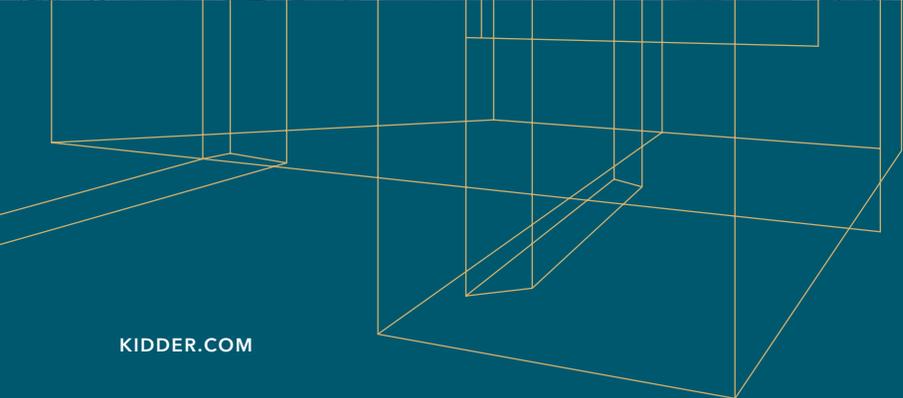


LANCASTER, CA



SUBJECT
PROPERTY



±5.0 ACRES

HEAVY INDUSTRIAL ZONED LAND

OFFERING MEMORANDUM | 7 STW VIC AVENUE G-10 | LANCASTER, CA



REPRESENTATIVE PHOTO | LANCASTER CA

EXCLUSIVELY LISTED BY

**FOR MORE
INFORMATION
PLEASE CONTACT**

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The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Kidder Mathews makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify the information set forth herein. References to square footage or age are approximate. Photographs of the Property provided herein may be enhanced, yet no modifications to the structure of the Property have been made.

EXECUTIVE SUMMARY

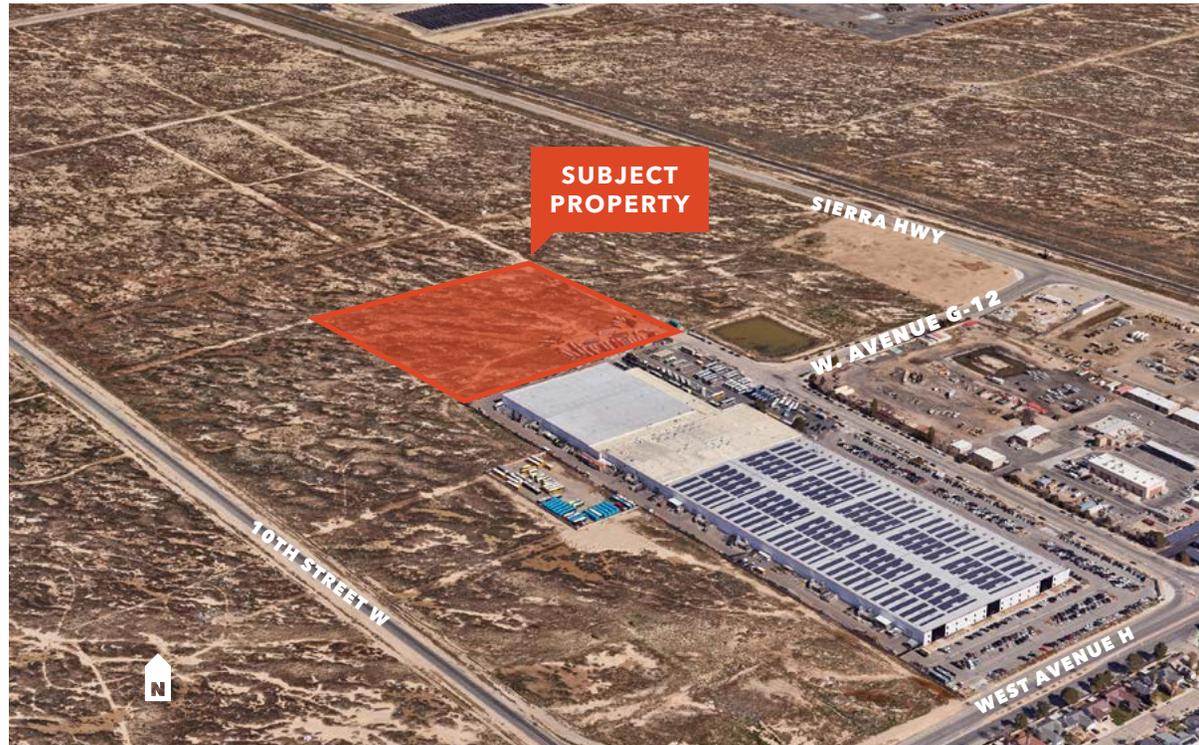
THE OFFERING

The enclosed package details information to assist you in analyzing the opportunity to purchase a 5.0 acre development site in Lancaster, CA 93536.

