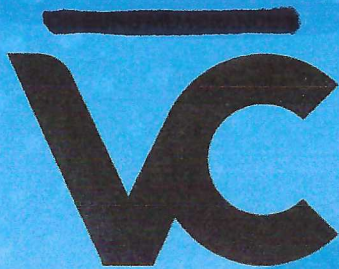


FOR LEASE

VALLEY CENTRAL

44400 Valley Central Way, Lancaster, CA



VALLEY CENTRAL



Available Space

73,639 sf
35,182 sf
6,262 sf Pad
3,200 sf Pad

Leasing Information

The MORGIEWICZ COMPANY

Commercial Real Estate Services

ROSANNE MORGIEWICZ, CLS, CRX
President

18120 Coastline Drive
Malibu, California 90265

Office (310) 454-4407

Cell (310) 428-0326

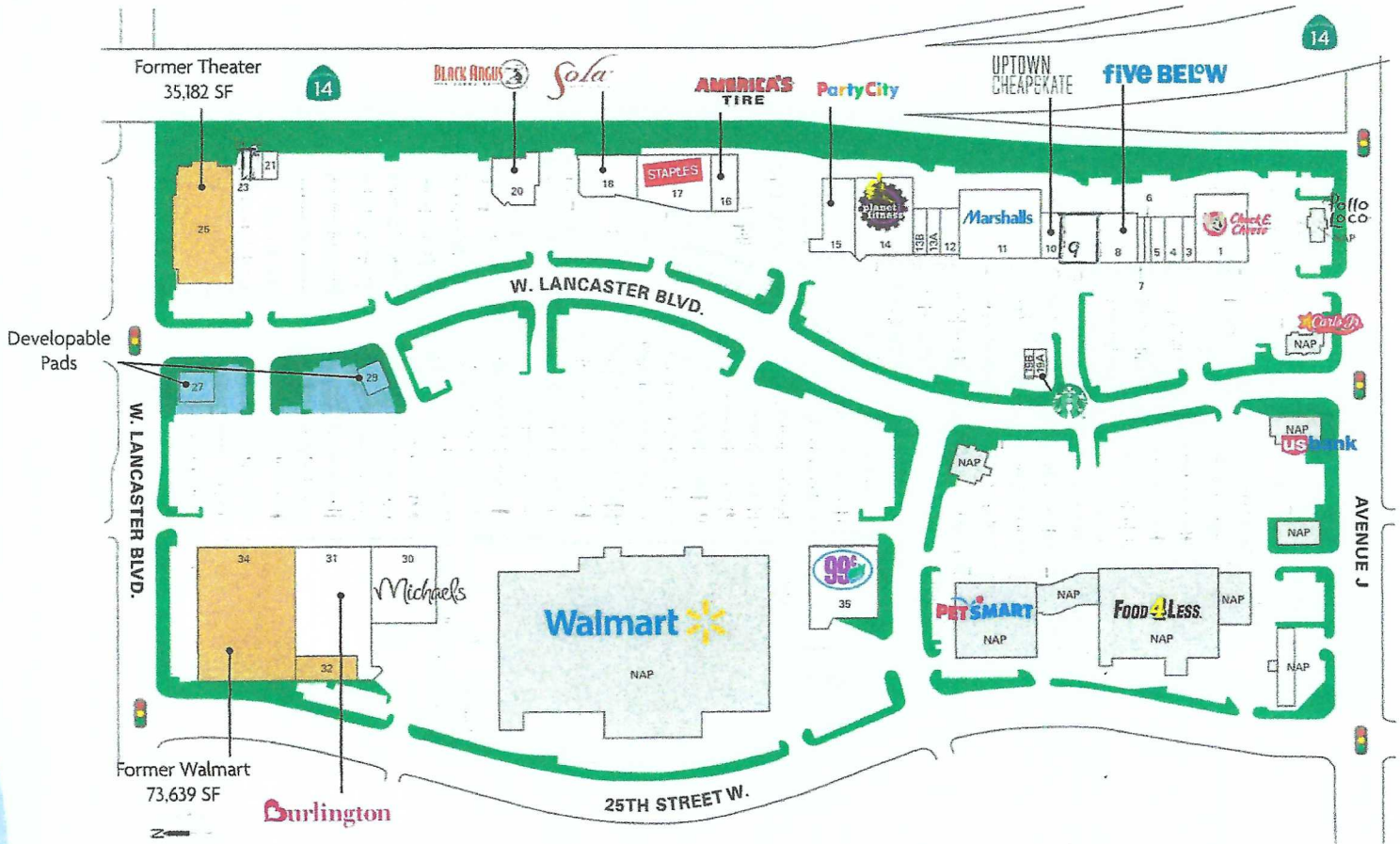
RosanneMorg@aol.com

SITE PLAN

VALLEY CENTRAL

44400 Valley Central Way, Lancaster, CA

Site Plan



VALLEY CENTRAL

FOR LEASE

VALLEY CENTRAL

44400 Valley Central Way, Lancaster, CA

Tenant Roster

| Suite | Tenant | Sq. Ft. |
|--------------------------|--------------------------|----------------|
| 1 | Chuck E Cheese | 17,700 |
| 3 | GameStop | 2,458 |
| 4 | LensCrafters | 4,000 |
| 5 | T-Mobile | 3,000 |
| 6 | Jersey Mikes Subs | 1,500 |
| 7 | Dragon Garden | 1,500 |
