Sierra Highway

Lancaster, CA

OFFERING MEMORANDUM

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Centennial Realty Brokerage & Investment Corp in compliance with all applicable fair housing and equal opportunity laws.

EXECUTIVE SUMMARY

Vacant land opportunity located on Ave K8 in the vicinity of **Sierra Highway,** within the City of Lancaster, CA. The property is identified as **APN: 3128-005-027.**

The parcel sits in an area experiencing steady growth and infrastructure expansion, with convenient access to **Sierra Highway**, providing regional connectivity throughout the Antelope Valley. Surrounding uses include a mix of vacant land, residential development, and commercial/industrial activity, offering flexibility for a variety of potential future uses (buyer to verify zoning and permitted uses with the City of Lancaster).

The site consists of approximately **54,450 square feet (±1.25 acres).**

Ideal for investors, developers, or owner-users seeking land in a developing corridor with long-term upside. This site offers a compelling opportunity to secure a position in one of Lancaster's expanding growth areas.

$250,000
LIST PRICE

±1.25 acres
TOTAL LOT SIZE

$4.59/SF
PRICE/SF OF LAND


SIERRA HIGHWAY
LANCASTER, CA
W AVE K0-8

PROPERTY OVERVIEW AND LOCATION DETAILS

PROPERTY/BUILDING INFORMATION	
Property Address	Sierra Highway & Ave K8, Lancaster, CA 93535
Property Type	Vacant Land
Year Built	N/A (Vacant Land)
Building Size	N/A
Lot Size	Approx. 54,450 SF (±1.25 acres)

LOCATION INFORMATION	
City, State, Zip	Lancaster, California 93535
Market	Antelope Valley / Greater Lancaster, Los Angeles County

AREA OVERVIEW	
Nearest Airport	General William J. Fox Airfield (Fox Field) – local general aviation airport
Nearest Fire Service	Lancaster Fire Department
Nearest Police Service	Lancaster Police Department
Highways	Sierra Highway; SR-14 (Antelope Valley Freeway); CA-138

PROPERTY HIGHLIGHTS

PRIME LOCATION WITH MAJOR HIGHWAY ACCESS

Strategically located near Sierra Highway and Ave K8, with quick access to SR-14 (Antelope Valley Freeway), offering excellent connectivity to Lancaster and the greater Antelope Valley.

EXPANDING AREA WITH STRONG GROWTH POTENTIAL

Situated in a rapidly developing corridor of Lancaster, surrounded by new infrastructure and commercial growth, presenting long-term opportunities for developers and investors.

GENEROUS LOT SIZE

The property spans approximately 54,450 square feet (±1.25 acres), providing ample space for a range of uses, from mixed-use commercial developments to employment-centered facilities.

AFFORDABLY PRICED FOR INVESTORS AND DEVELOPERS

With a price of $4.59 per square foot, the land presents an excellent value in a growing market, ideal for long-term development or a secure investment.

ZONING FLEXIBILITY (MU-E)

MU-E (Mixed-Use - Employment) zoning allows for a blend of commercial, light industrial, and employment-related uses, perfect for business owners, developers, or mixed-use projects. This zoning is particularly suitable for office spaces, tech hubs, warehouses, or community-focused developments.

