

# 1525 W AVENUE K

LANCASTER | CALIFORNIA | 93534

**NAI**Capital  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

**FOR SALE CONTACT BROKER | FOR LEASE \$1.45/PSF/NNN**



- NEXT TO 14 FREEWAY ON-RAMP
- FREESTANDING 5,000 SF FULLY FIXTURIZED RESTAURANT/SPORTS BAR

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**KW** COMMERCIAL



## THE OFFERING

-  5,345 SF Bldg Size
-  Full Restaurant FFE  
(Fixtures, Furniture & Equipment)
-  (2) Hoods
-  Active Type 47 License
-  Existing Grease Trap
-  Clean Operation
-  Bar, Dining, Stage Area  
& Dance Floor
-  158' of frontage W Avenue K



## PROPERTY DESCRIPTION

- Located on a major corridor in Lancaster, CA
- Second-generation restaurant with type 47 liquor license
- Turnkey infrastructure supports food, beverage, and hospitality concepts with minimal conversion needed.
- Excellent Street visibility
- High Traffic Counts - Close to 30,000 CPD along W Avenue K
- Immediately Adjacent 14 On Ramp and across the street from 14 On/Off Ramp and major intersection
- Prominent retailers nearby are Chick Fil A, Dutch Bros, Sprouts and Uno Hawaiian
- Ideal for owner-users, operators, or investors seeking a high-exposure site
- Ample on-site parking and easy ingress/egress