| 8 | Five Below | 8,800 |
| 9 | Ulta | 8,966 |
| 10 | Uptown Cheapskate | 4,000 |
| 11 | Marshalls | 27,000 |
| 12 | Leslie's Swimming Pool | 4,000 |
| 13A | Vans | 3,000 |
| 13B | Sally Beauty Supply | 3,000 |
| 14 | Planet Fitness | 20,206 |
| 15 | Party City | 13,465 |
| 16 | America's Tire Company | 7,500 |
| 17 | Staples | 22,474 |
| 18 | Sola Salon | 7,618 |
| 19A | Starbucks | 1,797 |
| 19B | Sport Clips | 1,172 |
| 20 | Black Angus Steakhouse | 10,350 |
| 21 | Sweet Frog Frozen Yogurt | 2,100 |
| 22 | CaliDental | 1,200 |
| 23 | CaliDental | 960 |
| 24 | CaliDental | 960 |
| 25 | Vacant | 35,182 |
| 27 | Developable Pad | - |
| 29 | Developable Pad | - |
| 30 | Michael's | 23,914 |
| 31 | Burlington Coat Factory | 40,000 |
| 34 | Vacant | 73,639 |
| 35 | 99 Cents Only | 24,080 |
| Total Square Feet | | 375,541 |

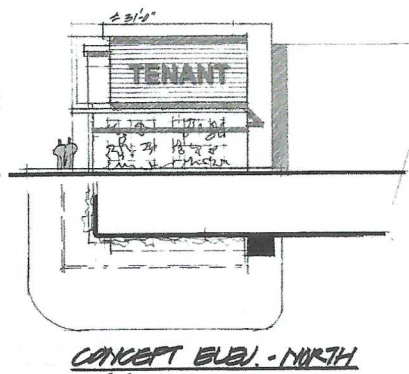
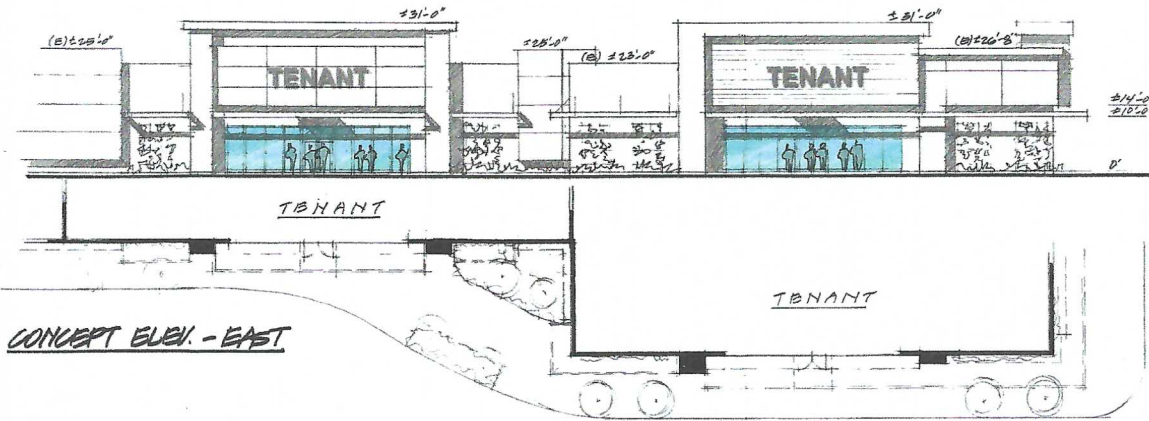


