

# MULTI TENANT COMMERCIAL PROPERTY

3121 E Avenue I, Lancaster, CA 93535

---

FOR SALE



**JIM KELSEY CCIM**  
DIRECTOR OF COMMERCIAL OPERATIONS  
805.709.4828  
jim@fullrealtyservices.com  
CalDRE #01354722



## TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
COMPLETE HIGHLIGHTS	6
ADDITIONAL PHOTOS	7
LOCATION INFORMATION	8
REGIONAL MAP	9
LOCATION MAP	10
AERIAL MAP	11
FINANCIAL ANALYSIS	12
FINANCIAL SUMMARY	13
RENT ROLL	14
DEMOGRAPHICS	15
DEMOGRAPHICS MAP & REPORT	16
ADVISOR BIOS	17
ADVISOR BIO 1	18

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Century 21 its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Century 21 its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Century 21 will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

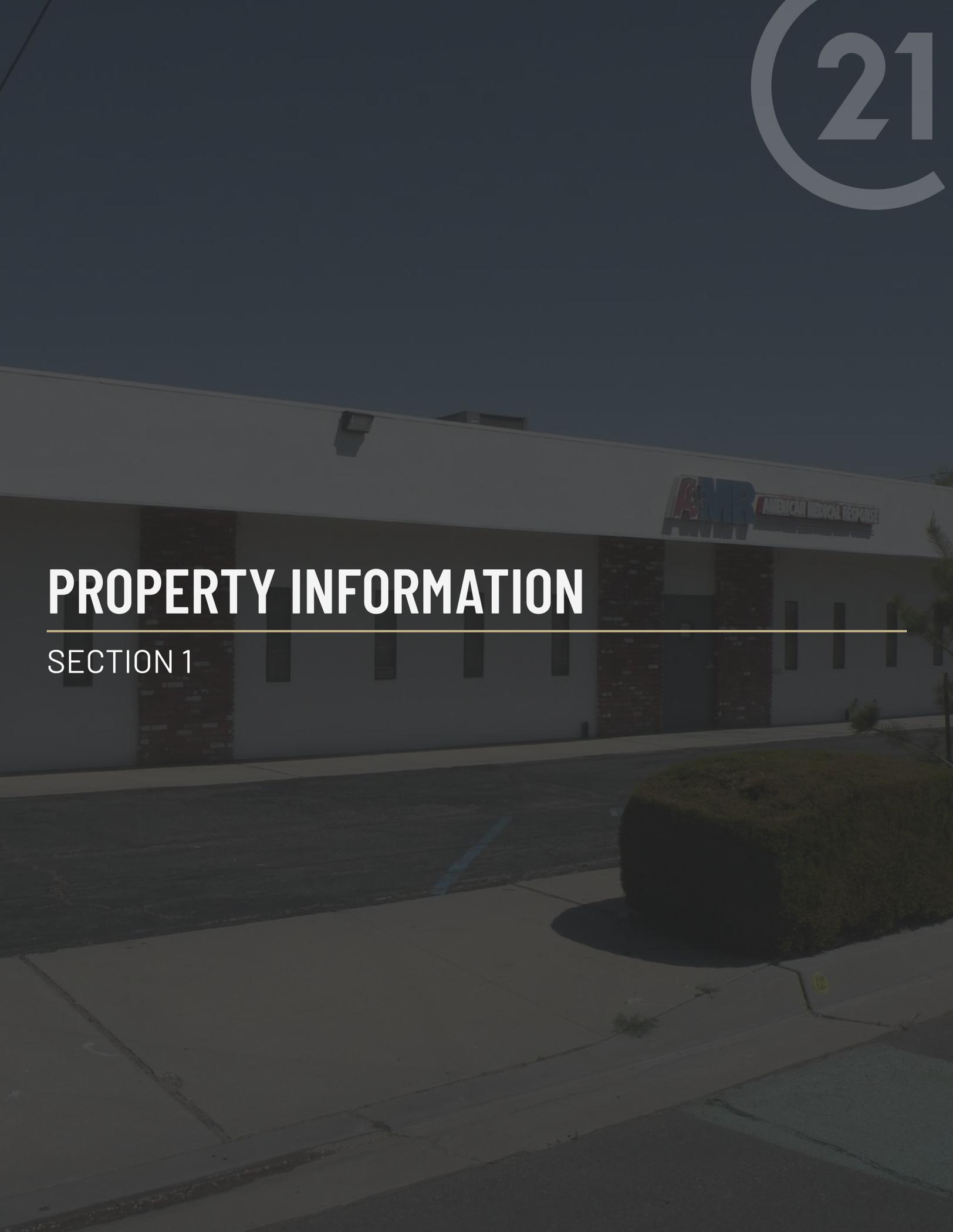
Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Century 21 makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Century 21 does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Century 21 in compliance with all applicable fair housing and equal opportunity laws.

