

FOR LEASE

RETAIL & OFFICE SPACE AVAILABLE IN PRIME LANCASTER
701 W AVENUE K | LANCASTER, CA 93534-6000



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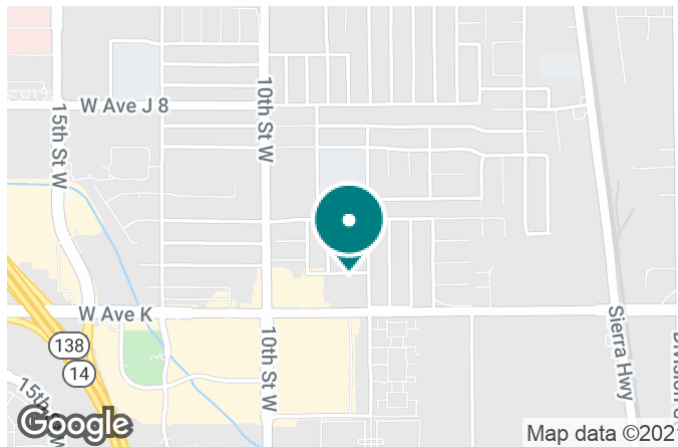
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LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

RETAIL & OFFICE SPACE AVAILABLE IN PRIME LANCASTER | 701 W AVENUE K, LANCASTER, CA 93534-6000

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FEATURES & AMENITIES

- APPROX. 10,180 SF AVAILABLE IN WELL MAINTAINED LANCASTER SHOPPING CENTER
- JOIN HIGH DESERT COLLEGE AND ITS MORE THAN 230 ENROLLED STUDENTS.
- IDEAL LOCATION FOR EDUCATIONAL, VOCATIONAL TRAINING OR DAYCARE USERS
- SPACE CAN BE DEMISED TO 1,500 SF UNITS FOR ALTERNATIVE RETAIL USES.
- BEAUTIFULLY MAINTAINED SHOPPING CENTER
- AMPLE PARKING IN ONSITE LOT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,372	32,959	51,860
Total Population	11,739	100,462	163,490
Average HH Income	\$44,979	\$59,362	\$62,750

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY HIGHLIGHTS

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OFFERING SUMMARY

Lease Rate:	\$1.40 SF/month (NNN; \$0.40 NNN)
Available SF:	960 - 12,180 SF
Building Size:	40,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,372	32,959	51,860
Total Population	11,739	100,462	163,490
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ADDITIONAL PHOTOS