AERIAL

VALLEY CENTRAL

44400 Valley Central Way, Lancaster, CA





Existing Condition - East



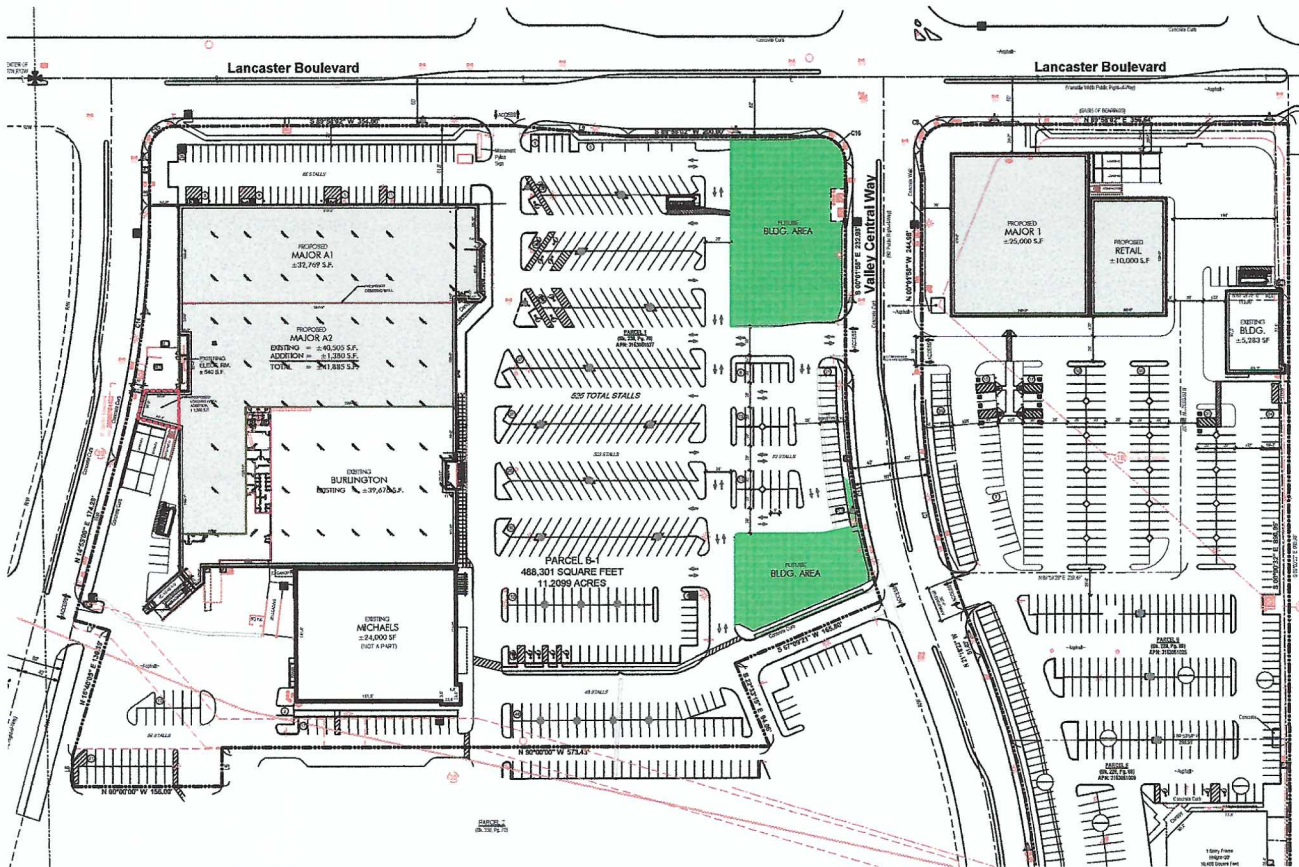
Existing Condition - North

BRIDGE 33 CAPITAL
 601 UNION STREET, SUITE 115
 SEATTLE, WASHINGTON 98101
 TEL. 303 742 1530

VALLEY CENTRAL
 SWC WEST LANCASTER BLVD. & VALLEY CENTRAL WAY
 LANCASTER, CALIFORNIA 93536

ELEVATIONS
 05.15.2023 22:15:01MA
EL-01





PROJECT SITE:
SWC LANCASTER BLVD. &
VALLEY CENTRAL WAY
LANCASTER, CA 93534



VICINITY MAP
NOT TO SCALE

PROPOSED OVERALL SITE PLAN
Scale: 1"=400'

GRAPHIC SCALE
1" = 400'

PRELIMINARY SITE PLAN SUBJECT TO CHANGE.

