

MIXED USE

INDUSTRIAL

4.76 Acres

2761 W AVENUE F

Lancaster, CA 93536

FOR SALE

OFFERING MEMORANDUM

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S U M M A R Y

The subject offering consists of approximately 4.76 acres of land within the City of Lancaster, zoned SP (Specific Plan) with a General Plan designation of Light Industrial (LI), and improved with four (4) existing residential structures, according to Los Angeles County Assessor records. The existing improvements include a primary single-family residence and three additional smaller residential structures totaling approximately 4,540 square feet of building area per public records.

The property is located along West Avenue F in Lancaster, California, a major east-west arterial serving the Antelope Valley region. The site benefits from strong frontage and convenient access to 30th Street West and State Route 14 (Antelope Valley Freeway), and is situated near General William J. Fox Airfield and surrounding industrial corridors, supporting long-term industrial land value in a supply-constrained market.

The primary residence has been internally configured into approximately eight (8) bedrooms with kitchen facilities. Buyer to independently verify permits, legal unit count, zoning compliance, and all applicable regulations.

The transaction is intended to include six (6) modular homes, consisting of two (2) currently located on-site and four (4) additional modular homes to be relocated to the property prior to close of escrow, subject to buyer verification and agreement in the purchase contract.

The offering may appeal to owner-users, who may pursue SBA financing options, including SBA 7(a) or SBA 504 loans, which can allow for lower down payment requirements, subject to lender underwriting, property eligibility, and buyer qualification. The offering is best positioned as an as-is sale of industrial land with existing residential improvements, appealing to investors or owner-users seeking interim utility with long-term redevelopment or repositioning potential.

Assessor records may reference zoning or use classifications such as LRA12* for tax purposes. City zoning governs permitted use. All information herein is based on public records and seller-provided information and is subject to buyer verification. No representations or warranties are made as to legality, permitted use, unit configuration, or financing availability.

SUMMARY

OFFERING SUMMARY

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ADDRESS	2761 W Avenue F Lancaster, CA 93536
COUNTY	Los Angeles
BUILDING SF	4,540 SF
LAND SF	207,476 SF (4.76 Acres)
YEAR BUILT	1955
APN	3117-011-010
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$1,475,000
PRICE PSF	\$7.10 (Land Basis)
PRO FORMA INCOME	\$363,300 (Buyer to determine)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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2022 Population	9,850	41,200	92,600
2022 Median HH Income	\$78,400	\$81,900	\$79,300
2022 Average HH Income	\$96,700	\$102,500	\$98,900

OFFERING SUMMARY

BUILDING INFORMATION

NUMBER OF STRUCTURES	4 (Existing Residential Structures – Per County Records)
BUILDING SF	Approx. 4,540 SF (Total Existing Residential Structures – Per County Records)
LAND SF	207,476 SF (±4.76 Acres)
# OF PARCELS	1
YEAR BUILT	1955
ZONING TYPE	SP (Specific Plan) – GP: LI (Light Industrial)
LOCATION CLASS	C
BUILDING CLASS	C
NUMBER OF BUILDINGS	Multiple Residential Structures (Per County Records)
NUMBER OF STORIES	2 (Main Structure)
LOT DIMENSION	Irregular Configuration (See Parcel Map)
CORNER	No
PARKING SPACES	On-Site (Unstriped / Non-Designated)
DRIVE THRU	No

BUILDING INFORMATION



Mixed Use Rendering

An aerial rendering of a sustainable community of modular homes. The development features a variety of modern, single-story and two-story modular units with dark roofs and large glass windows. Many of the roofs are equipped with solar panels. The homes are arranged around a central green space with a small pond, trees, and a playground. A winding road with yellow lane markings runs through the community, and a parking lot is visible. The background shows a vast, open landscape with distant mountains under a clear sky.