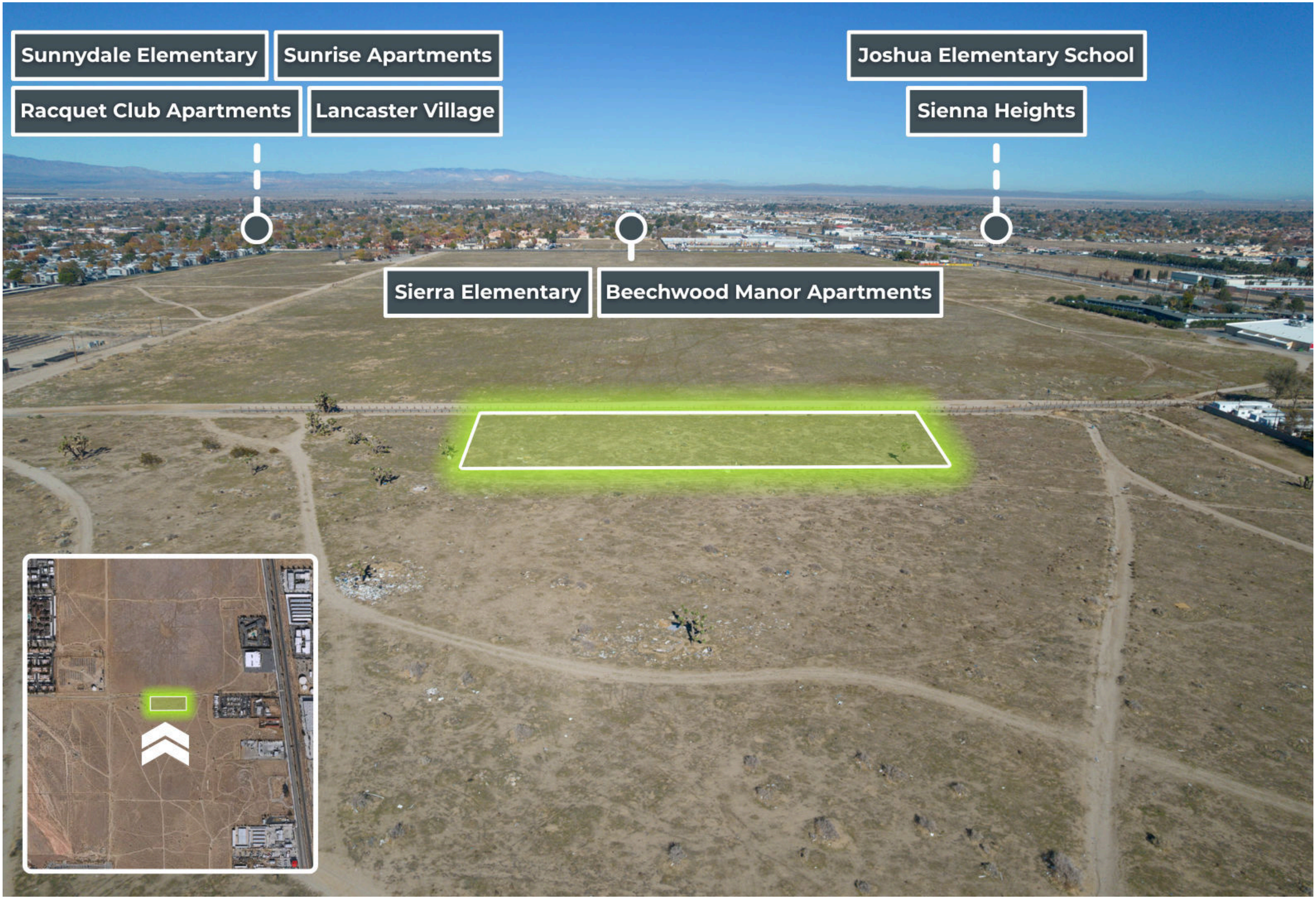
PROXIMITY TO LOCAL AMENITIES AND SERVICES

Convenient access to essential services, including nearby schools, retail centers, and the Lancaster Police and Fire Departments, offering added convenience for future tenants or business operators.


Shady Elms Mobile Home & RV Park
Charter College
Antelope Valley High School
CUBESMART
FedEx SHIP CENTER
Bowlero
CIRCLE K
Morton Manufacturing
Time & Space Technologies
Apria Healthcare
Creative Auto Works
W AVE K-8


U-HAUL
KAISER PERMANENTE
ExtraSpace Storage
COSTCO WHOLESALE
El Pollo Loco
Carl's Jr.
W AVE K-8


SUBWAY
Panera BREAD
ROSS DRESS FOR LESS
CRUNCH
24 HOUR FITNESS
target
jamba
SPROUTS FARMERS MARKET
WinCo FOODS
LOWE'S
Chevron
Town Square Apartment Homes
Oak Ridge Terrace
Granada Villas Aparment Homes


Sunnydale Elementary
Sunrise Apartments
Racquet Club Apartments
Lancaster Village
Joshua Elementary School
Sienna Heights
Sierra Elementary
Beechwood Manor Apartments

MARKET OVERVIEW

The subject property is located in Lancaster, a city in the Antelope Valley with a population of approximately 167,400 residents. The area has seen moderate population growth in recent years, with a median household income of $76,000, which supports a solid local consumer base for retail and service businesses. The region's employment base includes 65,900 workers, with a growth rate of around 1.5% year-over-year. Key sectors driving the economy include Health Care & Social Assistance, Educational Services, and Retail Trade, providing a diversified and stable economic foundation.

Lancaster's retail sector benefits from the city's strong labor market, as well as its active real estate environment. Retail space is in demand across the region, with competitive asking rents for both small storefronts and larger shopping centers. This commercial activity is fueled by the continued consumer spending power within the area, supported by the steady housing demand, with average rents around $2,500 per month. These factors contribute to a favorable environment for local retail growth and development.

