north of downtown Los Angeles. It's the northern most city in Los Angeles County, and is geographically isolated from suburban Los Angeles by the San Gabriel Mountains of the Angeles National Forest – a transverse range (east-west orientation). The north slope of the approximately 40 mile long San Gabriel Range marks the southern border of the Mojave Desert, and its southern slope the Los Angeles Basin.

Much of the city's infrastructure is solar powered, including City Hall, local schools, and even the minor league baseball stadium. In 2013, Lancaster became the first city in the U.S. to require solar panels on all new homes. This assists in making the community more carbon neutral, dovetailing with the city's goal of becoming the first Net-Zero municipality in the U.S. – i.e. producing more clean energy than consumed.



# LOCATION MAP & DEMOGRAPHICS



## KEY DISTANCES



CA-14  
1.3 miles



CA-14  
14.2 miles



General William J. Fox Airfield  
14.8 miles



Palmdale Regional Airport  
31.1 miles

TRAFFIC COUNTS				
Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
170th St W	W Ave D S	481	2022	0.16 mi
W Ave F-8	170th St W E	189	2018	2.96 mi
170th St W	Gaskell Rd N	1,299	2022	3.41 mi
210th St W	W Ave D N	46	2018	3.94 mi
170th Street West	General Petroleum Rd N	645	2020	5.25 mi
170th St W	General Petroleum Rd N	601	2022	5.25 mi
W Ave D	110th St W E	2,986	2022	5.91 mi
138	110th St W E	2,750	2018	5.91 mi
West Avenue D	110th St W E	3,149	2020	5.92 mi
110th St W	W Ave D S	123	2022	6.14 mi

## DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles
2010 Population	266	433	6,747
2023 Population	219	420	7,017
2028 Population Projection	213	412	6,949
2010 Households	87	162	2,415
2023 Households	82	155	2,416
2028 Household Projection	80	151	2,374
Avg Household Income	\$75,569	\$82,156	\$98,122
Median Household Income	\$76,316	\$78,030	\$84,443

## DRAYAGE MAP

