

Available for lease!

43535 Gadsden Avenue
Lancaster, California 93524



DAVID MALING

Principal

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License No. 01139115

**AVISON
YOUNG**

Leasing terms

SF AVAILABLE:	±1,100 SF
ASKING RENT:	\$2.00 Modified Gross
TERM:	3 - 5 Years
DATE AVAILABLE:	Available

HIGHLIGHTS

- Unit F: ±1,100 SF space that was previously a Check Cashing & Postal Center
- Great opportunity for various retail including pet services, beauty, health, and more!
- Located on busy intersection of Gadsden and Avenue K
- Ample parking (5.11/1,000 SF)



Location overview

Demographics (2 mile radius)

51,723

Population

18,260

Households

31,651

Employees

\$66,642

Average household income

42%

Renter occupied

4,377

Businesses

About Lancaster, California

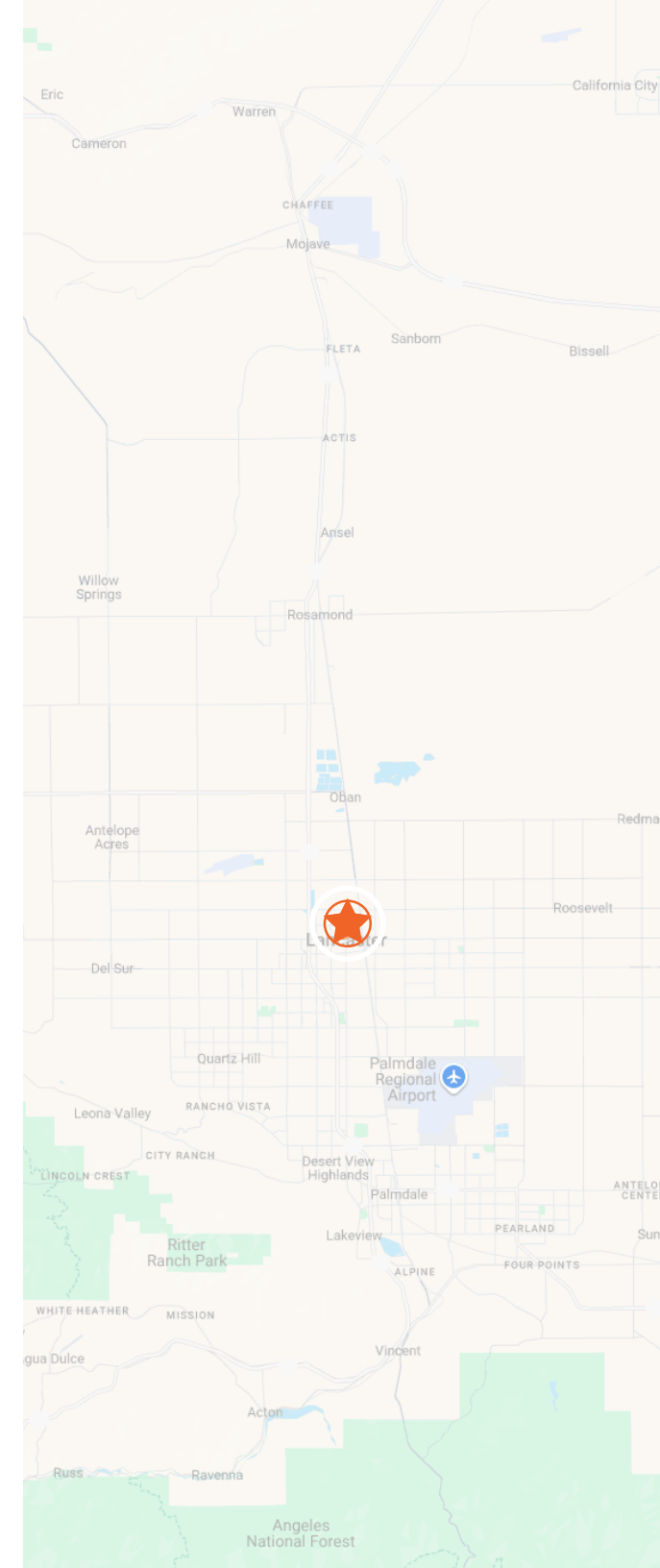
The City of Lancaster is a thriving community of 172,237 located approximately one hour north of Los Angeles. Clean air, attainable housing, wide open spaces, and a close-knit community make Lancaster the ideal place for families. Endless potential for growth, along with a strong commitment to business from local leaders, earned Lancaster the “Most Business-Friendly” Eddy Award from the Los Angeles Economic Development Corporation in 2007.

People of all ages and ethnic backgrounds call Lancaster home. We take pride in our diversity and recognize that each individual contributes to making our City a stronger, more vibrant community.

Attainable housing and recent economic growth have made Lancaster a very attractive choice for families and businesses who are looking to relocate, but wish to enjoy all the advantages that Southern California has to offer.

Lancaster’s business-friendly atmosphere has contributed to dramatic economic growth in recent years. New businesses often choose to relocate or open another location in Lancaster, which translates to increases in local job opportunities.

source: <https://www.cityoflancasterca.org/our-city/about-us/history-demographics/demographics>



Property photos







We look forward to
speaking with you!

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Visit us online
avisonyoung.com

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