**An Innovative Sustainable Community
of Modular Homes**

Mixed Use Rendering



Industrial Contractor Yard with On-Site Housing

Mixed Use Rendering



MIXED-USE FACILITY

Mixed Use Rendering



Aviation Contractor Yard & Crew Housing

Mixed Use Rendering



Solar & Renewable Energy Operations Yard

RENT ROLL

MAIN HOUSE

Unit	Unit Mix	Pro forma Monthly Rent	Pro forma Monthly Total	Approx SF	Pro forma Annual Total	Occupancy
2761 – Unit A	1 Bed / 1 Bath	\$1,300	\$1,300	320	\$15,600	Vacant
2761 – Unit B	1 Bed / 1 Bath	\$1,300	\$1,300	320	\$15,600	Vacant
2761 – Unit C	1 Bed / 1 Bath	\$1,300	\$1,300	320	\$15,600	Vacant
2761 – Unit D	1 Bed / 1 Bath	\$1,300	\$1,300	320	\$15,600	Vacant
2761 – Unit E	1 Bed / 1 Bath	\$1,300	\$1,300	320	\$15,600	Vacant
2761 – Unit F	1 Bed / 1 Bath	\$1,300	\$1,300	320	\$15,600	Vacant
2761 – Unit G	1 Bed / 1 Bath	\$1,300	\$1,300	320	\$15,600	Vacant
2761 – Unit H	1 Bed / 1 Bath	\$1,300	\$1,300	320	\$15,600	Vacant
Totals			\$10,400	2,560 SF	\$124,800	

RENT ROLL

MODULAR HOMES

Modular Home	# of Units	Unit Mix	Pro forma Monthly Rent (Per Unit)	Pro forma Monthly Total	Pro forma Annual Total	Occupancy
Modular Home 1	2	1 Bed / 1 Bath	\$1,300	\$2,600	\$31,200	Vacant
Modular Home 2	2	1 Bed / 1 Bath	\$1,300	\$2,600	\$31,200	Vacant
Modular Home 3	2	1 Bed / 1 Bath	\$1,300	\$2,600	\$31,200	Vacant
Modular Home 4	2	1 Bed / 1 Bath	\$1,300	\$2,600	\$31,200	Vacant
Modular Home 5	1	1 Bed / 1 Bath	\$1,300	\$1,300	\$15,600	Vacant
Modular Home 6	1	1 Bed / 1 Bath	\$1,300	\$1,300	\$15,600	Vacant
TOTALS	10			\$13,000	\$156,000	

EQUIPMENT INVENTORY

Item	Year	Equipment / Description	Hours	Miles	Notes
Backhoe	2022	Backhoe	200		
Bobcat	2024	Bobcat / Compact Loader	2,000		
Roll-Off Truck	2022	Isuzu Roll-Off Truck (Switch-N-Go)		30,000	Includes (2) roll-off bins
Semi Truck	2015	Kenworth Semi Truck		150,000	Includes (8) roll-off bins
Asphalt Roller	2015	Asphalt Roller	300		
Truck		Ford F-650 (Container / Roll-Off Transport Truck)		165,000	
Forklift	1983	Clark Forklift (30,000 lb capacity)			
Shipping Containers		(2-3) Shipping Containers			Misc. sinks, drywall, A/C units
Forklifts (Small)		(2) Small Forklifts			

Equipment Overview

Representative Images



2015 Kenworth Roll-Off Truck



2022 CASE Backhoe



2022 Isuzu Roll-Off Truck



1983 Clark Forklift (30,000 lb)



2024 Bobcat



Forklift (Small)