# PROPERTY INFORMATION

---

## SECTION 1





## PROPERTY DESCRIPTION

Introducing a prime opportunity for Industrial / Office Building investors: a meticulously renovated 4,500 SF property at 3121 E Avenue I. , This versatile property offers an ideal investment in the bustling Industrial area of Lancaster. The property has two national Tenants, Verizon Wireless (Cellular Antenna) and American Medical Response. The third tenant is an independent Modular home builder. The AMR response building, built in 1957 and recently renovated in 2025, the property exudes contemporary appeal while retaining its original charm. Zoned CPD, it meets diverse business needs within a dynamic commercial environment. Currently boasting 100% occupancy, this property presents a turnkey investment opportunity with strong leasing potential and a solid track record for prospective investors seeking a robust addition to their portfolio.

## PROPERTY HIGHLIGHTS

- 4,500 SF building
- 3 units
- 2 National Tenants
- Renovated in 2025
- Zoned CPD

## OFFERING SUMMARY

Sale Price:	\$1,100,000
Number of Units:	3
Lot Size:	107,921 SF
Building Size:	4,500 SF
NOI:	\$67,317.00
Cap Rate:	6.12%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	147	479	2,299
Total Population	541	1,715	8,292
Average HH Income	\$58,048	\$55,588	\$59,535



## PROPERTY DESCRIPTION

Introducing a prime opportunity for Industrial / Office Building investors: a meticulously renovated 4,500 SF property at 3121 E Avenue I. This versatile property offers an ideal investment in the bustling Industrial area of Lancaster. The property has two national Tenants, Verizon Wireless (Cellular Antenna) and American Medical Response. The third tenant is an independent Modular home builder. The AMR response building, built in 1957 and recently renovated in 2025, the property exudes contemporary appeal while retaining its original charm. Zoned CPD, it meets diverse business needs within a dynamic commercial environment. Currently boasting 100% occupancy, this property presents a turnkey investment opportunity with strong leasing potential and a solid track record for prospective investors seeking a robust addition to their portfolio.

