



**AMAZING OPPORTUNITY  
3 DRIVE-THROUGH PADS FOR LEASE  
CALL FOR DETAILS!**

**INCREDIBLE TRAFFIC COUNTS**  
60,000 cars per day  
at the intersection of  
Sierra Avenue & W. Avenue J

**Top Ranked Sales**  
in the state and nationally

**AFFORDABLE ECONOMICS**

**GREAT ACCESS**  
Great exposure  
Signalized Intersection

**SIERRA HIGHWAY & W. AVENUE J**

LANCASTER, CALIFORNIA

IN THE  
HEART  
OF  
THE  
ACTION!

SIERRA HIGHWAY &  
AVENUE J WEST  
LANCASTER, CALIFORNIA

Valley Central  
Visits 7.2M  
Rank N/A

Lancaster Commerce...  
Visits 4.6M  
Rank N/A

Walmart  
Visits 1.8M  
Rank 2K/3.9K

Lancaster Town Center  
Visits 2.6M  
Rank N/A

Walmart  
Visits 2.6M  
Rank 257/3.9K

Quartz Hill Towne Centre  
Visits 1.5M  
Rank N/A

Costco Wholesale  
Visits 3.5M  
Rank 67/553

Destination 8  
Visits 7.6M  
Rank N/A

47th Street Pavillion  
Visits 4.7M  
Rank N/A

Sam's Club  
Visits 2.2M  
Rank 5/559

Walmart  
Visits 2.5M  
Rank 332/3.9K

Target  
Visits 1.9M  
Rank 281/1.8K

Antelope Valley Mall  
Visits 5.2M  
Rank N/A

Target  
Visits 1.6M  
Rank 504/1.8K

Walmart  
Visits 2.4M  
Rank 518/3.9K

Antelope Valley Mall  
Visits 8.8M  
Rank N/A

Amargosa Commons  
Visits 2.6M  
Rank N/A

Palmdale Marketplace  
Visits 5.7M  
Rank N/A

Gateway Center  
Visits 1.5M  
Rank N/A

The Place On 47th  
Visits 3.8M  
Rank N/A

In good company! - Many of the TOP 10% performing locations ARE YOUR NEIGHBORS

# LOCATION! LOCATION! LOCATION!

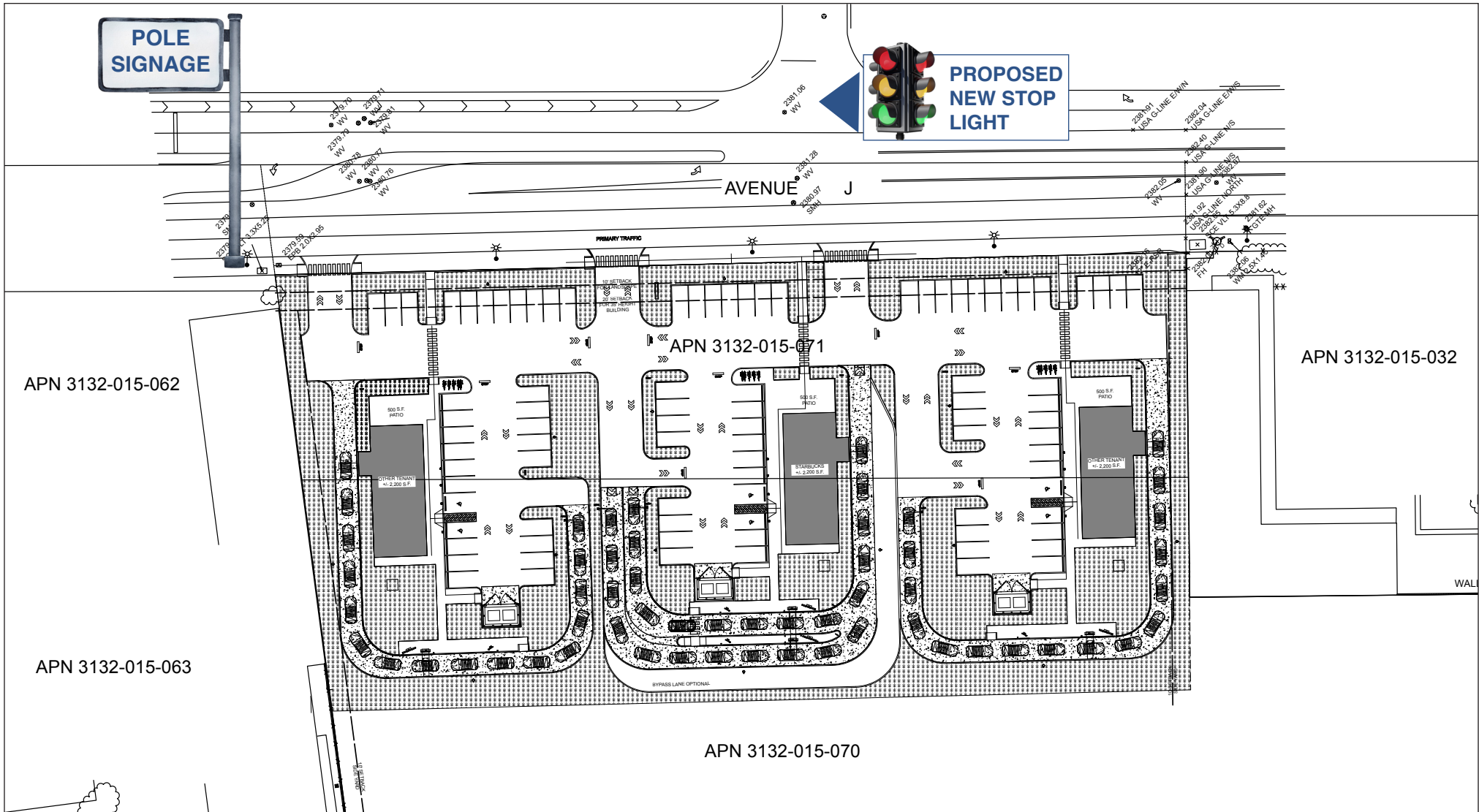


# SITE PLAN

Lets make the pole sign larger so we dont need to explain it



# DRIVE-THROUGH SITE PLAN



## SPACE HIGHLIGHTS

- Each Lot size is 20,000 SF
- 3 access points (allowing for efficient circulation)
- 60,000 cars per day at intersection of Sierra and W. Avenue J



The information contained in this Leasing Package is proprietary. It is intended to be reviewed only by the party receiving it from May Realty Advisors . This Leasing Package has been prepared to provide a summary, unverified information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

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