



# 1140 COMMERCE CENTER DR

LANCASTER, CA 93534

100% LEASED OFFICE BUILDING FOR SALE-NEW 10 YEAR LEASE AAA GOVERNMENT TENANT



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## OFFERING SUMMARY

Sale Price:	\$16,250,000.00
Building Size:	51,292 SF Alta Survey
Lot Size:	4.84 Acres Per The County Assessor
Price / SF:	\$316.81
Year Built:	1988/2025
Zoning:	CPD

## PROPERTY OVERVIEW

Located in the Antelope Valley region of northern Los Angeles County, 1140 Commerce Center Drive in Lancaster is a fully leased investment property occupied by the Los Angeles County Department of Children and Family Services, an institutionally recognized tenant with an AAA credit rating. For more information visit [www.LaCountyInvestment.com](http://www.LaCountyInvestment.com)

51,292 Square Feet of building on 4.84 acres of land area providing for 195 Parking for both employees and visitors. The building has received significant improvements and upgrades to meet all Title 24 compliance including a new insulated roof system and under roof insulated applications for enhanced building efficiency. A new electrical system of 2000 amps will power the building's needs together with 24 separate HVAC units with a combined capacity of 180 tons. The building is further improved with the energy monitoring and controls with the IntelliGlas System linking all HVAC units via AI for maximum efficiency. New plumbing and ADA compliant restrooms have also been provided.

### NOTE: CONTACT SYSTEMS FOR A SUMMARY REPORT FOR A COST SEGREGATION ESTIMATE BY KBKG.

All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.

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Tenant/Lessee:	County of Los Angeles - Department of Children and Family Services - AAA rated credit
Premises:	1140 Commerce Center Dr., Lancaster, CA 93534 APN: 3125-021-039 Building Size: Approximately 51,292 square feet of improvements Land Size: Approximately 4.84 AC (210,830 square feet) per LACo Assessor
Base Rent:	\$141,053.00 per month @ \$2.75 per square foot per month \$1,692,636.00 per year scheduled Gross Income 3% Annual Rental Adjustments.
Investment Analysis:	Annual NOI \$1,098,539   Valuation at 6.75% CAP Rate
Lease Type:	Building Standard Lease Document provided by the County of Los Angeles and is a Full-Service Gross (FSG) lease. Two additional five-year renewal options, extending the total potential lease term to 20 years.
Misc. Terms:	Lessee may terminate the Lease Agreement after 8 Years by providing Lessor with a 240 Day prior Notice to Vacate.  The Use of the Premises is for the Los Angeles County Regional Offices of the Department of Children and Family Services as they are consolidating multiple facilities into the Commerce Center Drive location.