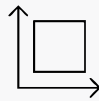
### BUILDING SIZE

5,345 SF



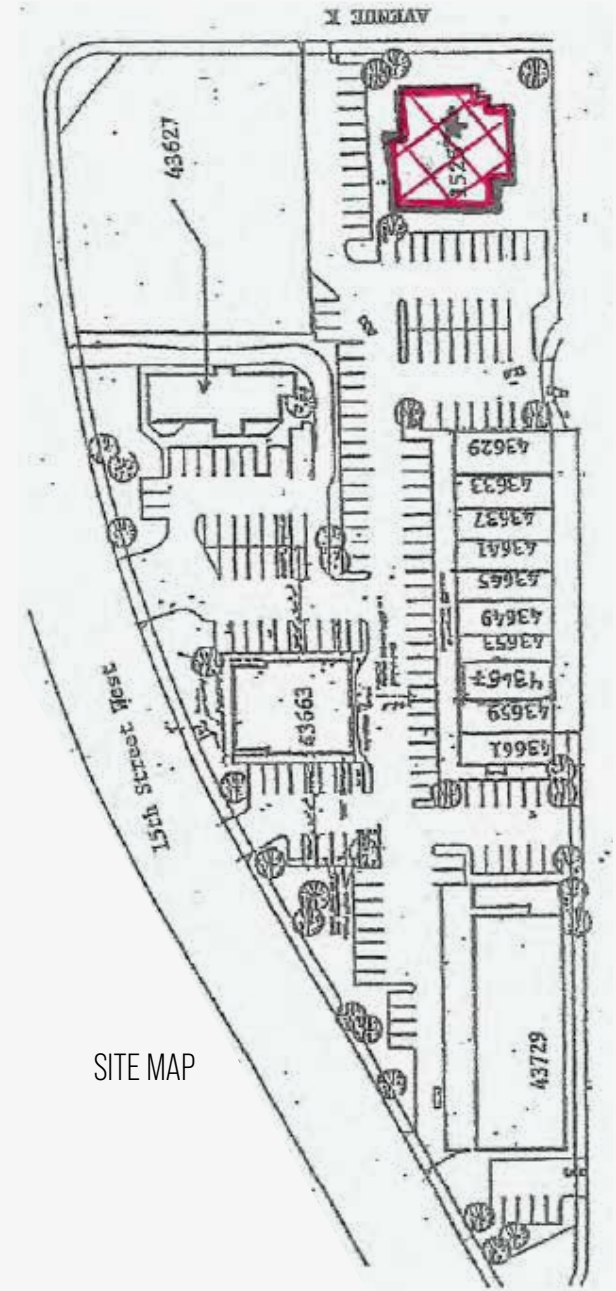
### ZONING

LRCPD



### PARCEL #

3123-009-050

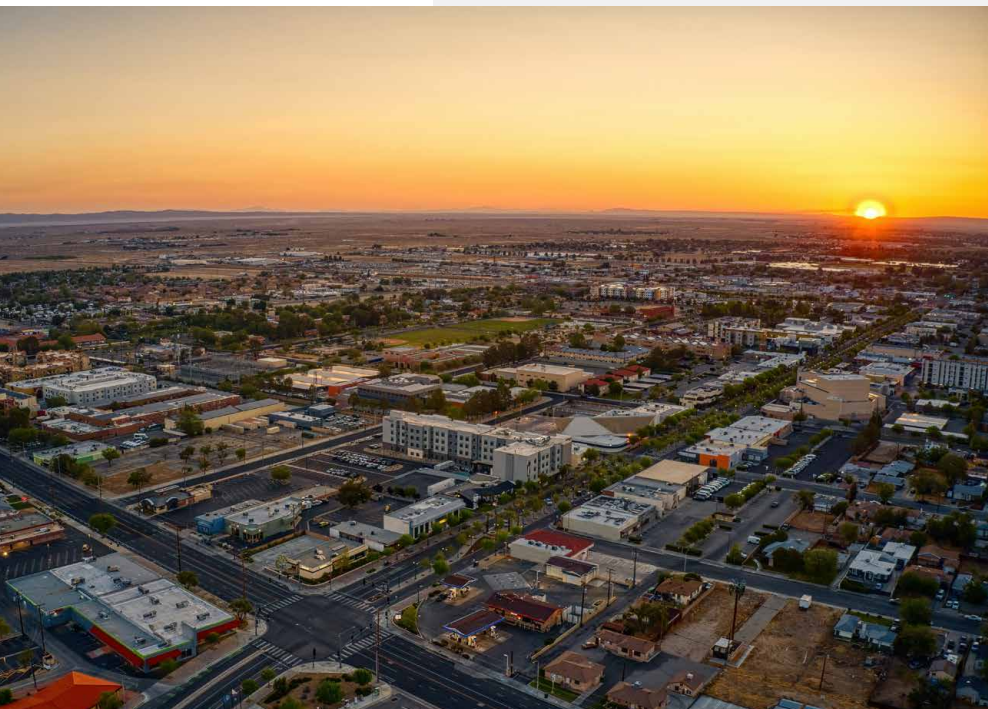








## LANCASTER, CA — AT A GLANCE



“Aerospace + Defense Capital of the West”

Home to **Lockheed Martin Skunk Works, Northrop Grumman, Edwards Air Force Base**