Overall, Lancaster's market fundamentals reflect a stable, growing economy with a solid retail base and employment outlook. The city's commercial real estate landscape, bolstered by key employment sectors and a resilient consumer base, creates a strong foundation for retail and commercial investment, especially in neighborhood-serving corridors.

$76,000
Median Household Income (Approx.)

$460,000
Median Home Property Value (Approx.)

$21/SF
Market Rent (Approx.)

5.8%
Retail Vacancy Rate (Approx.)

MARKET HIGHLIGHTS

Population Growth

Lancaster is home to approximately 167,400 residents, with steady growth in recent years. The growing population provides a stable and expanding consumer base for both retail and residential developments.

Residential Market

Residential demand in Lancaster remains strong, with average **rents around $2,500 per month**. This continued demand for housing supports local retail and services, creating a favorable environment for businesses that cater to local residents and families.

Median Household Income

The median household income in Lancaster is $76,000, which supports a solid local economy and consumer demand. While below the state average, it still reflects a market with substantial purchasing power relative to the region.

Retail Market Demand

Lancaster's retail real estate market is robust, with competitive retail rents ranging from $10 to $21 per square foot. This range reflects strong demand for commercial space, driven by ongoing residential growth and a diverse local economy that supports neighborhood-serving retail establishments.

Mixed-Use Development Opportunity

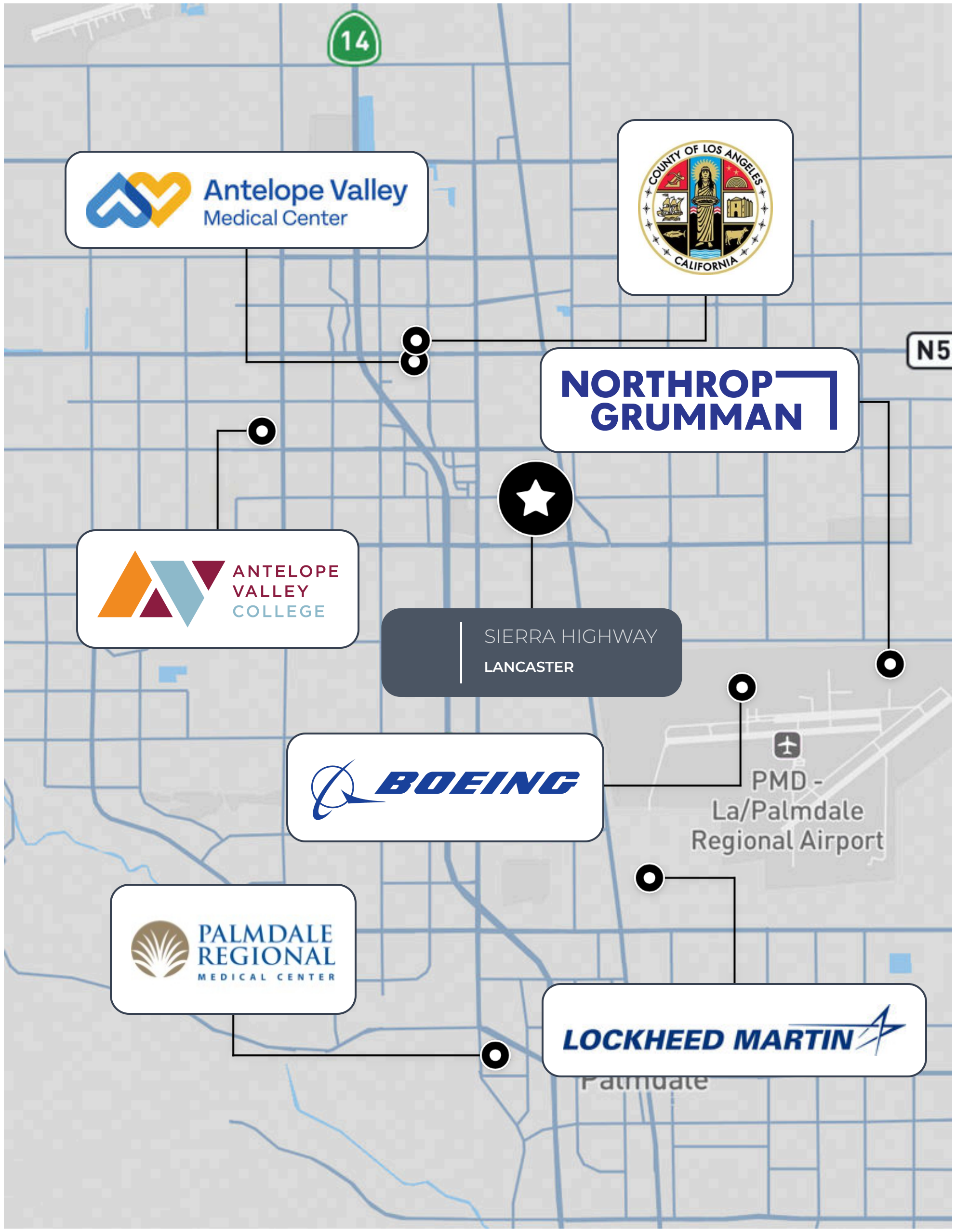
Lancaster's growth is driven by a mix of vacant land, residential development, and commercial/industrial activity. The city's expanding infrastructure and connectivity via Sierra Highway provide a strong foundation for future development, offering flexibility for various land uses in its growing corridors.

