



# EXCLUSIVE COMMERCIAL OFFERING MEMORANDUM

5041 COLUMBIA WAY / QUARTZ HILL  
LANCASTER, CA 93536



**3 PARCELS (1.5 ACRES TOTAL)**

Includes Hardware, Lumber  
Business with inventory and U-Haul  
dealer moving Truck rental  
business.



PRESENTED BY:

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TR Wealth Management Inc.  
Multi-family Acquisitions and Dispositions  
24050 Madison Street # 215 - Torrance, CA 90505



This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers. The material contained herein is ***confidential and the recipient agrees to keep all material contained herein confidential.***

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**Land Details:** This property comprising three contiguous parcels totaling 67,497 square feet (1.5 acres) approx. offering ample space for various uses. Assessor Parcel Number: 3102-017-013 / 016 / 017

**Main Structures:** Two sizable warehouse buildings, and store ideal for storage, logistics, or light manufacturing. Totaling 9,242 Sq. Ft. Approx. Built 1953

**Front Building:** A smaller structure currently operated by owner as a hardware store and U-Haul dealer with potential for retail, office or other commercial uses.

**Accessibility:** Convenient access for deliveries and customer foot traffic, with potential for reconfiguration depending on usage.

**Zoning:** LCC3

**Infrastructure:** This expansive 1.5-acre property is ideal for commercial use, offering ample space to accommodate trucks, trailers, motorhomes, and heavy equipment.

With flat, accessible terrain and strategic layout, it's perfect for equipment rentals, fleet storage, or logistics operations. The property provides easy maneuverability for large vehicles and plenty of room for parking or staging. Its size and versatility make it suitable for various industrial or business purposes.

- Located in a growing region with significant demand for local businesses area, ideal for growth and visibility.
- Existing business fully operational, providing and immediate income generating opportunity. Alternatively, the property is versatile for a new venture with strong potential for increased revenue with targeted marketing or business scaling.
- Close to major roads, residential areas, and complimentary businesses.
- Perfect for entrepreneurs seeking a turnkey business opportunity or investors looking for a property with strong growth and income potential.
- *THIS IS A UNIQUE OPPORTUNITY TO OWN A VERSATILE PROPERTY WITH INCOME- GENERATING CAPABILITIES IN A GREAT LOCATION.*

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**Parcel Map**



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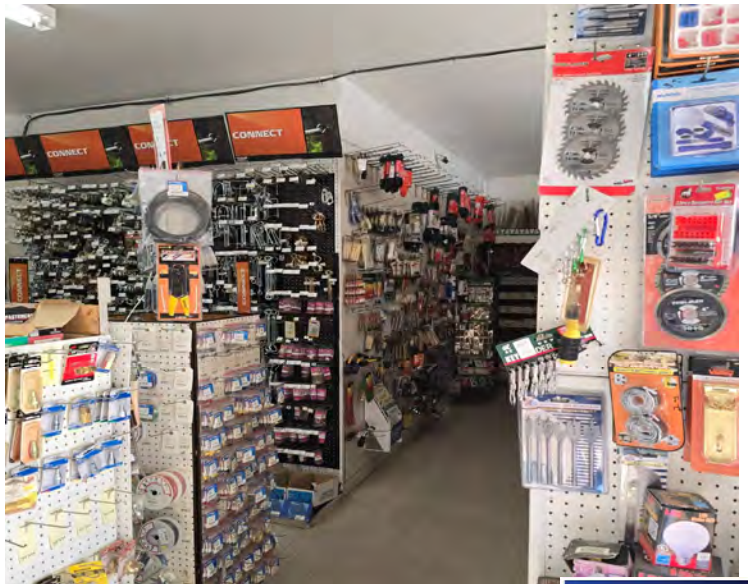




