

COR 30 STW PAV AVE. H8 N

LANCASTER, CA 93536

822,761 SF OF DEVELOPMENT LAND

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DRE#01453193

kw PASADENA
KELLERWILLIAMS. REALTY
COMMERCIAL

DEVELOPMENT LAND

LANCASTER, CA 93536

STEVE KWON - BROKER ASSOCIATE, COMMERCIAL DIRECTOR

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from KW Commercial. The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from KW Commercial and it should not be made available to any other person or entity without the written consent of KW 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 recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to KW Commercial.

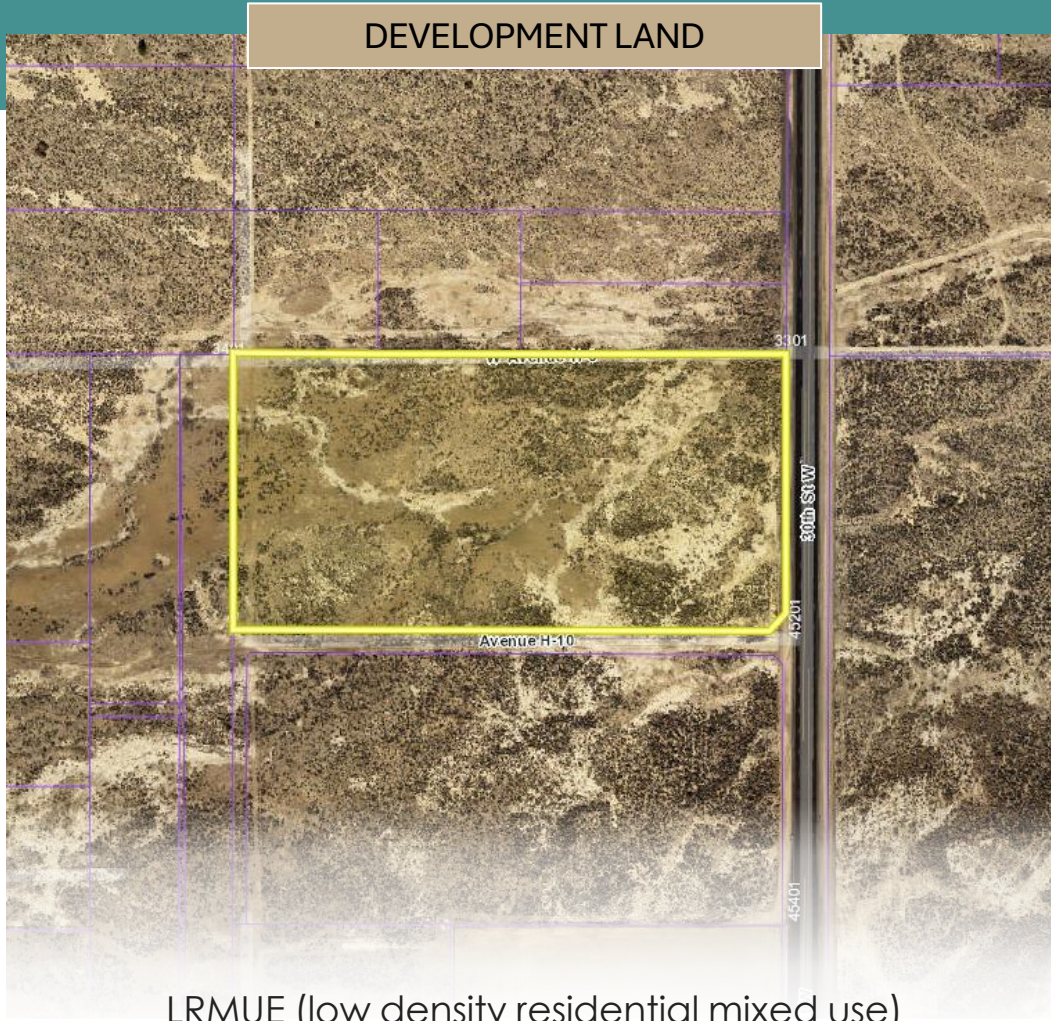
This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. KW 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 the 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 to be reliable; however, KW Commercial has not verified, and will not verify, any of the information contained herein, nor has KW 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. All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. KW Commercial has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. KW Commercial's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. KW Commercial and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and KW Commercial makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.