BRIDGE33 CAPITAL
601 UNION STREET, SUITE 1115
SEATTLE, WASHINGTON 98101
TEL. 303.742.1530

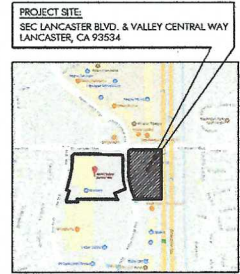
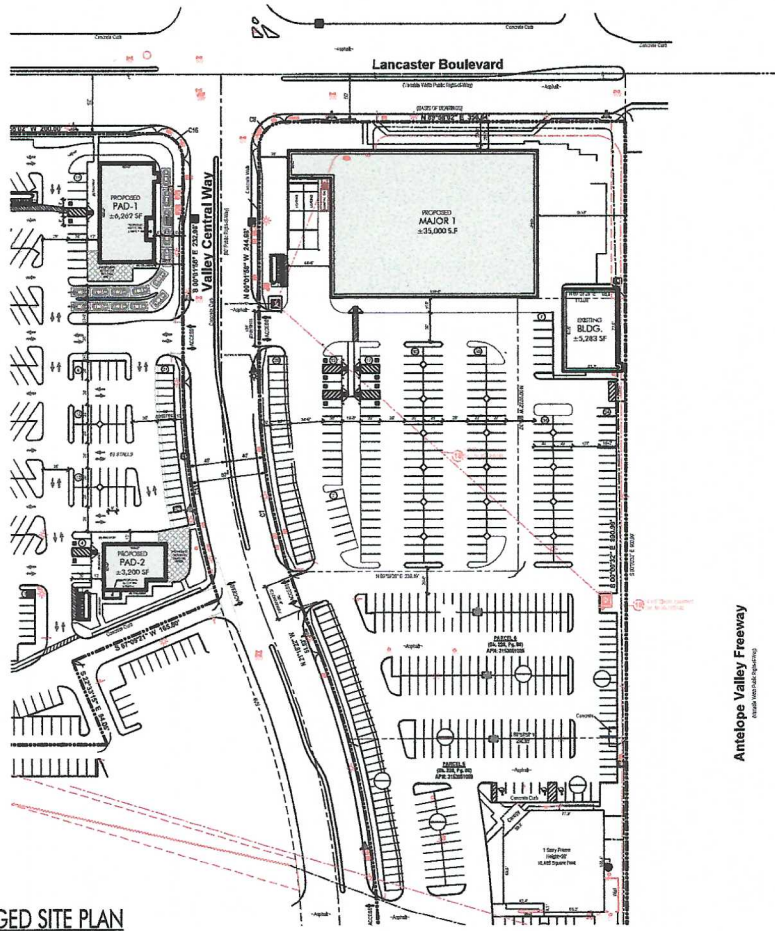
VALLEY CENTRAL
SWC WEST LANCASTER BLVD. & VALLEY CENTRAL WAY
LANCASTER, CALIFORNIA 93536

OVERALL SITE PLAN
221597MA | 05.02.2023
SP-08

mimaarchitecture.com

mima
Architecture





VICINITY MAP
NOT TO SCALE

PROPOSED ENLARGED SITE PLAN
Scale: 1"=40'

BRIDGE33 CAPITAL
601 UNION STREET, SUITE 1115
SEATTLE, WASHINGTON 98101
TEL. 303.742.1530

VALLEY CENTRAL
SEC WEST LANCASTER BLVD. & VALLEY CENTRAL WAY
LANCASTER, CALIFORNIA 93536



ENLARGED SITE PLAN
221597MA | 11.15.2022
SP-04.1



Key Demographics

VALLEY CENTRAL

44400 Valley Central Way, Lancaster, CA



Property Overview



Address

44400 Valley Central Way
Lancaster, California 93536



Total GLA

375,541 SF



Total Acreage

35.12 AC



Land Square feet

1,529,681 SF



Year Built / Renovated

1989, 1990, 2008



Traffic Count (Costar, Caltrans)

27,916 ADT - West Avenue J
9,994 ADT - Valley Central Way
11,300 ADT - West Lancaster Boulevard
61,000 AADT - Highway 14



Access

There are 17 entry drives to the property.