**Notes:** Contact Systems for a Summary Report for a cost segregation estimate by KBKG.

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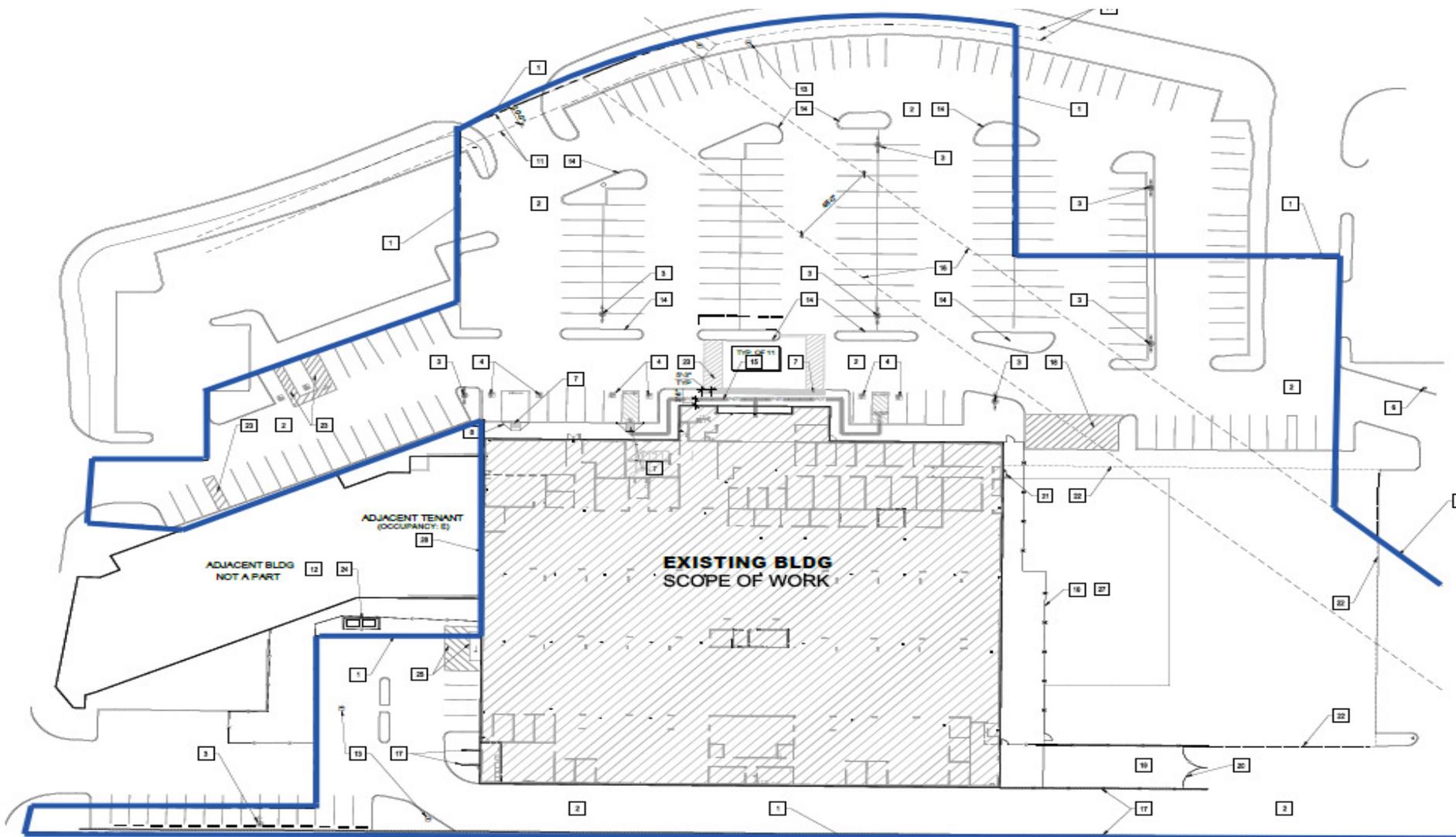
1140 COMMERCE CENTER DR.					
LANCASTER, CA 93534					
Building Sqft: Approx. 51,292					
Rental Income					
Tenant Name	SQFT Occupied	Base Rent \$/SQFT (Mo)	Base Rent \$/SQFT (Yr)	Monthly GOI	Annual GOI
LA County DCFS	51,292	\$ 2.75	\$ 33.00	\$ 141,053.00	\$ 1,692,636.00
Operating Expenses (OPEX) (Monthly)					
Property Taxes	Property Insurance	Electrical Utility	Replacement Reserve	Property Management	Monthly OPEX
\$ 16,927.08	\$ 1,540.00	\$ 12,800.00	\$ 1,500.00	\$ 4,000.00	\$ 49,508.08
	Janitorial	Trash	Landscape Maintenance	HVAC Maintenance	
	\$ 9,150.00	\$ 1,026.00	\$ 1,539.00	\$ 1,026.00	
TOTALS	Monthly GOI		Monthly OPEX		Monthly NOI
	\$ 141,053.00		\$ 49,508.08		\$ 91,544.92
	Annual GOI		Annual OPEX		Annual NOI
	\$ 1,692,636.00		\$ 594,096.96		\$ 1,098,539.04
Valuation @ 6.75% CAP Rate			\$ 16,274,652.44		
SALES PRICE			\$ 16,250,000.00		





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**SITE PLAN**

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Located in northern Los Angeles County, the investment is approximately 70 miles from downtown Los Angeles and only 50 miles from the east S. F. Valley. The location is known best for its deep rooted aerospace and defense industry, anchored by Edwards Air Force Base and several other booming industries, such as renewable energy and logistics. The city provides a blend of suburban life with a more affordable cost of living compared to other parts of California while still being within driving distance of the greater Los Angeles area. Today, the Lancaster/Palmdale area has seen significant growth boosted by the development of the aerospace industry with many residents working at nearby Edwards Air Force Base as well as other aerospace and defense contractors like Boeing, Lockheed and Northrop Grumman.

The broader Lancaster/Palmdale metropolitan area estimated population in 2025 was about 554,000 with an annual growth rate of approximately 1.5%. The median home price is around \$460,000, creating an affordable extension of the Los Angeles economy, and has experienced sustained population and housing growth as families seek value outside the urban core.

