

# Lancaster Blvd Retail

616 W Lancaster Blvd

FOR SALE



COLDWELL BANKER  
COMMERCIAL  
VALLEY REALTY

Lancaster, CA 93534



## PROPERTY OVERVIEW

### Owner User or Investment Opportunity

Multi-tenant retail property with the opportunity to occupy one unit and lease the remaining spaces for income. Located in the heart of downtown Lancaster, "The Blvd" serves as the Antelope Valley's leading destination for shopping, dining, and entertainment, and continues to thrive as a vibrant community hub.

This high-visibility retail property features prominent eyebrow signage and premium frontage along Lancaster Boulevard, delivering outstanding exposure and consistent pedestrian traffic. Each unit offers expansive glass storefronts and convenient rear parking. Own your business premises while generating passive income from an investment property.

## DETAILS

Property Type	Retail
Price	\$899,999
Bldg Size	4,400+/-sf
# of Units	3
Lot Size	.20+/-ac
APN #	3134-015-017
Year Built	1963
Zoning	SP 08-01

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Direct 661-948-2644 x 16  
Cell 661-233-2465

Main 661-948-2644  
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**CBCValleyrealty.com**

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RENT ROLL		
UNITS	SIZE	RENT
616 W Lancaster Blvd	1,466sf	\$2,850/mo
620 W Lancaster Blvd #B	1,466sf	\$2,785/mo
620 W Lancaster Blvd #A	1,466sf	Vacant
NNN fees of \$293.00 per month are included in the total monthly rent.		



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The property is being offered in **"AS IS" CONDITION WITH ALL FAULTS AND WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.** Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing. It is buyer's responsibility to conduct a thorough, independent investigation of the property in order to determine its suitability for buyer's intended use. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them. The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer.

### FOR MORE INFORMATION CONTACT:

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