

**516 W. Lancaster Blvd**  
Lancaster, CA



**PREMIER RETAIL OPPORTUNITY IN THE HEART OF THE BLVD**

**FOR LEASE**

Presented by:

**RBS**  
REALTY

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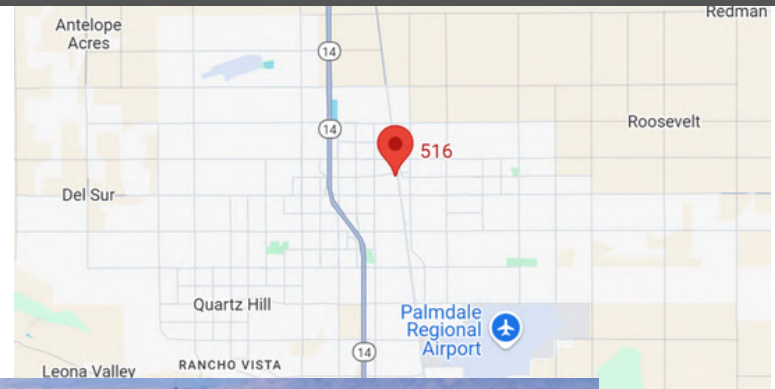


**FOR LEASE**

**PRIME STOREFRONT RETAIL**

**516 W LANCASTER BLVD, LANCASTER CA**

Lease Rate	\$1.75/SF/mo NNN
Available SF	±2,080 SF
Property Type	Retail / Office / Medical
Parking	6 on-site + additional in rear
Zoning	SP-C



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Positioned at a highly visible corner in the heart of The BLVD, Lancaster's premier downtown district, 516 W Lancaster Blvd offers a rare opportunity to lease a prime retail/commercial space in one of the Antelope Valley's most dynamic and walkable corridors. Surrounded by a vibrant mix of restaurants, boutique retailers, galleries, and entertainment venues, this property is ideally suited for retail, professional/ medical office, fitness, health/wellness, or creative use. Call Monique Berry at 424.279.8839 or Marlon Serrano at 818.581.7143 to schedule a tour or for more information!



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516 W LANCASTER BLVD, LANCASTER CA

IN THE HEART OF  
LANCASTER'S

**HIGHLY TRAFFICKED  
ENTERTAINMENT HUB**

For Lease  
**516 W Lancaster**  
Lancaster, CA



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## PROPERTY

## HIGHLIGHTS

- **Prime Corner Location on The BLVD** – Situated on a prominent corner of Lancaster's revitalized downtown boulevard with strong pedestrian and vehicular visibility
- **Entertainment District Location** – Surrounded by popular restaurants, bars, coffee shops, event venues, and cultural attractions in an established entertainment hub
- **High Foot Traffic & Exposure** – Active day and night with excellent exposure and signage potential
- **On-Site & Public Parking** – 6 dedicated parking spaces behind the building, with ample public parking directly adjacent
- **Established Professional Use** – Formerly an optometry office for over a decade – ideal for continued professional, medical or retail use with existing goodwill
- **Flexible Zoning** – Allows for various uses including retail, health/wellness, gallery, boutique fitness, salon/spa, restaurant, or professional office
- **Excellent Access & Transit Proximity** – Steps from the Metro Station and Sierra Highway for easy commuter and regional access
- **Turnkey Layout** – Includes a spacious front showroom, four private rooms, restroom, finished basement - not included in SF, and an impressive window line



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