Employment Base

Lancaster's employment market is diverse, with about 65,900 local workers. The city saw a 1.5% year-over-year growth in employment. Major sectors include Health Care & Social Assistance, Retail Trade, and Educational Services, all contributing to a balanced and resilient local economy.

AMENITIES MAP

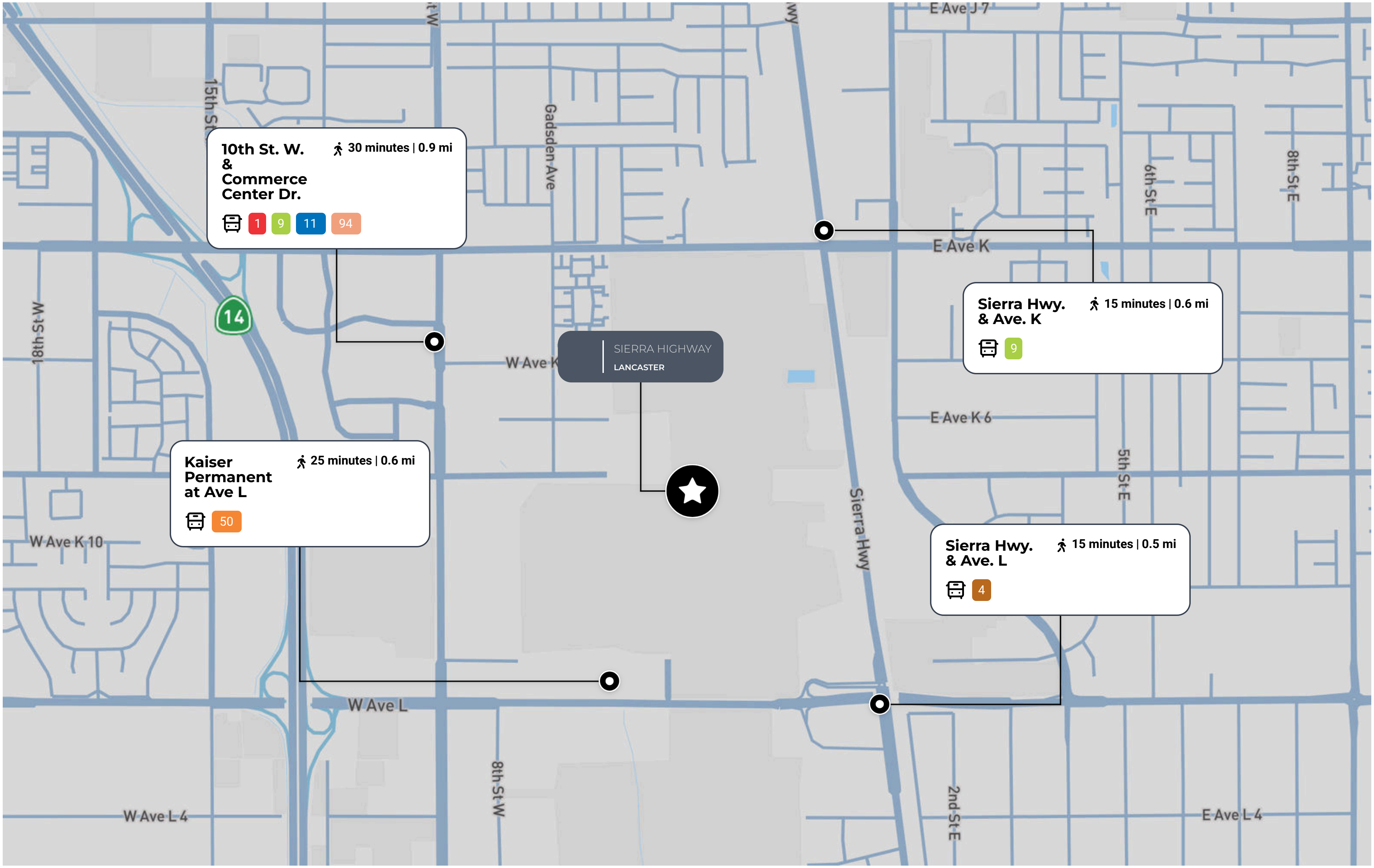
MAJOR EMPLOYERS



The Lancaster employment market is anchored by a formidable concentration of aerospace, defense, and healthcare industries, creating a highly resilient economic base. This stability is driven by the significant presence of global industry leaders such as Northrop Grumman, Lockheed Martin Aeronautics Co, and The Boeing Company, whose long-term government contracts provide a steady stream of high-wage employment. This high-tech industrial base is complemented by a robust healthcare sector, led by major regional employers like Antelope Valley Medical Center and Palmdale Regional Medical Center. Further stability is provided by large public sector employers, including the County of Los Angeles and Antelope Valley College. This diverse mix of recession-resistant employment sectors underpins a consistent and durable demand for rental housing, insulating the local market from broader economic volatility and supporting long-term asset performance.

Employer	Industry	Employees	Distance
Northrop Grumman	Aerospace/Defense	7,000	5.1 mi
Lockheed Martin Skunk Works	Aerospace/Defense	3,750	5.7 mi
Antelope Valley Hospital	Healthcare	2,700	4.8 mi
Palmdale Regional Medical Center	Healthcare	1,200	9.1 mi
The Boeing Company	Aerospace/Defense	1,000	3.8 mi
Los Angeles County	Government	1,000	1.2 mi
Antelope Valley College	Education	850	4.1 mi

TRANSPORTATION MAP



MEET YOUR AGENT

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KYLE KIRK

Kyle Kirk is a commercial real estate specialist with a focus on multifamily investments throughout the greater Los Angeles area. His success is rooted in helping clients achieve their financial goals through strategic acquisitions, market knowledge, and a relentless work ethic. Since joining Centennial Advisers, Kyle has demonstrated exceptional drive – listing his first property just 30 days into his career.

A natural businessman, Kyle graduated from the University of California, Los Angeles. After graduating from UCLA, he began his professional journey as a tax practitioner, working directly with the IRS and state authorities to resolve client tax issues. Through daily consultations, Kyle helped individuals and businesses mitigate future liabilities, negotiate relief from collections, and eliminate hundreds of thousands of dollars in tax debt. This experience honed his ability to listen deeply, understand financial challenges, and develop solutions that create real impact. After a few years in the tax industry, Kyle realized he could make a broader impact by helping people achieve their financial goals through commercial real estate.