Parking

The center provides striped surface parking for approximately 3,267 vehicles, ## of which are ADA, for a ratio of 5.35 per 1,000 square feet.



Zoning

CPD - Commercial Planned Development



VALLEY CENTRAL

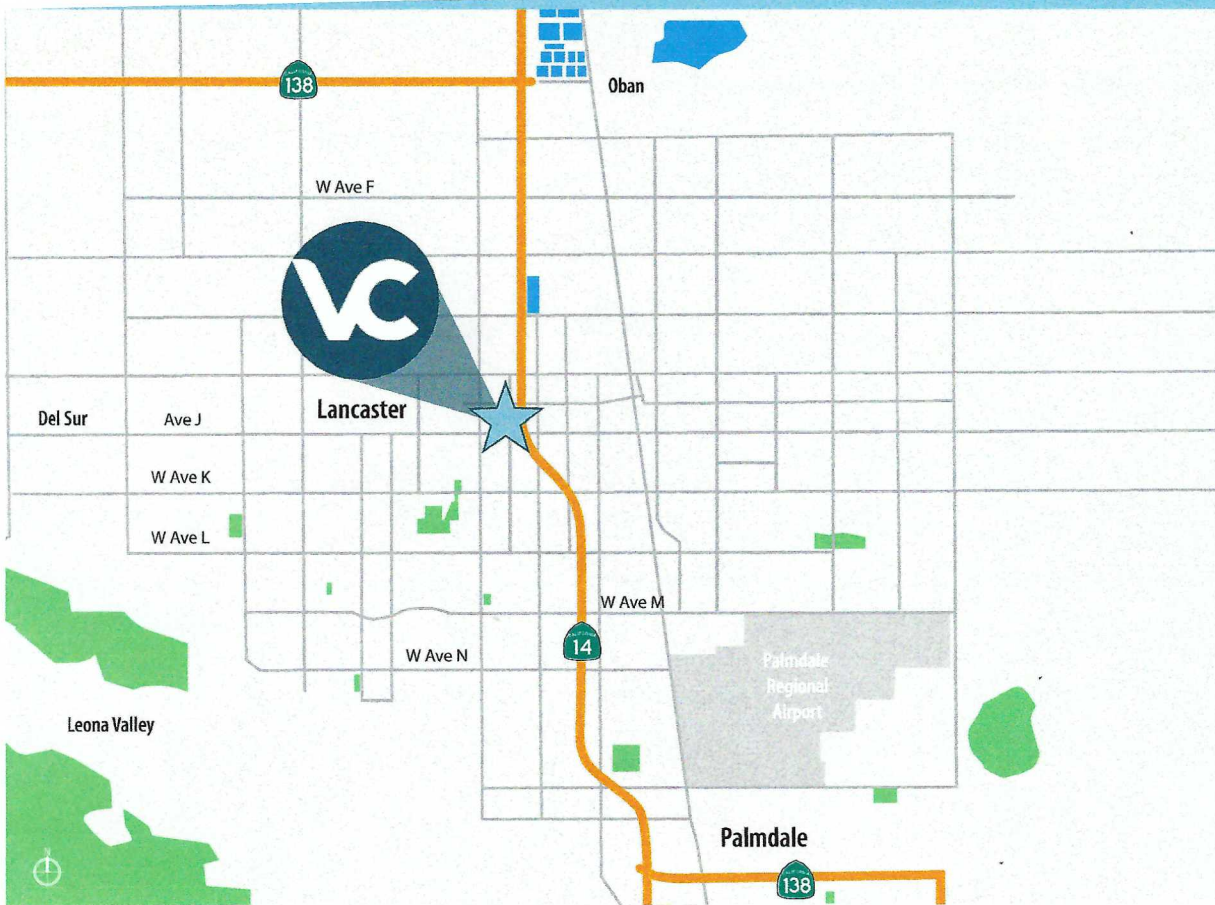
The information contained herein was obtained from sources deemed reliable; however, we make no guarantees, warranties or representations as to the completeness or accuracy thereof.

LOCATION MAP

VALLEY CENTRAL

44400 Valley Central Way, Lancaster, CA

Location Map & Vicinity Map



VALLEY CENTRAL