## LOCATION DESCRIPTION

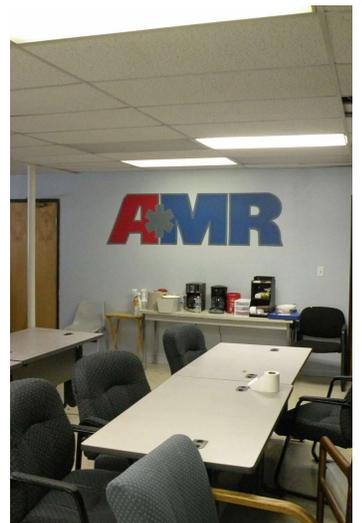
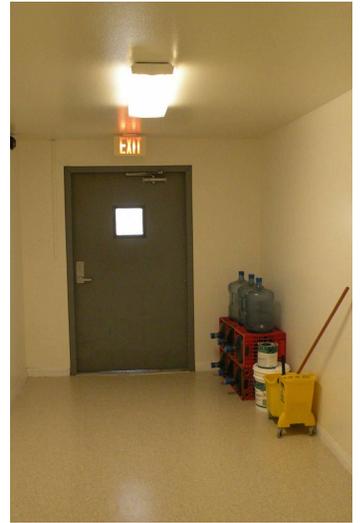
Located in the thriving industrial market of Lancaster, CA, the area surrounding the property at 3121 E Avenue I offers numerous amenities and attractions for prospective Industrial / Office Building investors. With easy access to the Antelope Valley Freeway, the location provides excellent connectivity to major transportation routes. Nearby, the Antelope Valley Mall, Lancaster Marketplace, and Lancaster Commerce Center offer a range of retail and dining options for employees and visitors. Additionally, the area boasts a strong local workforce and is positioned within close proximity to educational institutions, creating a desirable environment for businesses looking to invest in an evolving commercial landscape.



## PROPERTY HIGHLIGHTS

- 4,500 SF building
- 3 units
- 2 National Tenants
- Renovated in 2025
- Zoned CPD
- Industrial area
- 100% occupancy