Driven by his desire to create lasting financial change, Kyle transitioned into the real estate world with a clear mission: to guide investors through the complexities of the market with clarity and confidence. He quickly developed a reputation for being analytical, responsive, and committed to his clients' long-term success.

Kyle's professional experience and communication skills have also been showcased through collaborations with nationally recognized brands, as well as commercial, television, and film productions, including HBO, Netflix, and Starz.

Kyle brings his diverse background, discipline, and passion to every client relationship. His mission is simple: to help people build and preserve generational wealth through real estate – one investment at a time.

MEET YOUR AGENT

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EDAN SHALOM

Edan Shalom is a distinguished commercial real estate broker, adviser, and investor with decades of experience and a nine-figure transaction history. Known for his exceptional expertise, Edan consistently delivers outstanding results, earning him a reputation as a trusted leader in the industry.

Before embarking on his real estate career, Edan gained recognition as a child star in the ’80s and ’90s, with notable credits that can easily be found online. After attending UC Berkeley, he excelled in the sales department of a Fortune 500 company, setting national records and thriving in leadership roles. A 2nd dan black belt in Tang Soo Do, Edan’s martial arts training reflects the discipline and focus he brings to his professional endeavors.

Under the mentorship of a successful California investor, Edan honed his real estate expertise, building a personal portfolio while collaborating with multifamily and commercial property investors. Today, as Regional Vice President of Investments at Centennial Advisers, he applies his in-depth knowledge of the San Fernando Valley and Los Angeles markets to optimize client asset performance. He specializes in guiding clients through 1031 exchanges, enabling them to maximize tax advantages while strategically upgrading and diversifying their portfolios. Through his expertise, Edan helps clients achieve exponential growth, ensuring long-term wealth and legacy planning. He also plays a vital role in training and developing new agents, equipping them with the skills to excel in the competitive commercial real estate market.

A devoted father, husband, and mentor, Edan embodies integrity, discipline, and resilience. With his proven expertise in real estate, sales training, and personal development, he continues to inspire others to achieve success in their own pursuits.

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