**#1 Solar City in the U.S.**  
(first city to mandate solar on all new homes)

**\$100B+ aerospace project pipeline**  
across Antelope Valley

**Major 14 Freeway interchange commercial hub**

**Growing renewable-energy infrastructure**  
(hydrogen, EV testing, solar farms)

**Home of California’s first net-zero city initiative**

**High-velocity retail corridor**  
with national anchors and freeway visibility

## LOCATION HIGHLIGHTS

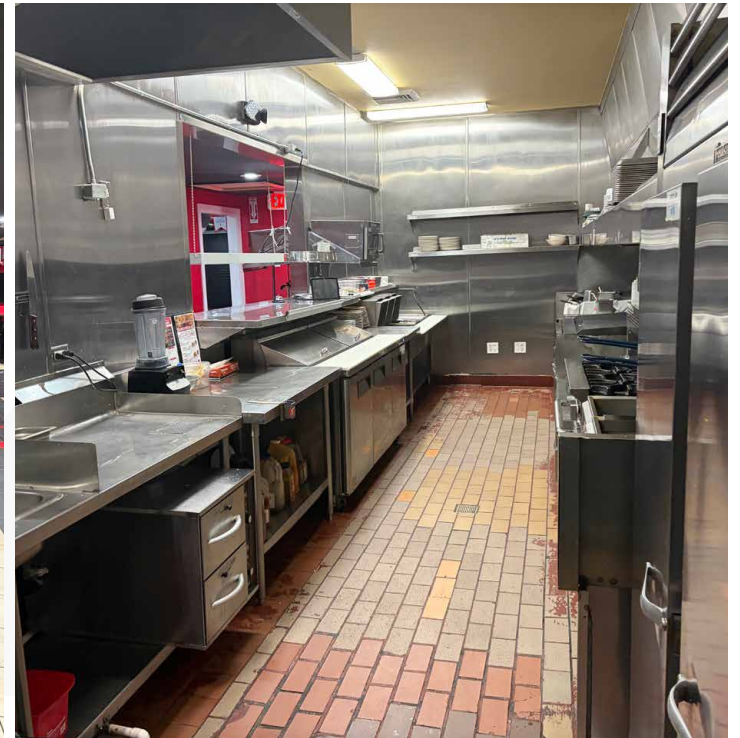
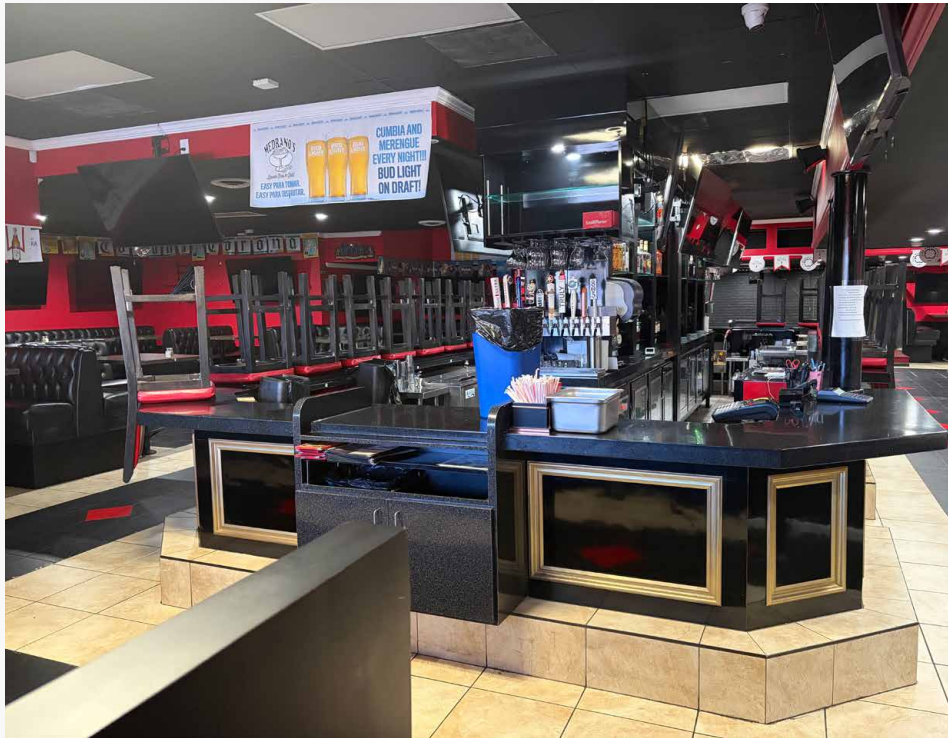
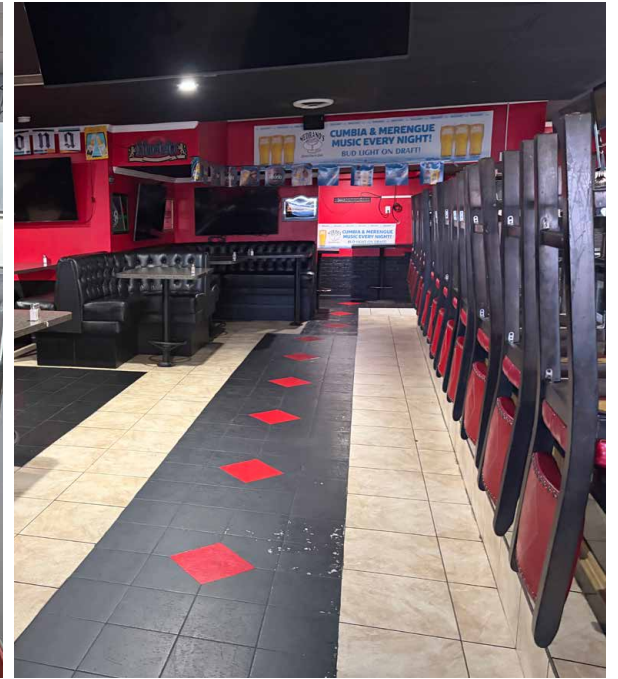
- ✓ Central Lancaster location in a high-traffic commercial zone
- ✓ Dense surrounding rooftops providing consistent customer base
- ✓ Nearby shopping centers, restaurants, and daily-use services
- ✓ High commuter exposure serving both local and regional traffic
- ✓ Proximity to key employment and retail nodes in the Antelope Valley
- ✓ Strong vehicular counts along Avenue K

## INVESTMENT SUMMARY

This offering represents a compelling opportunity to acquire or occupy real estate in one of Lancaster's busiest commercial corridors. Whether for an owner-user seeking visibility and accessibility or an investor pursuing long-term growth, the property provides strong underlying fundamentals supported by location, traffic patterns, and surrounding trade area dynamics.





PROPERTY  
PHOTOS



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