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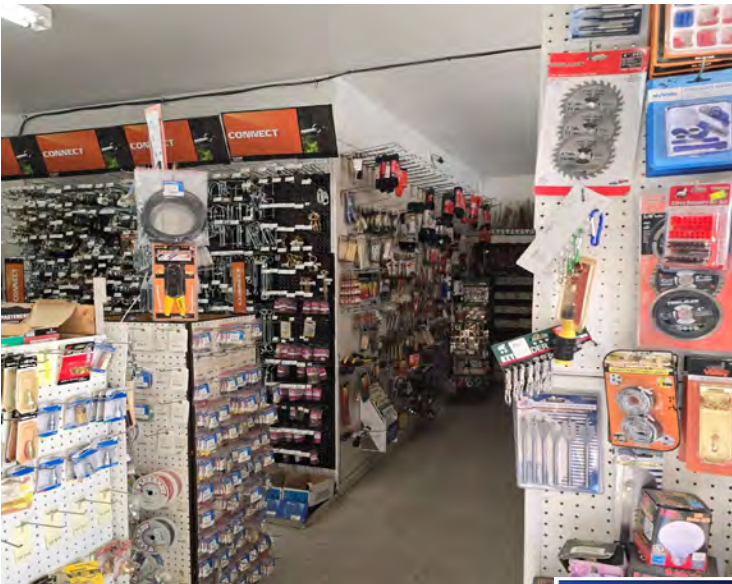






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Aerial Photo



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The City of Lancaster is a thriving community of 172,237 located approximately one hour north of Los Angeles. Clean air, attainable housing, wide open spaces, and a close-knit community make Lancaster the ideal place for families. Endless potential for growth, along with a strong commitment to business from local leaders, earned Lancaster the "Most Business-Friendly" Eddy Award from the Los Angeles Economic Development Corporation in 2007. No matter how you look at it, it's positively clear that Lancaster is the perfect place to live, work and play!

People of all ages and ethnic backgrounds call Lancaster home. We take pride in our diversity and recognize that relocate but contributes to making our City a stronger, more vibrant community.

