



206 W OLDFIELD ST, LANCASTER, CA 93534

Service Shop/Industrial



# FOR SALE

## OFFERING MEMORANDUM





## SITE DESCRIPTION

### **Owner-User Opportunity – 206 W Oldfield St, Lancaster, CA 93534**

206 W Oldfield St presents a compelling opportunity to acquire a flexible industrial-commercial asset in Lancaster's core commercial and warehouse district. It comprises a one-story, 2,850 sq ft structure built in 1954—offering solid footprint and adaptability.

The property benefits from strong visibility and accessibility within Lancaster's industrial-commercial submarket, near division corridors and the Antelope Valley Line, enhancing both convenience and tenant appeal.

This is a rare opportunity to own a versatile, income-producing industrial-commercial property in a core Lancaster submarket—with long-term upside via conversion, consolidation, or repositioning in a stable and accessible area.

# PROPERTY HIGHLIGHTS

- Secured gated parking
- Property is equipped with 5 roll up doors
- Excellent opportunity for owner-use/investor
- Property can be separated into 4 units with separate addresses
- Strong demographics and traffic counts



**PROPERTY TYPE**  
**Service Shop/Industrial**

**BUILDING**  
**2,850 SF**

**SALES PRICE**  
**\$720,000**

**LOT**  
**12,495 SF**

**YEAR BUILT**  
**1954**

**ZONING**  
**LRM1**

**PARCEL NUMBER**  
3138-014-023; 3138-014-022  
3138-014-021; 3138-014-020



# PROPERTY PHOTOS

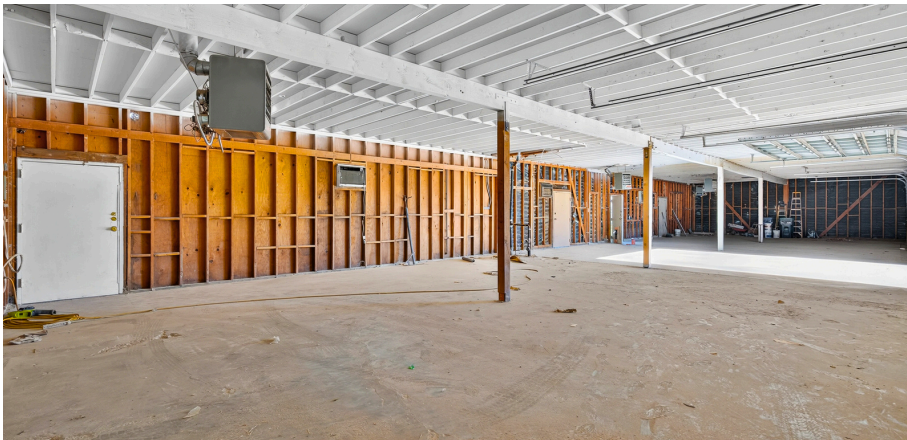
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# PROPERTY PHOTOS

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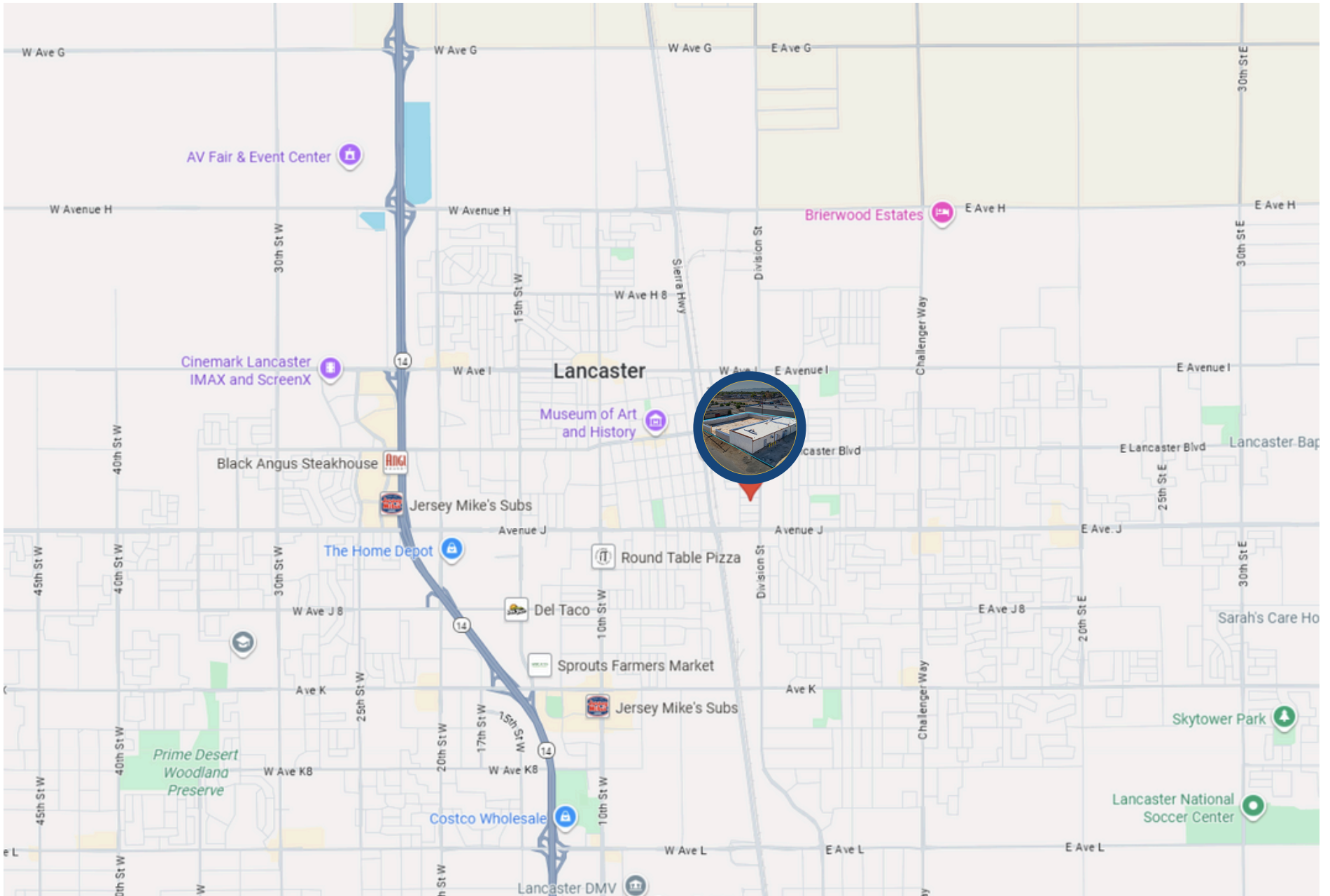


# RETAIL MAP





# LOCATION MAP







Category	1 Mile	3 Mile	5 Mile
2024 Total Population	17,667	112,131	154,247
2029 Population	17,165	108,857	149,690
Pop Growth 2024-2029	35.50	-2.92%	-2.95%
Average Age	39.30	36.00	36.20
2024 Total Households	5,676	35,562	48,371
HH Growth 2024-2029	-3.07%	-3.09%	-3.14%
Median Household Income	\$42,470	\$52,146	\$58,536
Avg Household Size	3.00	3.00	3.10
2024 Avg HH Vehicles	2	2	2
Median Home Value	\$212,188	\$255,168	\$301,929
Median Year Built	1973	1982	1984





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