PROPERTY SUMMARY

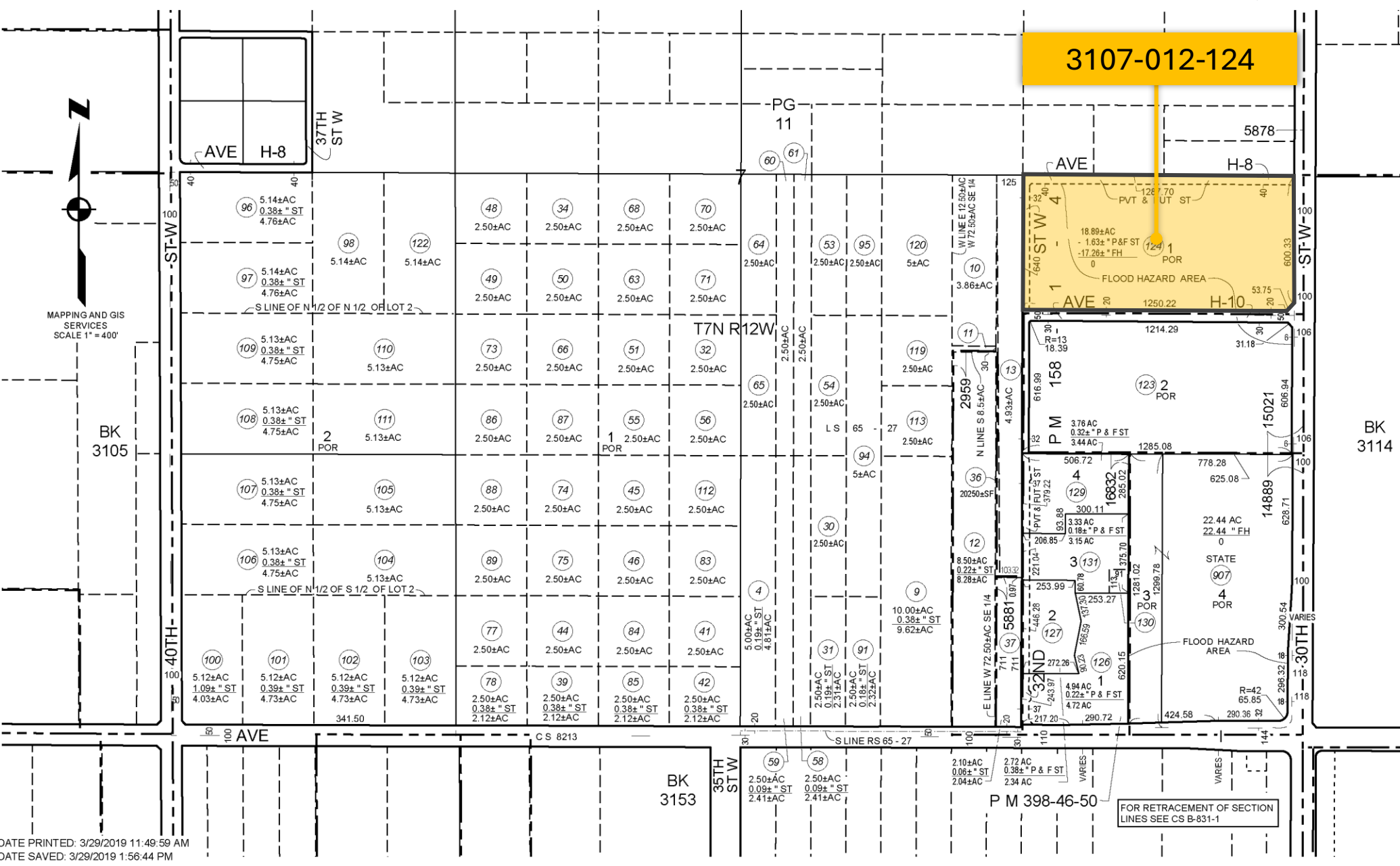


LOT SIZE
822,761

ZONING
LRMUE

Asset Overview	
PRICE	\$5,250,000.00
PROPERTY TYPE	VACANT LAND
APN	3107-012-124
ADDRESS	VAC/COR 30 STW(PAV)/ AVE H8(NOG)
CITY	LANCASTER, CA 93536

3107	12	P. A 3107-12	TRA 5881 16832 2959 14889 5878 15021	REVISED 2002123004002001-A1 20030221	2004021002007001-A1 