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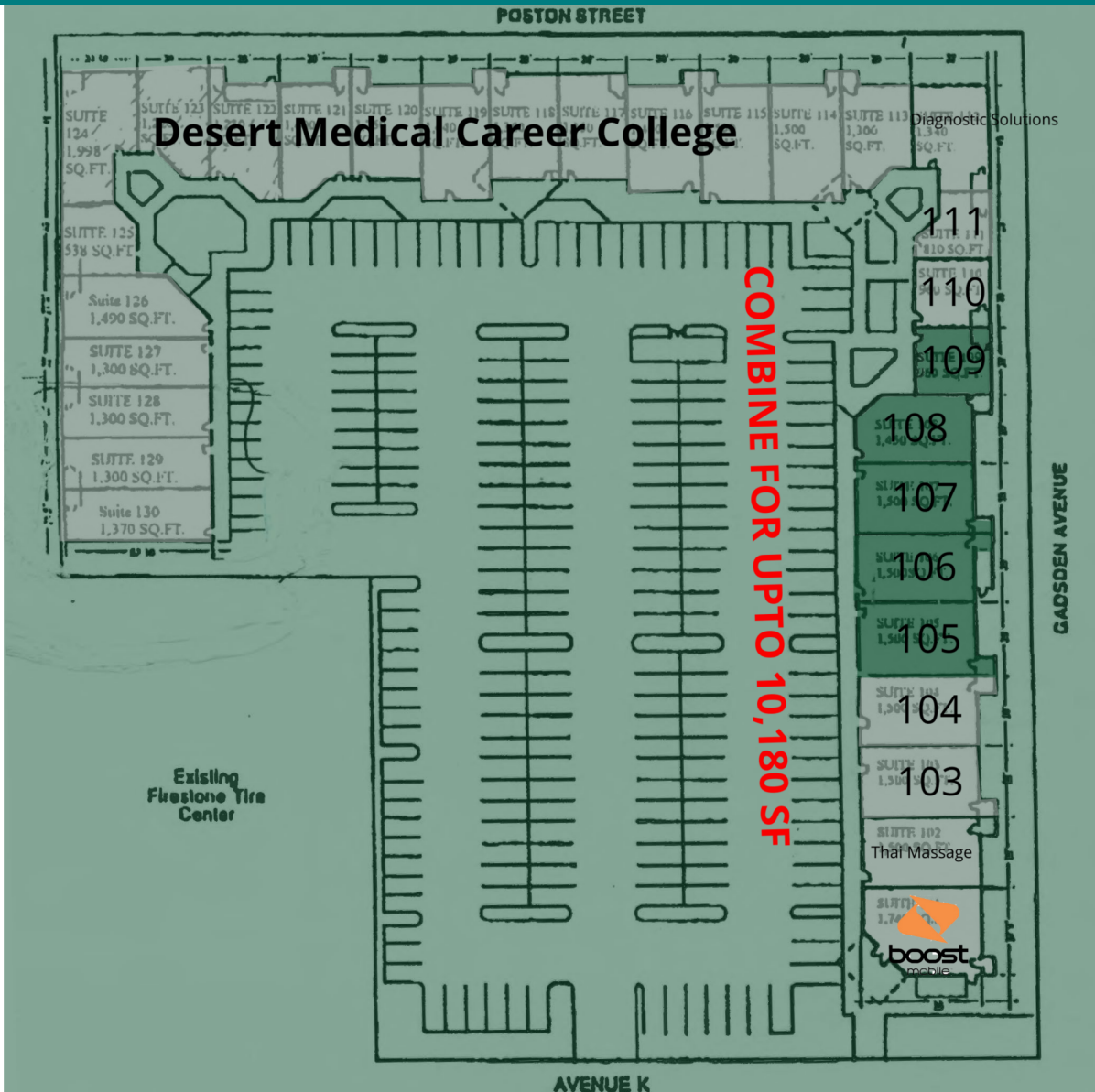
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PLANS

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SUITE	TENANT	SIZE
101	BOOST MOBILE	1,500 SF
102	Thai Massage	1,500 SF
103	-	1,500 SF
104	-	1,500 - 10,180 SF
105	Available	1,500 - 10,180 SF
106	Available	1,500 - 10,180 SF
107	Available	1,500 - 10,180 SF
108	Available	1,450 - 10,180 SF
109	Available	960 - 10,180 SF
110	-	960 - 10,180 SF
111	-	810 - 10,180 SF
112	Diagnostic Solutions	810 - 10,180 SF
113-130	Desert Medical Career College	24,246 SF

