

FOR LEASE

RETAIL / OFFICE / MEDICAL

44201 - 44227

20TH STREET WEST

LANCASTER, CA

840 – 3,243 SF

CALIFORNIA
14
60,541 VPD

UNITS 5 & 6
AVAILABLE

UNIT 7
VACANT

UNITS 9
VACANT

UNITS 10 & 11
AVAILABLE

UNIT 13
VACANT

UNIT 14
VACANT

TRAFFIC COUNT
28,657 VPD

20th STREET WEST

Pop Boy's

***MOVE IN SPECIAL - For the First 3 Months of \$0.99PSF + NNN**

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COMMERCIAL REAL ESTATE, INC.
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PROPERTY HIGHLIGHTS



Strong Traffic Counts (28,657 VPD)



Tremendous Signage Along 20th Street



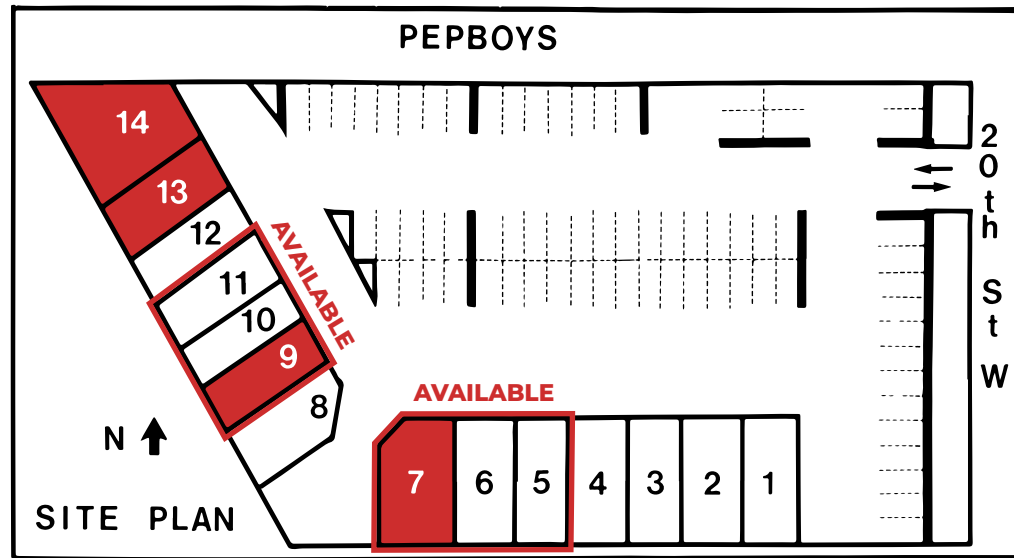
Excellent Mix of Tenants



Low Price Per Square Foot



Nearby Tenants -



TENANT NAME	UNIT	SIZE (SF)
AV Liquor & Jr Market	1	1,128
AV Liquor & Jr Market	2	1,128
Maribel's Cakes and Bakery	3	1,400
Dentist	4	1,128
*Westcoast Flooring	5	1,128
*Westcoast Flooring	6	1,192
*VACANT	7	923
Insurance	8	840
*VACANT	9	1,096
*Month to Month Taqueria Pepe El Toro	10	1,082
*Month to Month Taqueria Pepe El Toro	11	1,032
Massage	12	1,032
VACANT	13	1,032
VACANT	14	1,192

can be combined

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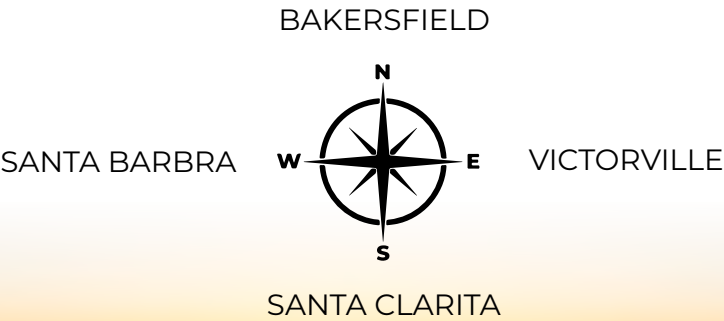
AREA HIGHLIGHTS