2005101804011001-A1 20090922	20100324 2016072008002001-A1 2016110108002001-A1	2018022122-A1 2018071622001001-A1 2018081502010001-A1	2019030602002001-A1 20190329	SEARCH NO 1367	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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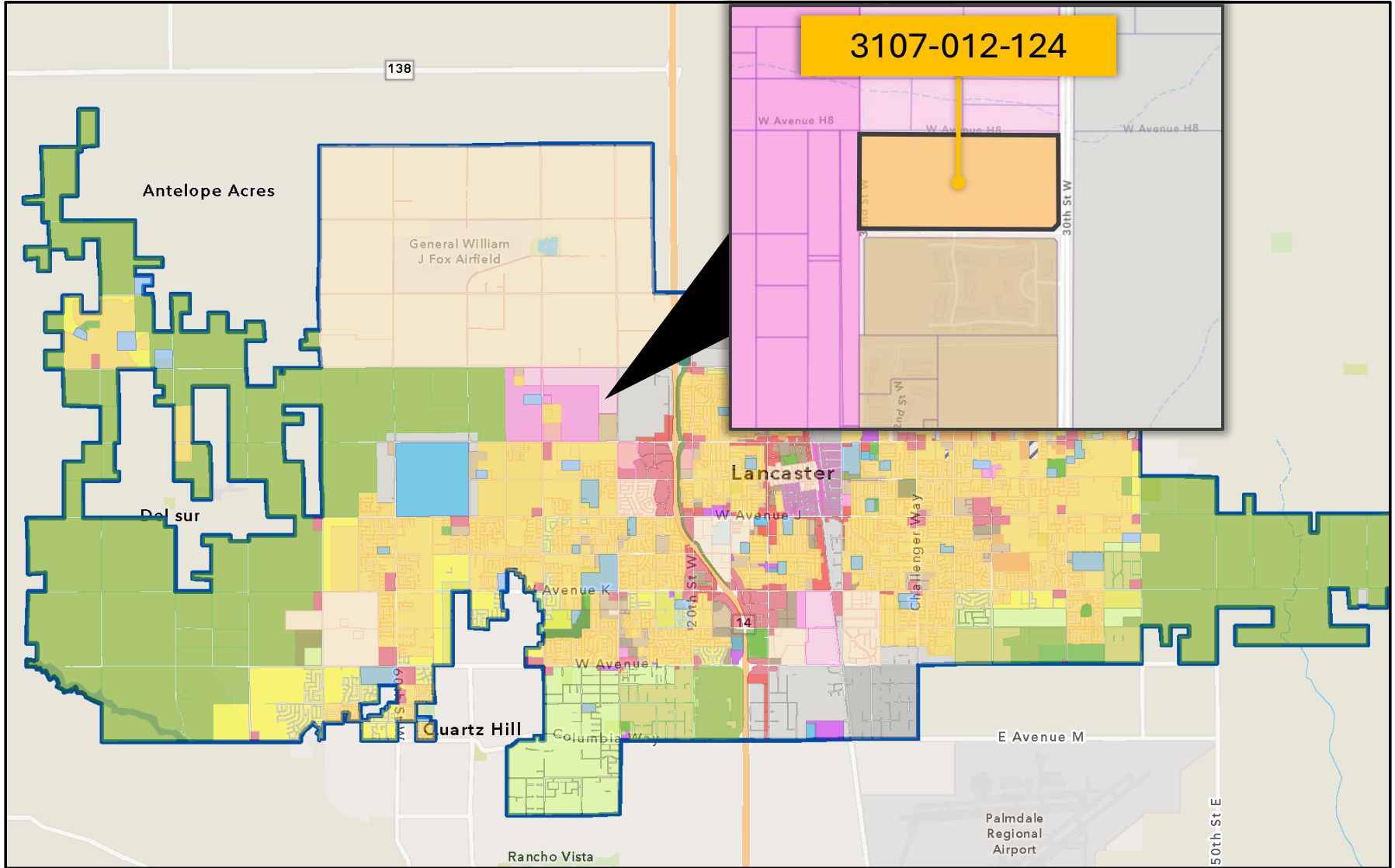
FOR RETRACEMENT OF SECTION LINES SEE CS B-831-1