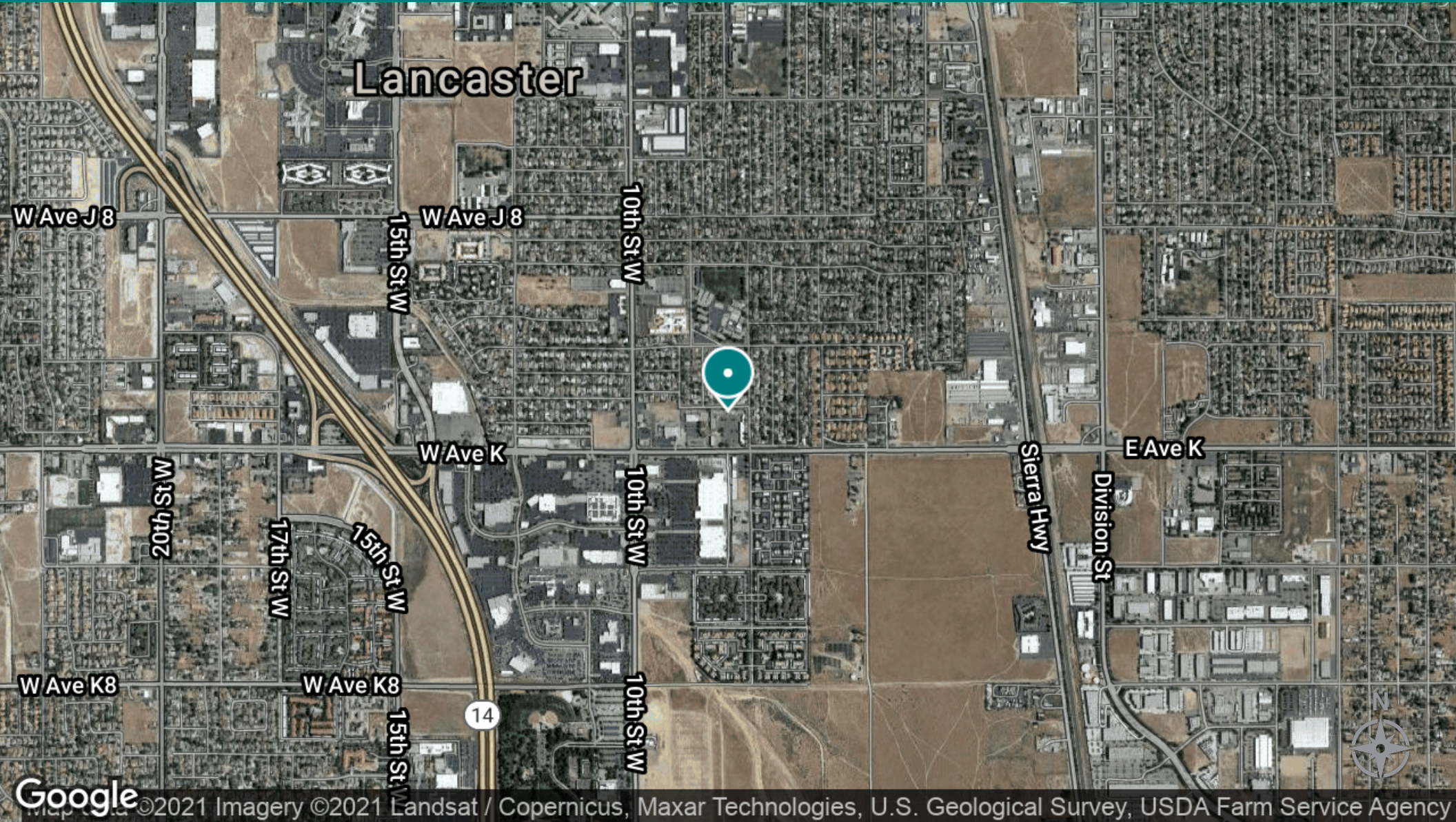
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LOCATION MAP

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RETAILER MAP

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960 - 10,180 SF
For Lease

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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,739	100,462	163,490
Average age	31.4	32.2	31.4
Average age (Male)	29.0	30.9	30.1
Average age (Female)	34.4	34.3	33.1

