



1106 West Ave K,
Lancaster, CA 93534



Real

POWERED BY

RISE
REAL ESTATE

PROPERTY AERIAL MAP



**WinCo
FOODS**

**Little
Caesars**

**Panera
BREAD**

**FarmerBoys
WORLD'S GREATEST
BURGERS**

**Jersey Mike's
SUBS**

**FLAME
BROILER**

Applebee's

TARGET

SUBJECT

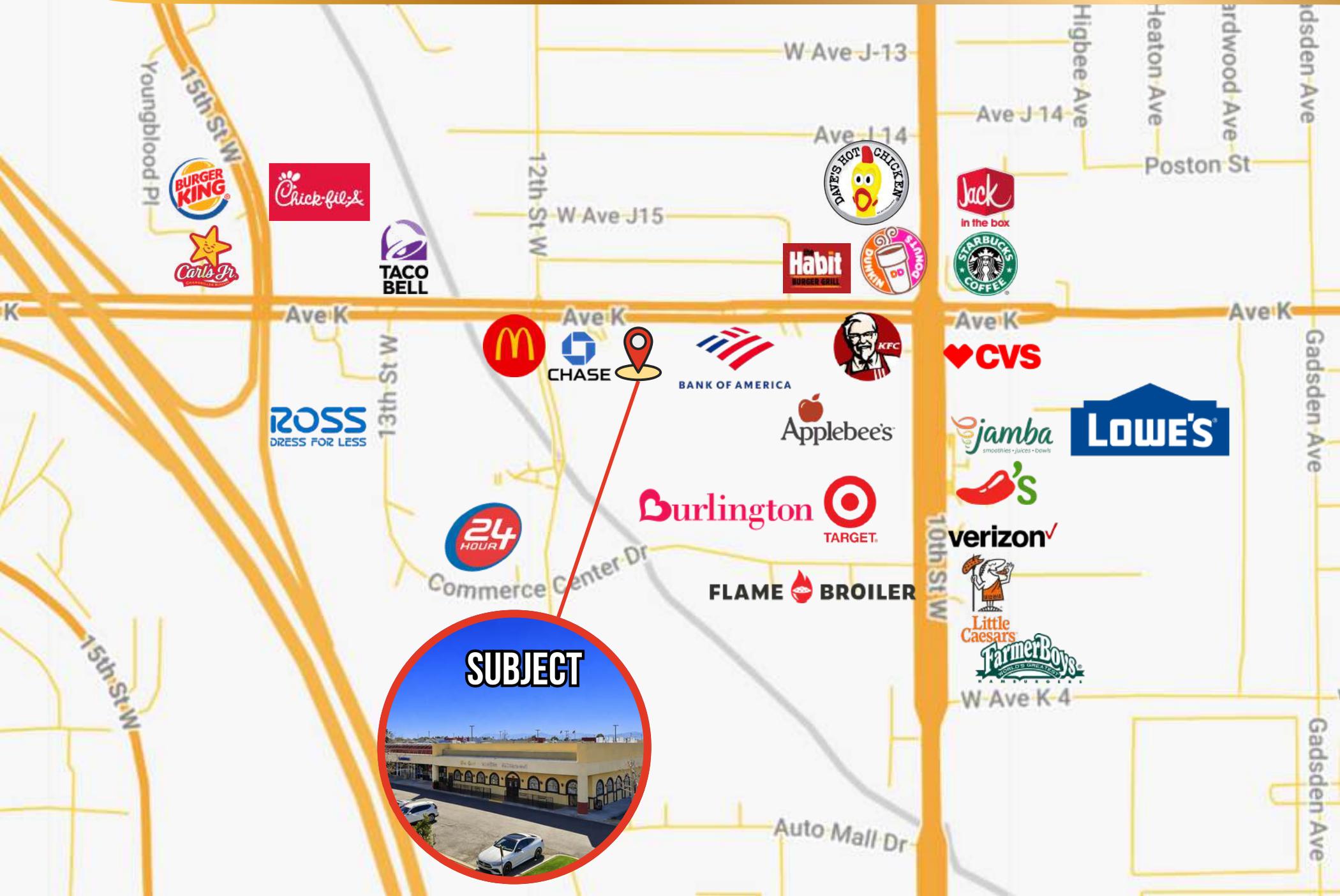
BANK OF AMERICA

1106

SUBJECT

AVE K

PROPERTY MAP



PROPERTY OVERVIEW



TYPE

Retail



SIZE

4,997 SF



RATE

\$3.50 + \$0.63 NNN



TERM

Negotiable



YEAR BUILT

1987

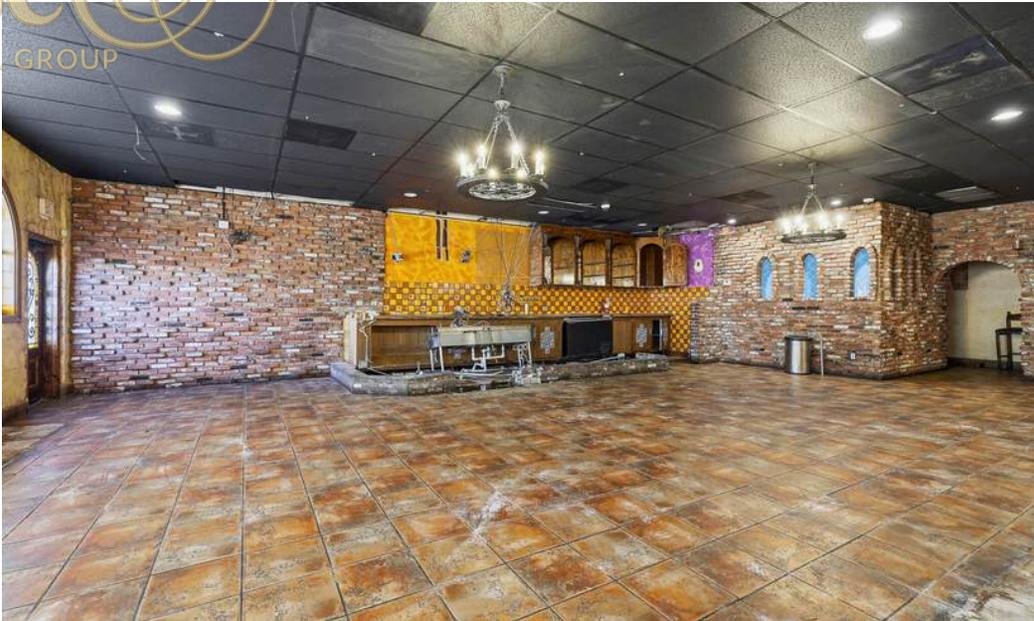


ZONING

LRC3



PROPERTY PHOTOS



Rose & Co.
COMMERCIAL GROUP

PROPERTY PHOTOS



Rose Co.
COMMERCIAL GROUP

PROPERTY PHOTOS



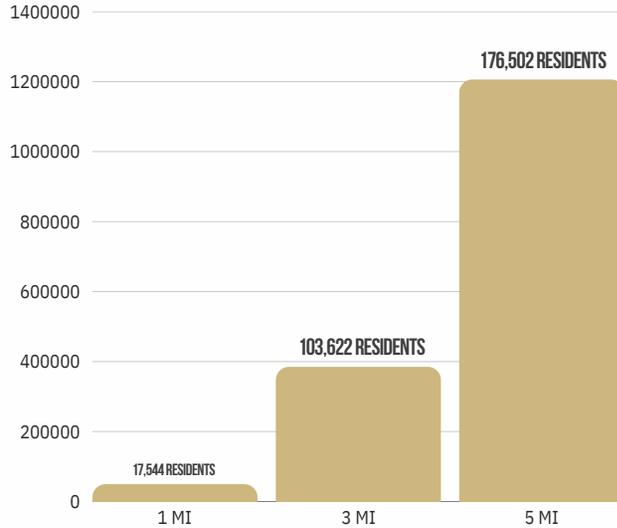
Rose Co.
COMMERCIAL GROUP



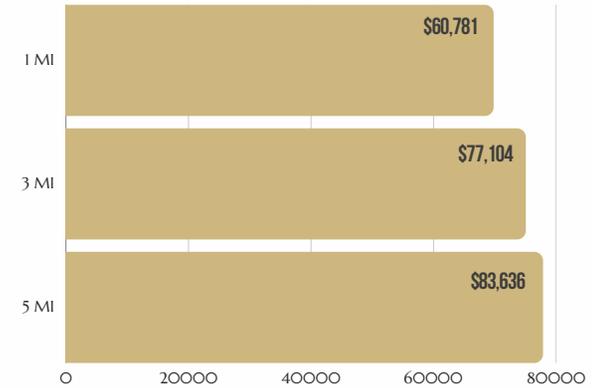
- **Second-generation restaurant space** with two existing bar buildouts and a functional restaurant layout ready for a new operator.
- **Fully equipped commercial kitchen** including operational hood system, multiple sinks, dishwasher station, and a walk-in freezer/cold room.
- **Existing infrastructure in place** including a dedicated kitchen restroom and prior restaurant build-out to reduce startup costs.
- **Excellent accessibility and parking**, with ample on-site parking and a space that was operational until March 1st allowing for a quicker transition for the next tenant.
- **Strong retail corridor surrounded by national tenants**, including Chase Bank, Target, Spectrum, and other high-traffic retailers that drive consistent daily foot traffic to the area.

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
W Ave K	10th St W	28,567 vehicles/day	.10miles
W Ave K	10th St W	29,009 vehicles/day	.10miles
W Ave K	12th St W	28,589 vehicles/day	.13miles
W Ave K	12th St W	28,605 vehicles/day	.13miles
10th St W	Commerce Center Dr	27,592 vehicles/day	.18miles
10th St W	Commerce Center Dr	27,509 vehicles/day	.18miles
W Ave K	Antelope Valley Fwy	37,708 vehicles/day	.30miles
14	W Ave K	63,696 vehicles/day	.30miles
14	Commerce Center Dr	78,080 vehicles/day	.31 miles
10th Street West	Auto Mall Dr	25,491 vehicles/day	.34 miles



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