The area is served by public transportation via the Antelope Valley Transit Authority. For rail travel, the Lancaster Palmdale Metrolink station provides weekday and weekend commuter rail service to Los Angeles Union Station on the Antelope Valley line with several stops through the San Fernando Valley, Burbank and Glendale. Hollywood Burbank Airport or Los Angeles International Airport are easily accessed by freeways and Metrolink, or Flyaway bus service.

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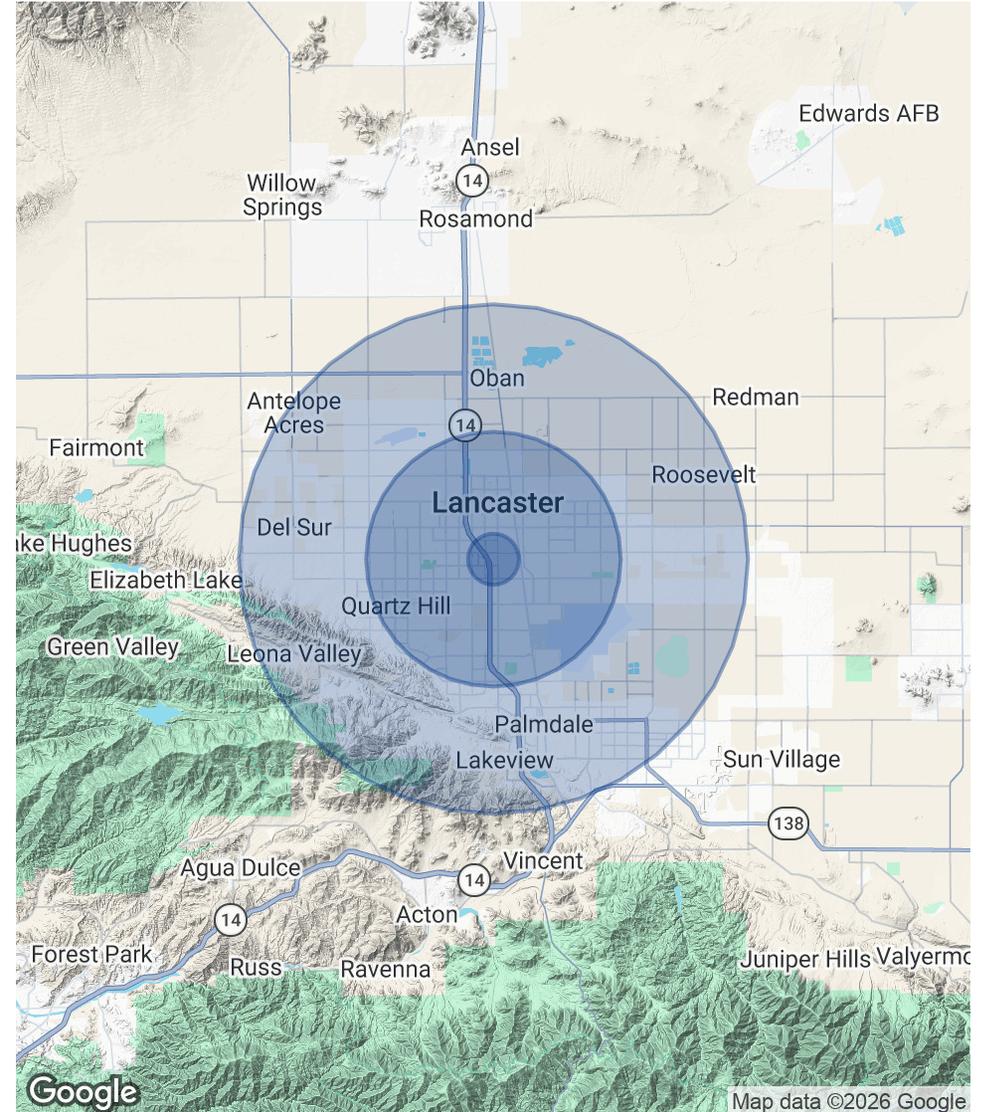
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	14,356	190,152	328,179
Average Age	38	37	37
Average Age (Male)	36	36	36
Average Age (Female)	39	38	38

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,839	59,772	100,246
# of Persons per HH	2.5	3.2	3.3
Average HH Income	\$73,486	\$95,833	\$94,340
Average House Value	\$352,423	\$426,987	\$428,024

Demographics data derived from AlphaMap



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