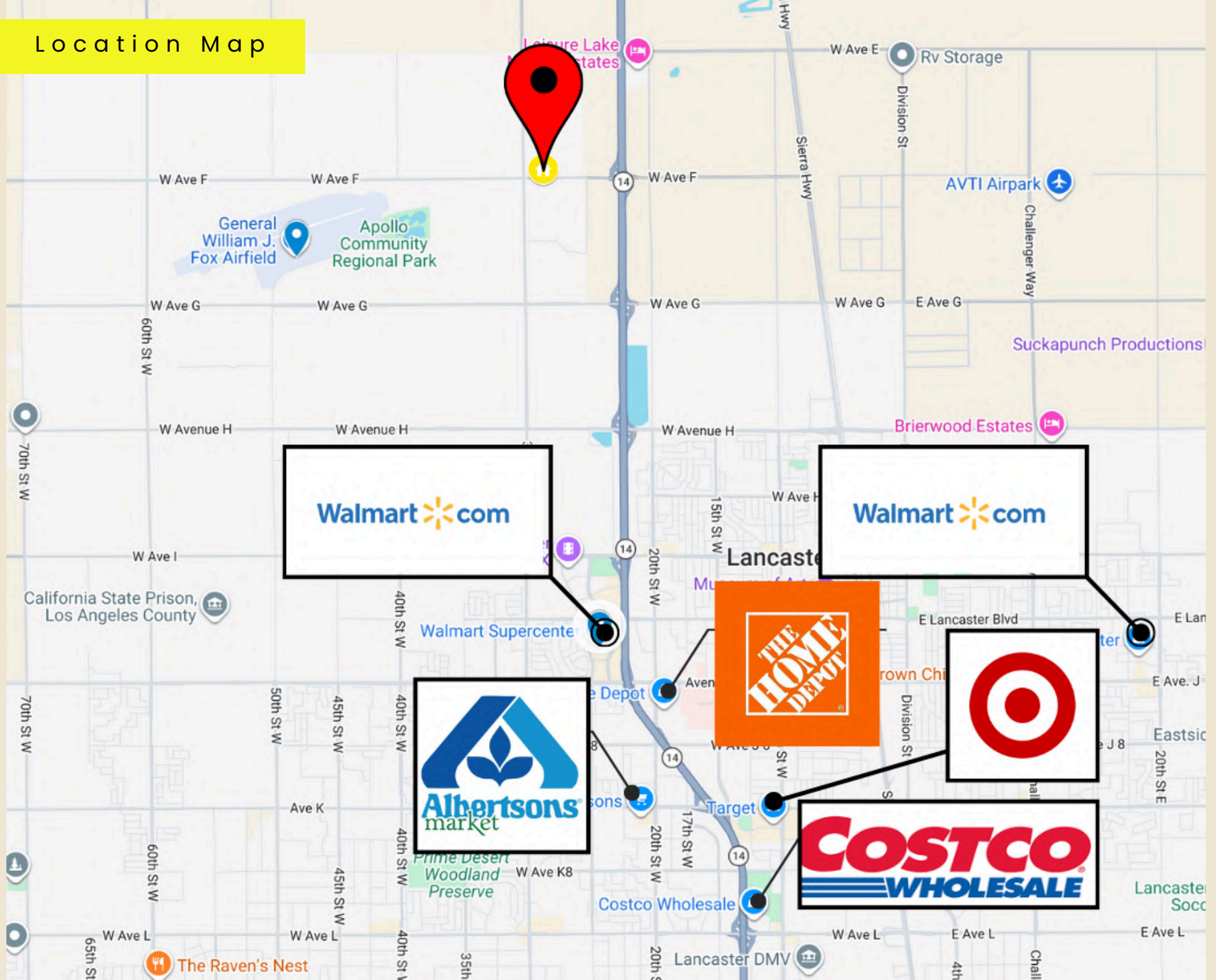


2015 Asphalt Roller



Ford F-650 Roll-Off Truck

Location Map

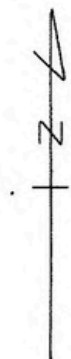


Aerial Vicinity Map



Plot Map