LANCASTER OVERVIEW

Lancaster is a charter city in northern Los Angeles County, in the Antelope Valley of the western Mojave Desert in Southern California. As of the 2020 census, the population was 173,516, making Lancaster the 153rd largest city in the United States and the 30th largest in California. Lancaster is a twin city with its southern neighbor Palmdale; together, they are the principal cities within the Antelope Valley region. The population of Lancaster has grown from 37,000 at the time of its incorporation in 1977 to over 157,000 as of 2019.

While Lancaster won a spot on this year's Top 100 Places to Live with its strong economy, diverse community and commitment to health, it is the city's dedication to protecting the environment that makes it truly special. Leading the way in solar power, locals can feel good about the way they live and work each day.

SURROUNDING NEIGHBORHOODS



EXCELLENT NEARBY AMENITIES



Lancaster is just minutes away from beautiful sites like The Antelope Valley California Poppy Reserve, The Boeing Plaza - Aerospace Walk Of Honor, & The Musical Road. Nearby Attractions include: The Castle Roller Skating, The Antelope Valley Indian Museum, & American Heroes Park.

PARKS & RECREATION



Lancaster's Parks, Recreation & Arts Department is dedicated to helping residents relax in the beautiful desert landscape. Each season, the Department hosts over 100 athletic programs, community classes, art exhibits and special events, as well as maintains twelve City Parks.

RESTAURANTS & DINING



Whether you are craving kosher dishes, Middle Eastern cuisine, sushi, or even an oxygen bar, make a beeline towards Ventura Boulevard. This central street offers something for everyone and it is also a great spot for those who wish to set up a small business.

QUALITY OF LIFE



Today there is so much to see and do in Lancaster for all ages and interests. You can choose from many attractions and forms of entertainment. And for those who want to escape the rush of urban life, relaxing places where you can recharge your batteries await.





AMENITIES MAP



SCHOOLS



HOSPITALS

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DEMOGRAPHIC DATA



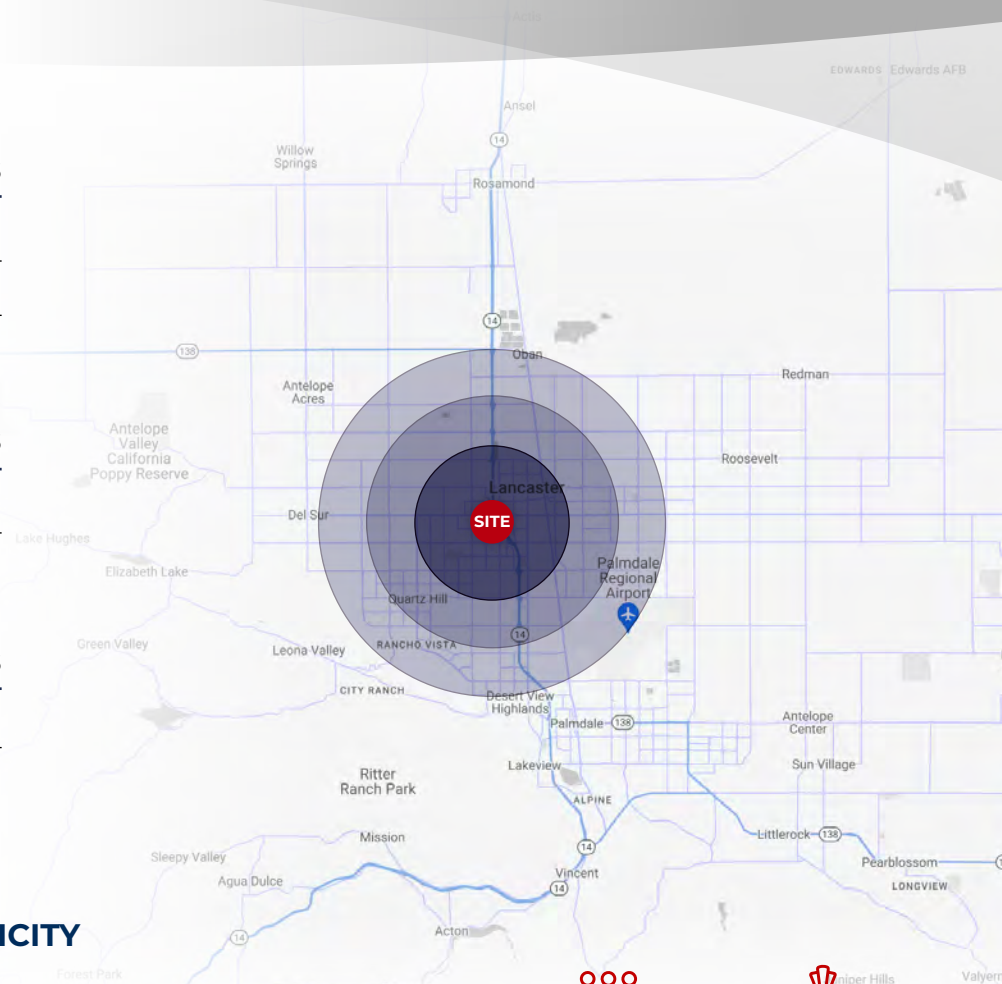
POPULATION	1 MILE	2 MILES	3 MILES
Estimated Population	14,431	60,539	96,966
Estimated Households	5,076	21,604	32,373
Median Age	38.3	36.1	34.7



