

HIGH TRAFFIC RESTAURANT PAD: PRIME LANCASTER

44430 20th St., Lancaster, CA 93534



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RESTAURANT PAD LANCASTER, CA

PROPERTY FEATURES

COMMERCIAL REAL ESTATE the sign of a profitable property

44430 20th St., Lancaster, CA 93534





APPROX. 4,715 SF

FREESTANDING PAD AVAILABLE

- ✓ Pad on a 1.05 AC lot
- ✓ Current restaurant tenant is on month-to-month
- ✓ Abundant parking
- ✓ Potential for redevelopment of pad & addition of drive-through
- ✓ Potential uses include restaurant, retail, office and medical
- ✓ Ground lease or BTS available
- √ 80 surface spaces

AREA AMENITIES

- √ 14 Freeway access nearby
- ✓ Close proximity to Antelope Valley Medical Center
- ✓ Strong daytime and evening demographic

RATE

UNIT 44430: ±4,715 SF | \$2.25 PSF MG

- DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	15,036	95,548	165,834
Avg. HH Income	\$85,055	\$79,504	\$82,001
QQ Daytime Pop	11,743	73,015	125,356
Traffic Count	± 28,814 CPD ON 20TH ST		

RESTAURANT PAD LANCASTER, CA

INTERIOR PHOTOS

COMMERCIAL REAL ESTATE the sign of a profitable property

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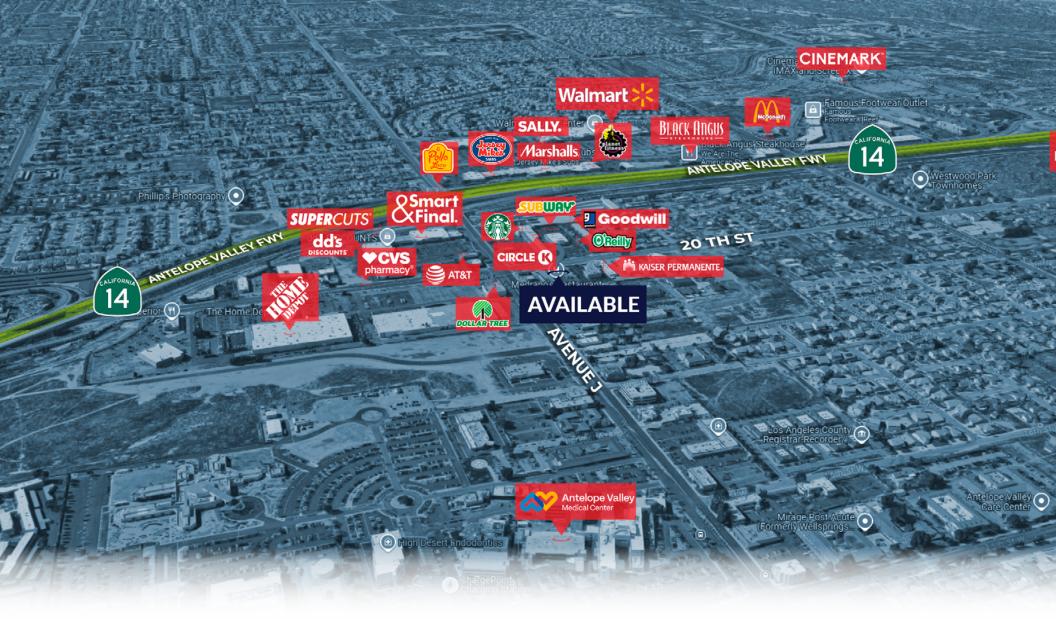




















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