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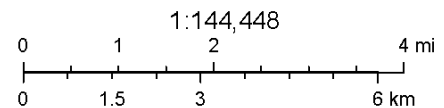


ZONING MAP



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Zoning Designations		City Boundary	
MHP-S	MU-N	SRR	MHP
MU-E	TOD	R-15,000	HDR
MU-C	RR-2.5	R-10,000	MDR
	RR-1	R-7,000	C
			LI
			CPD
			OP
			HI
			LI
			H
			CE
			O
			PK
			P
			S
			SP
			LHD



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Lancaster

CALIFORNIA

The City of Lancaster is a thriving community of 172,237 located approximately one hour north of Los Angeles. Clean air, attainable housing, wide open spaces, and a close-knit community make Lancaster the ideal place for families.

Endless potential for growth, along with a strong commitment to business from local leaders, earned Lancaster the "Most Business-Friendly" Eddy Award from the Los Angeles Economic Development Corporation in 2007. Lancaster's business-friendly atmosphere has contributed to dramatic economic growth in recent years. New businesses often choose to relocate or open another location in Lancaster, which translates to increases in local job opportunities.



DEMOGRAPHICS



166,236
POPULATION



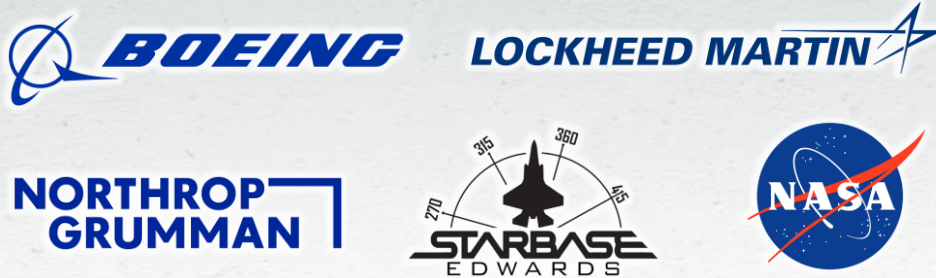
\$368,800
MEDIAN HOME VALUE



\$71,367
AVG HH INCOME



50,000+ Employees



10,000+ Employees



HIGH-PAYING JOBS - Antelope Valley's largest employers include five Aerospace/Aviation companies (NASA, Boeing, Lockheed Martin, Northrop Grumman, and Edwards Air Force Base) with over 50,000 employees, and a healthcare industry with over 10,000 employees (Antelope Valley Hospital, Palmdale Hospital, Kaiser Permanente, City of Hope, Independent Physicians, etc.)

BUSINESS PROFILE

BUSINESS PROPERTY VALUES - Lancaster offers abundant commercial and industrial property at very affordable prices. The well-respected Kosmont-Rose Institute survey consistently ranks Lancaster among Los Angeles County's low-cost leaders. In addition, a recent CBRE report noted that many southland firms are currently looking north for new expansion opportunities.