HOUSEHOLD INCOME	1 MILE	2 MILES	3 MILES
Average Household Income	\$102,554	\$92,251	\$93,651
Median Household Income	\$75,055	\$72,835	\$73,692



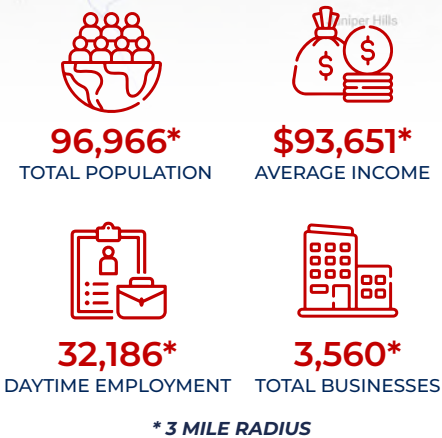
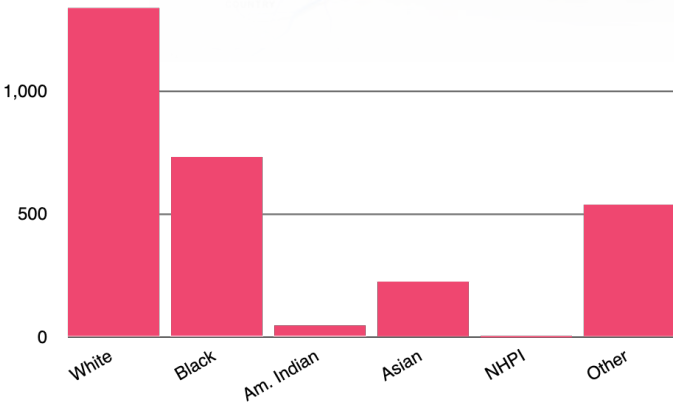
DAYTIME POPULATION	1 MILE	2 MILES	3 MILES
Total Businesses	888	2,274	3,560
Total Employees	9,751	21,515	32,186



DRIVE TIMES

DESTINATIONS	DISTANCE
Antelope Valley College	5 Minute Drive
Lancaster DMV	7 Minute Drive
Museum of Art & History (MOAH)	8 Minute Drive
Prime Desert Woodland Preserve	8 Minute Drive
Lancaster National Soccer Center	16 Minute Drive
Palmdale Reginal Airport	23 Minute Drive
Ritter Ranch Park	51 Minute Drive

RACE & ETHNICITY



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