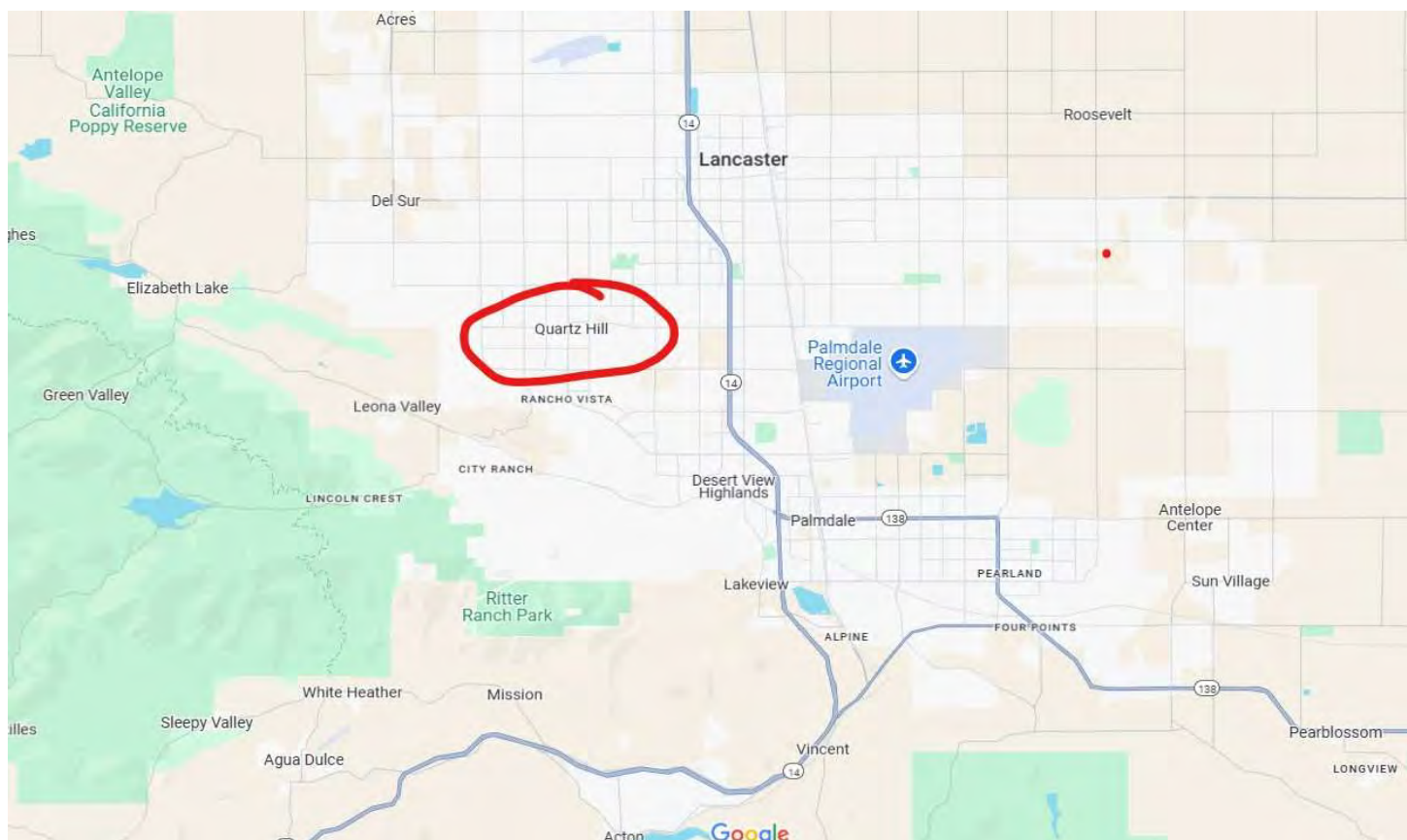
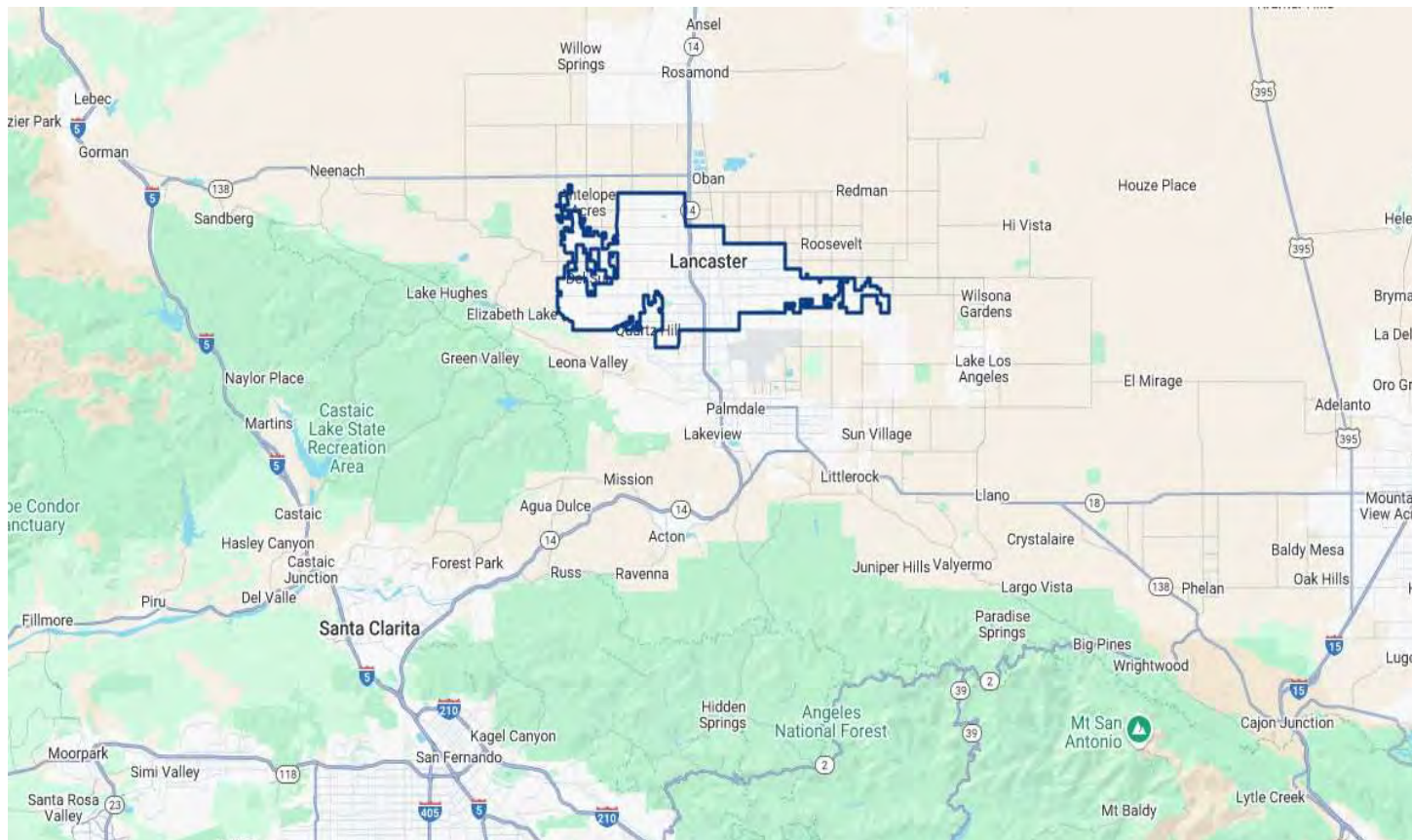
Attainable housing and recent economic growth have made Lancaster a very attractive choice for families and businesses who are looking to relocate but wish to enjoy all the advantages that Southern California has to offer.