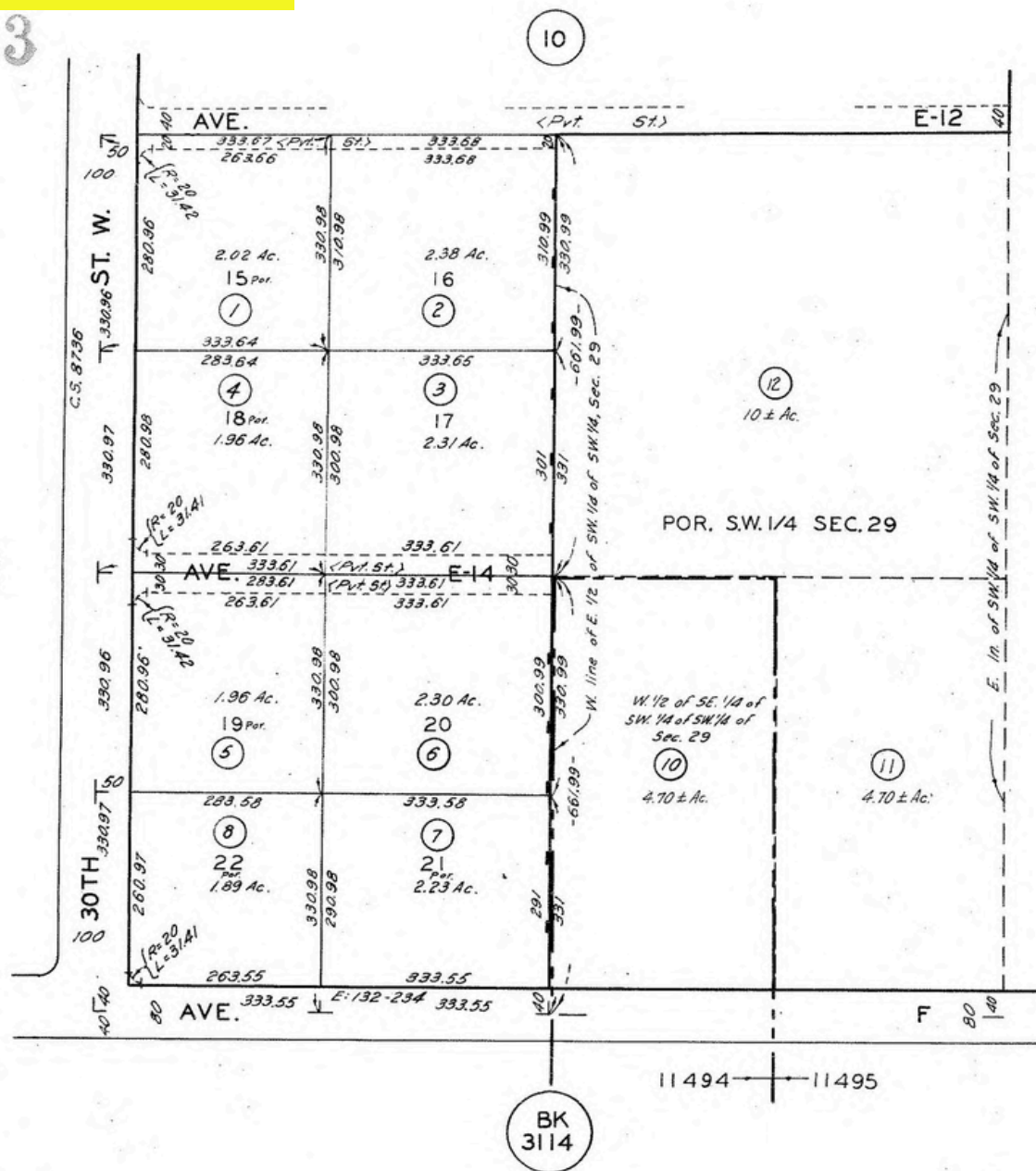
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3D Map

















Lancaster Development Projects & Milestones (Through 2028)