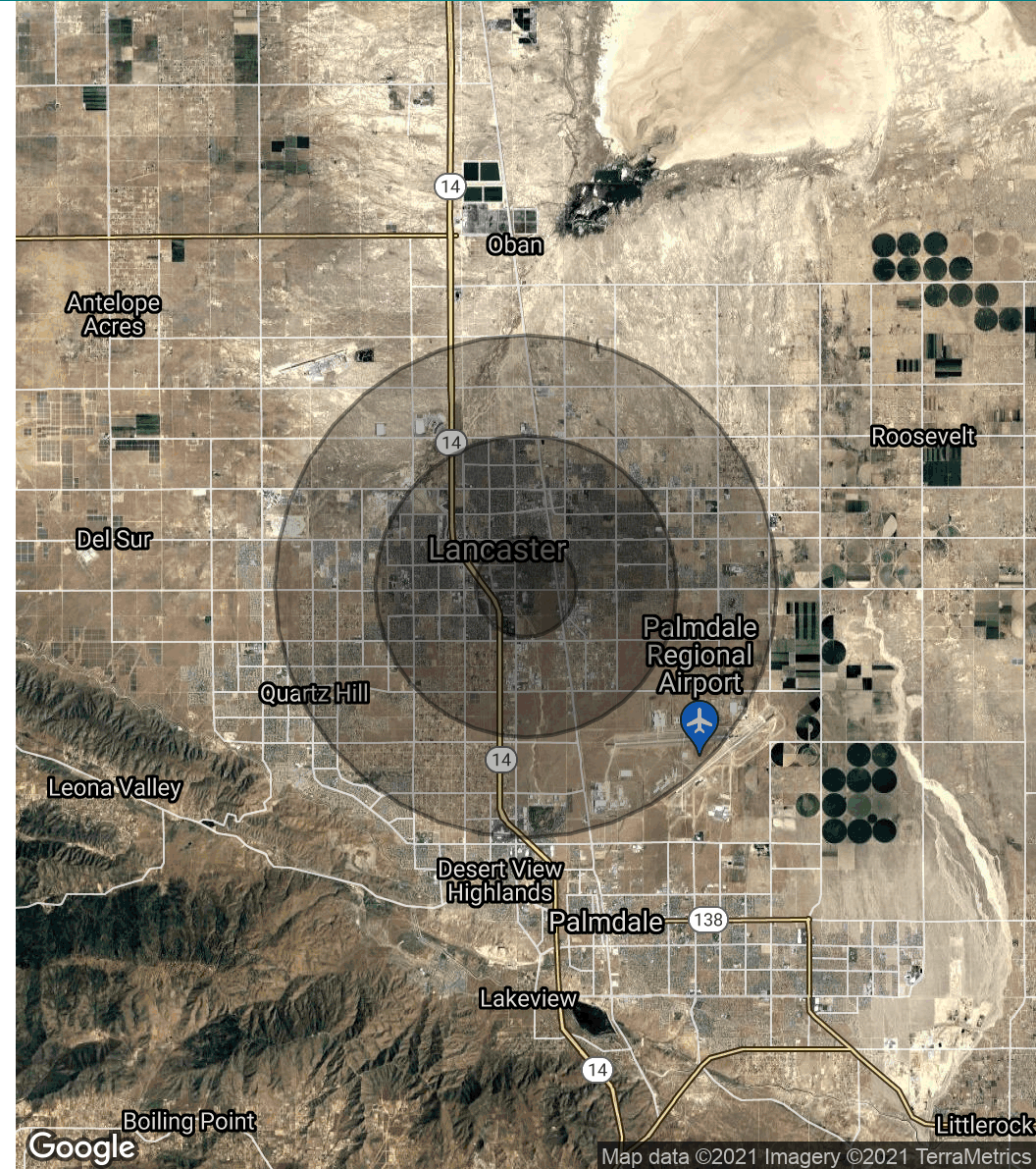
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,372	32,959	51,860
# of persons per HH	2.7	3.0	3.2
Average HH income	\$44,979	\$59,362	\$62,750
Average house value	\$490,173	\$303,841	\$301,138

RACE	1 MILE	3 MILES	5 MILES
% White	62.6%	58.6%	59.4%
% Black	18.8%	19.4%	18.9%
% Asian	6.8%	4.9%	5.2%
% Hawaiian	0.0%	0.2%	0.2%
% American Indian	0.6%	1.2%	1.0%
% Other	7.1%	12.7%	12.3%

TRAFFIC COUNTS	1 MILE	3 MILES	5 MILES

/day

* Demographic data derived from 2010 US Census



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MEET THE TEAM

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DAVE O'CONNELL

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