AFFORDABLE HOUSING - Since Lancaster continues to offer some of the most affordable housing in the State of California, many workers can still afford to live, as well as work, in Lancaster. The current median home in the City of Lancaster is about \$350,000 – considerably less than the \$520,000 average housing price for Los Angeles County. With an average family household income of \$82,609, Lancaster has a high percentage of resident homeowners, leading to a more stable workforce, stronger sense of community and a less transient-oriented population base.

TOP 100 PLACES IN THE UNITED STATES TO LIVE - *The Livability™ Website designated Lancaster as the nation's 62nd place to live due to its outstanding ratings in Civics, Demographics, Economy, Education, Health, Housing, and Infrastructure.*

Medical Main Street District

PROJECTED GROWTH DATA

Million Dollars In New
Tax Revenues

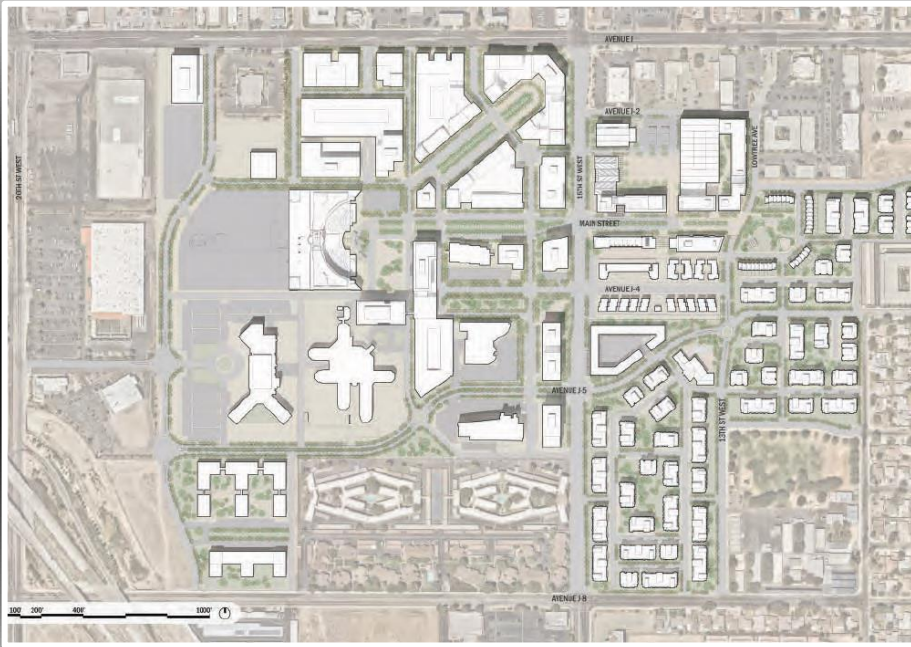
\$201M

Million In Net
Present Value Dollars

\$81.2

Total New Jobs

14,593



- Mission: Medical Main Street will be a twenty-first century health district designed to provide easily accessible, state-of-the-art health care to Antelope Valley residents in an environment that both encourages and facilitates active and healthy living.*

- The project is envisioned as a walkable and bikeable district, that will house a wide variety of health care facilities and specialists, with Antelope Valley Hospital as its centerpiece.*

- This initiative aims to capitalize on the 100 acres of vacant land surrounding the existing hospital campus, re-purposing it for mixed-use facilities that integrate healthcare alongside commercial endeavors such as health food stores, restaurants, and workout facilities.*

- The vision for the Medical Main Street District is informed by the urban concept of a “15-minute neighborhood.” This means that all residents live within a short walk of a good school, a place to buy fresh food, and a neighborhood park. It also means the community has rapid/alternative transit options as well as choices for health & wellness.*

- HEALTH DISTRICT
- HEALTHCARE
- SCHOOL
- PUBLIC AMENITY / SERVICE
- PARK
- URBAN INTERSECTION ENHANCEMENTS
- FREEWAY GATEWAY ENHANCEMENTS
- PRIMARY LINKAGES



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