Project / Initiative	Type	Scope / Highlights	Timing / Milestones	Expected Impact
Westside Annexation & North Lancaster Industrial Specific Plan	Public / City	Annex ~7,153 acres from LA County; allows up to ~38.5M sq ft industrial, commercial, residential, mixed-use	Draft EIR published May 2025; final approval & implementation continuing through 2026–2028 planning phases.	Large-scale industrial and mixed-use development; land value uplift; infrastructure expansion
Element Resources – Lancaster Clean Energy Center	Private / Public-Private	Renewable green hydrogen facility (20,000+ T/year); PV solar + H2 production; large employment	Planning Commission approval March 2024; FEED completed 2024; construction and equipment procurement 2025–2026 ; operations 2026–2028	Major clean energy hub; jobs; regional hydrogen supply; energy services demand
ARCHES Regional Hydrogen Hub	Public-Private / Federal	DOE awarded ~\$1.2B to support clean hydrogen ecosystem; includes Dash Clean Energy component & microgrids	Hub designation in 2023; implementation and deployments through 2025–2030+ . (City of Lancaster)	Clean energy infrastructure investments; hydrogen jobs; supply chain growth
Lancaster Waste to Renewable Hydrogen Project	Private / City	H2 from waste feedstock – single production facility; carbon-neutral	Conditional Use Permit under review (project on industrial land). (CEQAnet)	Adds diversity to hydrogen production; supports industrial energy demand
SR-14 Corridor & Connectivity Improvements	Public / Caltrans & City	Road safety, multimodal transportation upgrades	Design/approval processes 2025–2026 ; construction phases beyond 2026	Better access for commerce, residents, logistics
150-Lot Residential Subdivision (City Commission)	Public / City	New single-family homes approved; supports housing growth	Planning and environmental review 2025–2026	Community growth; new residents for local economy
Lancaster Promenade & Downtown Revitalization	Public-Private	Mixed-use retail, events, culture; small business support	Ongoing expansion and community events through 2026–2028	Local economic activation; tourism and business traffic
Community/Cultural Events Expansion	Public	Festivals, public initiatives (e.g., art walls, community programs)	Annual / ongoing through 2028	Engagement, small business support, neighborhood identity
Future Hydrogen Fueling / Retail Applications	Public-Private	Ancillary hydrogen station builds and microgrid uses	Likely 2026–2028 as production and infrastructure grow	Transportation energy market growth; new commercial use cases
Industrial Warehouse & Park Projects	Private	Logistics/warehouse facilities around Fox Field and Avenue F	Construction starts 2026; expansion ongoing 2026–2028	Jobs, industrial demand, freight/logistics activity

INVESTMENT HIGHLIGHTS

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Investment Highlights

- ±4.76 Acres of Industrial-Zoned Land (Zoning: LRA12* per public records)
- Strong Frontage Along West Avenue F (major east-west arterial in Lancaster)
- Convenient Access to SR-14 (Antelope Valley Freeway) via 30th Street West
- Strategic Vicinity to General William J. Fox Airfield and surrounding industrial activity
- Existing Improvement Coverage per County records, offering potential interim utility (buyer to verify)
- As-Is Industrial Land Opportunity with long-term redevelopment or repositioning potential, subject to due diligence

Potential Industrial Uses (Buyer to Verify)

Potential uses may include, but are not limited to, the following, subject to zoning, permits, and agency approvals:

- **Contractor yard / equipment storage**
- **Industrial storage yard / laydown yard**
- **Vehicle and fleet storage**
- **Light industrial / service-oriented use**
- **Distribution support / staging area**

Buyer to verify zoning, allowable uses, utility capacity, and all development requirements to their satisfaction.

Owner-User Financing (Buyer to Verify)

Qualified owner-users may pursue SBA 7(a) or SBA 504 financing options, subject to lender underwriting, property eligibility, and buyer qualifications.

Disclosure:

All information is deemed reliable but not guaranteed. Property details, zoning, improvement configuration, and potential uses are based on public records and seller-provided information. Buyer to verify all information to their satisfaction.

ABOUT LANCASTER

Lancaster is a major High Desert market within Northern Los Angeles County, supported by regional aerospace, logistics, and industrial employment. The area continues to attract business activity due to its proximity to key transportation routes, access to developable land, and strong connectivity throughout the Antelope Valley region. The subject property benefits from convenient access to SR-14 (Antelope Valley Freeway) and nearby industrial corridors.

Market Drivers

- Strong industrial demand supported by aerospace, logistics, and manufacturing
- Large parcels are limited, supporting long-term land value
- Convenient access to SR-14 and regional transportation routes



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