

# FOR LEASE — Plug-and-Play Medical Office on The BLVD

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867 W Lancaster Blvd, Unit A, Lancaster, CA 93534

±2,540 SF | Fully Furnished | Newly Remodeled | Monument & Building Signage Included

Step into a turnkey medical/professional suite right on Lancaster Boulevard—Lancaster's walkable arts & entertainment corridor known as The BLVD Cultural District. The area draws steady visitors for dining, events, and museum/performance venues, making this an ideal location for urgent care, primary care, chiropractic, therapy, or related medical uses.

## Highlights

- Size: ±2,540 SF (remodeled, move-in ready; furnished). 5 Exam Rooms all have sinks, Break Room, 2 Bathrooms, 2 Private offices (1 on smaller side)
- Signage: Monument sign + building sign included.
- Parking: Open surface parking serving the building and adjacent BLVD blocks.
- Visibility & activity: Downtown corridor designated by the State as a California Cultural District; regular street events and year-round foot traffic.
- Nearby anchors: Minutes to Antelope Valley Medical Center; close to Residence Inn by Marriott and Starbucks on The BLVD.

## Lease Economics

- Rate: \$2.50/SF/month + NNN est. \$0.44/SF/month
- Est. monthly: Base \$6,350 + NNN \$1,117.60 = \$7,467.60 (tenant to verify; subject to reconciliation).
- Term: Minimum 5-year lease; longer terms available.
- Asking rent is \$2.50/SF/month (Fully Furnished) plus approx. \$0.44/SF NNN (based on 2024/2025 tax year). Tenant shall also pay its prorated share of utilities in addition to the rent.

## Location & Market Notes

- The BLVD district is an established downtown destination with restaurants, shops, MOAH museum, and performing arts—driving consistent daytime and evening activity beneficial for patient capture.
- Traffic exposure: Ownership reports ~10,000 vehicles/day along Lancaster Blvd; the City of Lancaster publishes an Average Daily Traffic (ADT) map (2019) to verify volumes.

- Area demographics: City population 173,516 (2020 Census); median household income ~\$76,083 (2019–2023).

### **Ideal Uses**

Urgent care, family/primary care, chiropractic, physical/occupational therapy, behavioral health, dental lab/administrative office, or general professional office (prospective tenants to confirm permitted use with the City).

### **Showing & Availability**

Available now. Call to schedule a private tour.

Notes: Information deemed reliable but not guaranteed; tenant to independently verify all details, permitted uses, measurements, and common-area charges. Nearby-amenity references and parking context supported by prior listings/area guides for this address and district.