



COMMERCIAL
REAL ESTATE

the sign of a profitable property



HIGH TRAFFIC RESTAURANT PAD: PRIME LANCASTER

44430 20th St., Lancaster, CA 93534



JAMES HEERDEGEN

(818) 697-9379 | james@illicre.com
DRE#02197482

STEFAN SIEGEL

(818) 697-9372 | stefan@illicre.com
DRE#01356621

TODD NATHANSON

(818) 514-2204 | todd@illicre.com
DRE#00923779



5945 CANOGA AVENUE, WOODLAND HILLS, CA 91367 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

RESTAURANT PAD
LANCASTER, CA

PROPERTY FEATURES

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
 Daytime Pop	11,743	73,015	125,356
 Traffic Count	± 28,814 CPD ON 20TH ST		

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INTERIOR PHOTOS

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JAMES HEERDEGEN
ASSOCIATE

(818) 697-9379 | james@illicre.com
DRE#02197482

STEFAN SIEGEL
SENIOR ASSOCIATE

(818) 697-9372 | stefan@illicre.com
DRE#01356621

TODD NATHANSON
PRESIDENT

(818) 514-2204 | todd@illicre.com
DRE#00923779



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