Lancaster's business-friendly atmosphere has contributed to dramatic economic growth in recent years. New businesses often choose to relocate or open another location in Lancaster, which translates to increases in local job opportunities.



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**Location Map & Regional Map**



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## Miguel Aguilo

**Multi-Family & Commercial Specialist  
Acquisitions and Dispositions**

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DRE# 01273198

**Direct (310) 686-2961**



Miguel grew up in Chile, lived in Spain and Germany, and is fluent in English, Spanish and Portuguese. He has a strong background in sales, acquisitions, and international business.

Miguel moved to the South Bay 42 years ago and has been successful at all levels of Real Estate including sales, acquisitions, finance, investment, and development. He has built strong relationships with local builders, developers, investors, and governmental agencies.

Since January 2000, Miguel has specialized in the sale of multi-family and commercial properties. He is recognized as one of the highest producing Real Estate Professionals and has received Top Producer awards for outstanding sales achievement. Miguel is currently working as a multi-family specialist associate with TR Wealth Management Inc., servicing markets throughout the South Bay, Long Beach, and Greater Los Angeles areas.

### **Real Estate Professional Experience:**

TR Wealth Management Inc. – Torrance, California – Multi-Family specialist  
Acquisitions and Dispositions - Investor Relations, Multi-family Management

*RE/MAX Commercial & Investment Realty* - Torrance, California Realtor® –  
Investment Associate / *O'Keefe/Aguilo Group at RE/MAX Commercial* - Torrance,  
California – Multi-Family Acquisitions and Dispositions

*RE/MAX Beach Cities Realty - Investment Division*, Manhattan Beach, California  
Realtor® –Commercial and Investment

*Powell Corporation and Associates - Consulting*: Condominium Conversion Executive  
Assistant Project Manager. Completed 32- and 42-unit conversion projects (Windsor  
and Pinole, Northern California). Responsible for the preparation of bid documents  
and awarding jobs to subcontractors. Negotiated proposals for materials with  
suppliers. Served as construction manager for the condominium conversion projects.

*L.A.S. Financial Services*, Woodland Hills, California - Consultant. Managed marketing  
operations. Residential and Commercial Lending.

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