



FOR LEASE  
GROCER ANCHORED CENTER

# FRONT GATE PLAZA

1740-1883 EAST AVENUE J & 20TH STREET, LANCASTER, CA 93535

1,310 SF - 25,822 SF (Divisible)

RETAIL, DRIVE-THRU AND JR. ANCHOR AVAILABLE





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### PROPERTY HIGHLIGHTS

- Anchored by extremely successful Stater Bros market, center includes a strong mix of national and regional tenants including The Habit, McDonalds, Wells Fargo Bank, Pizza Hut, Wing stop, H&R Block, T-Mobile, McDonalds, Subway and Taco Bell
- Positioned at the intersection of Avenue J and 20th Street, one of the most desirable intersections to serve the rapidly growing residential population of East Lancaster
- Excellent surrounding co-tenancy including major retailers Walmart Supercenter and Aldi
- Exceptionally well maintained shopping center and common areas with ample parking

#### SRS REAL ESTATE PARTNERS

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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SITE PLAN & PHOTOS

FRONT GATE PLAZA • 1740-1883 EAST AVENUE] & 20TH STREET, LANCASTER, CA 93535



1

2,004 SF AVAILABLE



12

1,490 SF AVAILABLE



14

25,822 SF AVAILABLE



DIRECTORY

NO.	TENANT	(SF)	NO.	TENANT	(SF)	NO.	TENANT	(SF)
1	FUTURE PAD DRIVE-THRU	±2,004	12	AVAILABLE	1,490	23	CASH PAYDAY	
2	GOLDEN NAILS		13	FASHION FLOWERS		24	LAUNDROMAT	
3	H&R BLOCK		14	AVAILABLE (DIVISIBLE: 10K-25K)	25,822	25	V.L. SMOKE SHOP	
4	THREADING		15	TEA BOX		26	MAIL AMERICA	
5	PIZZA HUT		16	WATER STORE		27	RADIANCE HAIR SALON	
6	AVAI LABLE	1,500	17	PACIFIC DENTAL		28	THE WORKZ RESTAURANT	
7	STATER BROS.		18	GOODWILL DONATIONS		1804	THE HABIT	
8	BLACK DIAMOND BEAUTY		19	GOODWILL STORE				
9	AVAILABLE	1,310	20	WENDY'S BARBER SHOP				
10	CLEVER CARE PHARMACY	COMING SOON!	21	SUBWAY				
11	WING STOP		22	T-MOBILE				



TRADE AREA SUMMARY

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**Site**  
1740-1884 East Avenue J  
Lancaster, CA 93535

**SRS**  
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ESTIMATED 2025 DEMOGRAPHICS

\* SOURCE: ESRI & COSTAR

1 MILE	3 MILE	5 MILE
15,073 POPULATION	97,714 POPULATION	171,770 POPULATION
\$93,363 AVG HOUSEHOLD INCOME	\$90,410 AVG HOUSEHOLD INCOME	\$94,293 AVG HOUSEHOLD INCOME
12,001 DAYTIME POPULATION	43,446 DAYTIME POPULATION	56,437 DAYTIME POPULATION





#### LEASING INFORMATION



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#### SRS REAL ESTATE PARTNERS

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