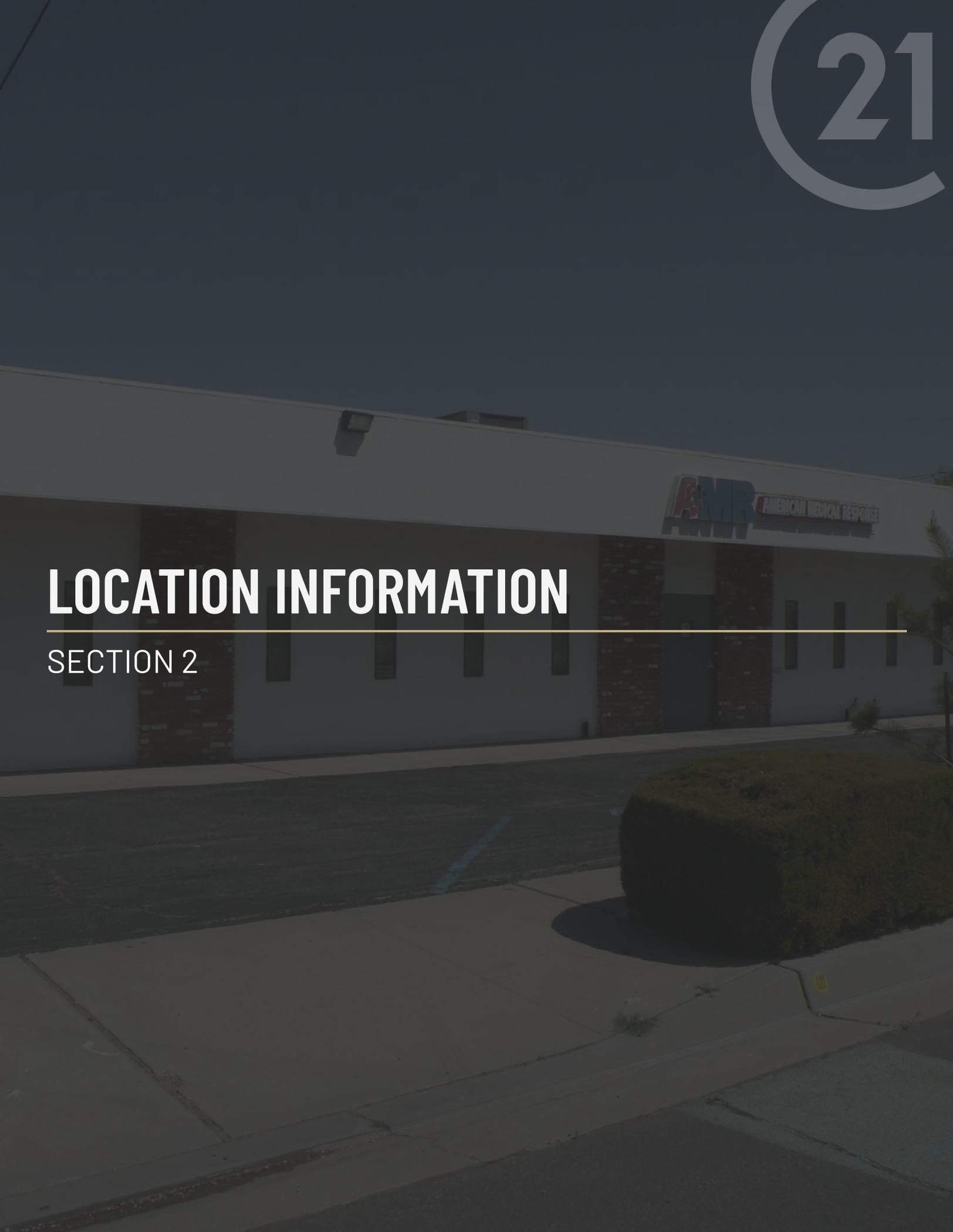


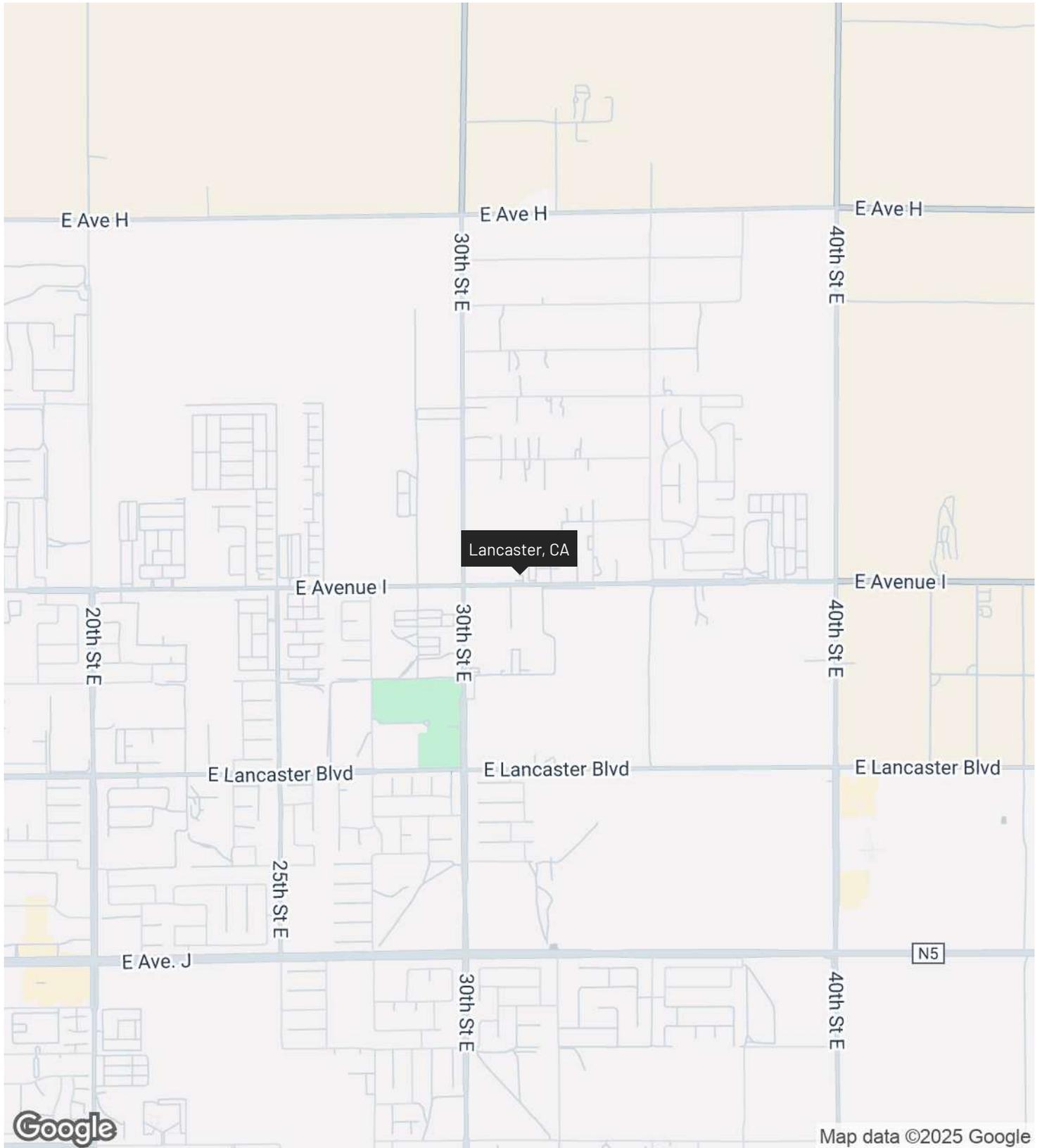


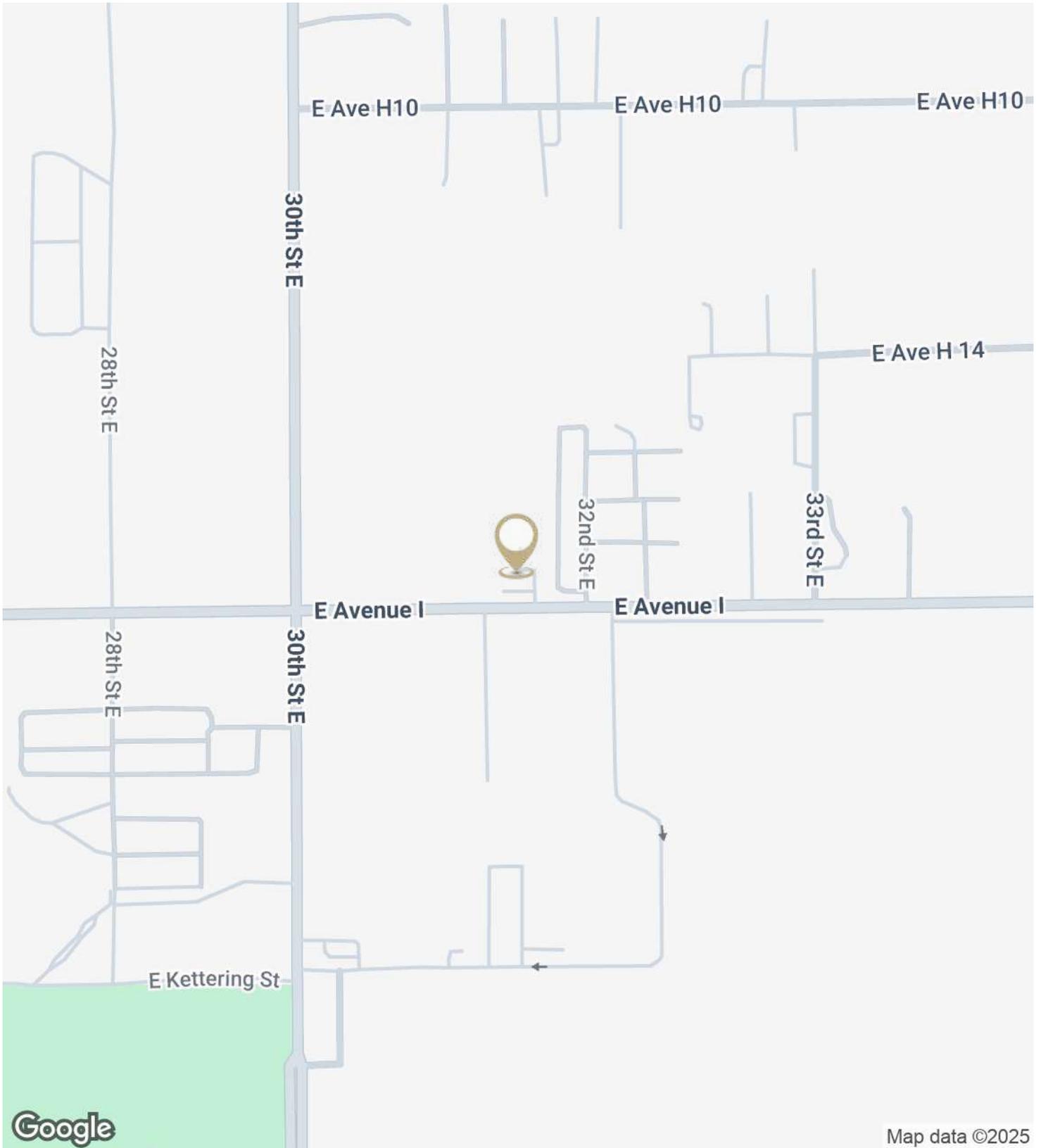
# LOCATION INFORMATION

---

## SECTION 2









Google

Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

# FINANCIAL ANALYSIS

---

## SECTION 3



## INVESTMENT OVERVIEW

## LANCASTER MULTI TENANT COMMERCIAL

Price	\$1,100,000
Price per SF	\$244
Price per Unit	\$366,667
CAP Rate	6.12%

## OPERATING DATA

## LANCASTER MULTI TENANT COMMERCIAL

Net Operating Income	\$67,317
----------------------	----------

## FINANCING DATA

## LANCASTER MULTI TENANT COMMERCIAL

# RENT ROLL

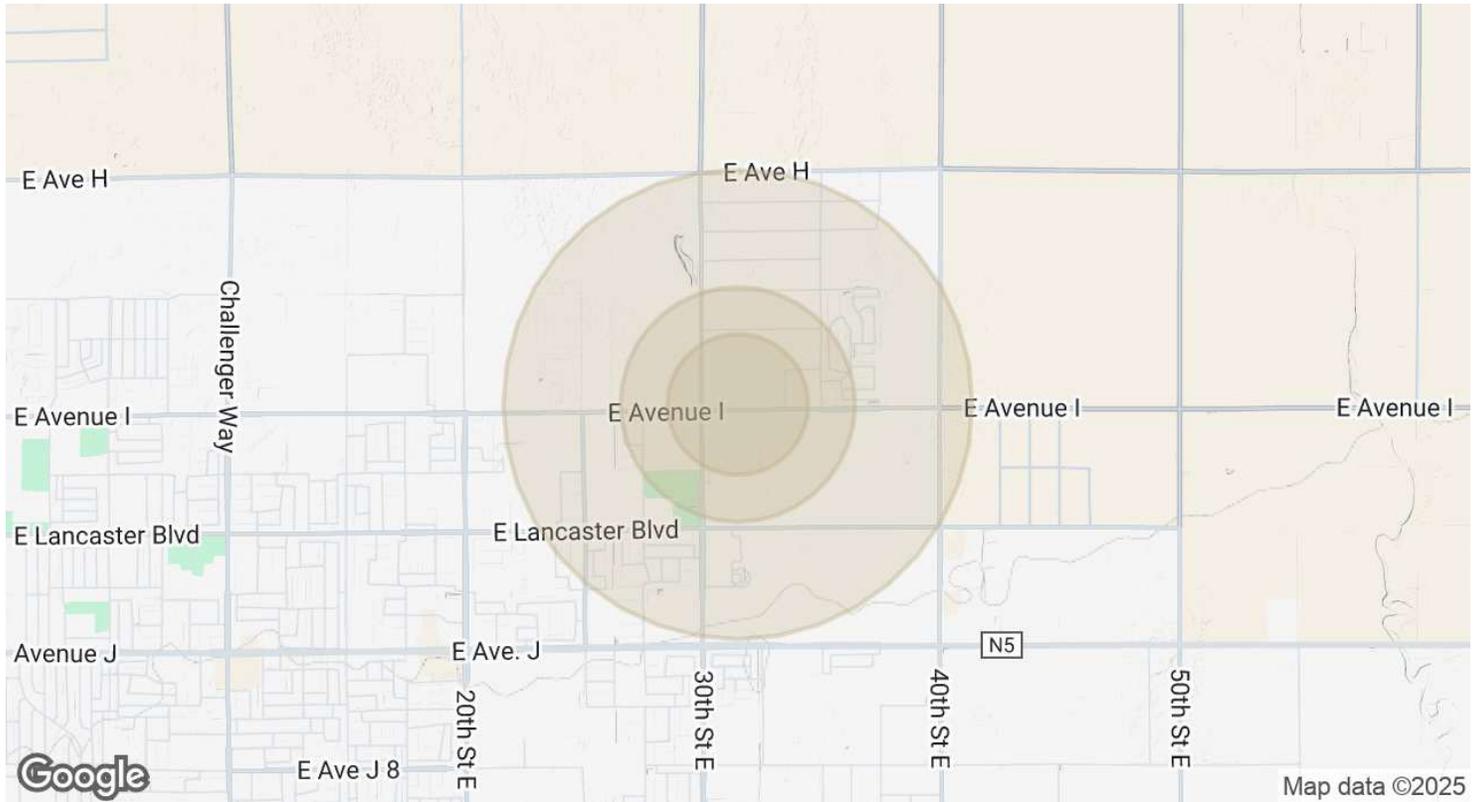
SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
#1	AMR Med response	4,500 SF	100%	\$12.00	\$1	-	\$54,000	-	-
#2	Verizon Wireless	100 SF	2.22%	\$233.84	\$2	\$0.02	\$23,384	-	-
#3	Dura-Bilt	1,000 SF	22.22%	\$12.36	\$1	-	\$12,360	-	-
<b>TOTALS</b>		<b>5,600 SF</b>	<b>124.44%</b>	<b>\$258.20</b>	<b>\$4</b>	<b>\$0.02</b>	<b>\$89,744</b>		
<b>AVERAGES</b>		<b>1,867 SF</b>	<b>41.48%</b>	<b>\$86.07</b>	<b>\$1</b>	<b>\$0.02</b>	<b>\$29,915</b>		

# DEMOGRAPHICS

---

## SECTION 4





POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	541	1,715	8,292
Average Age	35	35	35
Average Age (Male)	34	34	34
Average Age (Female)	35	36	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	147	479	2,299
# of Persons per HH	3.7	3.6	3.6
Average HH Income	\$58,048	\$55,588	\$59,535
Average House Value	\$220,584	\$208,741	\$233,277

Demographics data derived from AlphaMap

# ADVISOR BIOS

---

## SECTION 5





**JIM KELSEY CCIM**

**DIRECTOR OF COMMERCIAL OPERATIONS**

jim@fullrealtyservices.com

Direct: **805.709.4828**

CaIDRE #01354722

## PROFESSIONAL BACKGROUND

I specialize in commercial sales and leasing. In my 24 years as a California Real Estate broker, I have a very diversified book of experience. I received my CCIM Designation in 2006 and have done commercial sales and leasing all over the state. As Director of Commercial Operations for Century 21 Masters, I oversee the Commercial sales Division for California. I am also responsible negotiating the company's office leases for all 50 California locations, from San Diego to San Francisco. At Century 21 Masters, we have the unique advantage of being the largest brokerage in California and with over 2000 agents, we can expose our client's properties to the greatest number of buyers when entrusted to selling their real estate portfolios.

## EDUCATION

CCIM Institute

## MEMBERSHIPS

CCIM Designee

ICSC

Century 21 Masters  
CORP HEADQUARTERS  
SAN FRANCISCO, CA 94010