The property is located just north of the BYD factory on 7th W and West Ave H. One block west of the signalized intersection of Sierra Hwy & W Ave H. The site has direct access to 7th street W. The site consists of one parcel. The topography is flat and level with no road improvements.

The property is just 1.5 miles north of downtown Lancaster.

The property is not located in an Opportunity Zone.

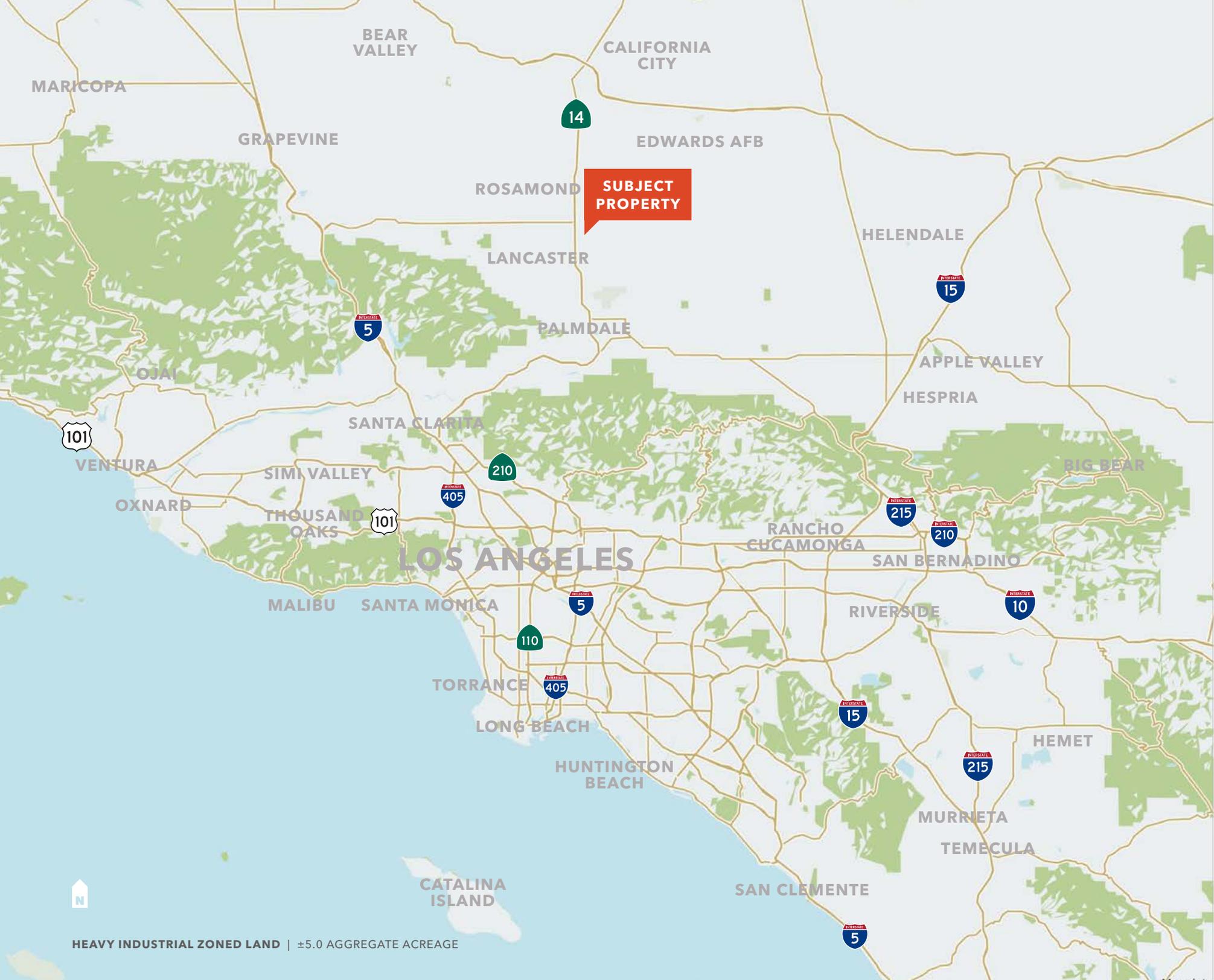


1
TOTAL PARCELS

HI
HEAVY INDUSTRIAL

±5.0
AGGREGATE ACREAGE

±217,744 SF
TOTAL LAND SQUARE FOOTAGE



**SUBJECT
PROPERTY**

HEAVY INDUSTRIAL ZONED LAND | ±5.0 AGGREGATE ACREAGE



14

W AVENUE G

20TH STREET W

10TH STREET W

SUBJECT PROPERTY

BYD FACTORY

W. AVE. G-12

SIERRA HWY

W. AVENUE H

14

20TH STREET W

10TH STREET W

W. AVENUE H-8

HEAVY INDUSTRIAL ZONED LAND | ±5.0 AGGREGATE ACREAGE

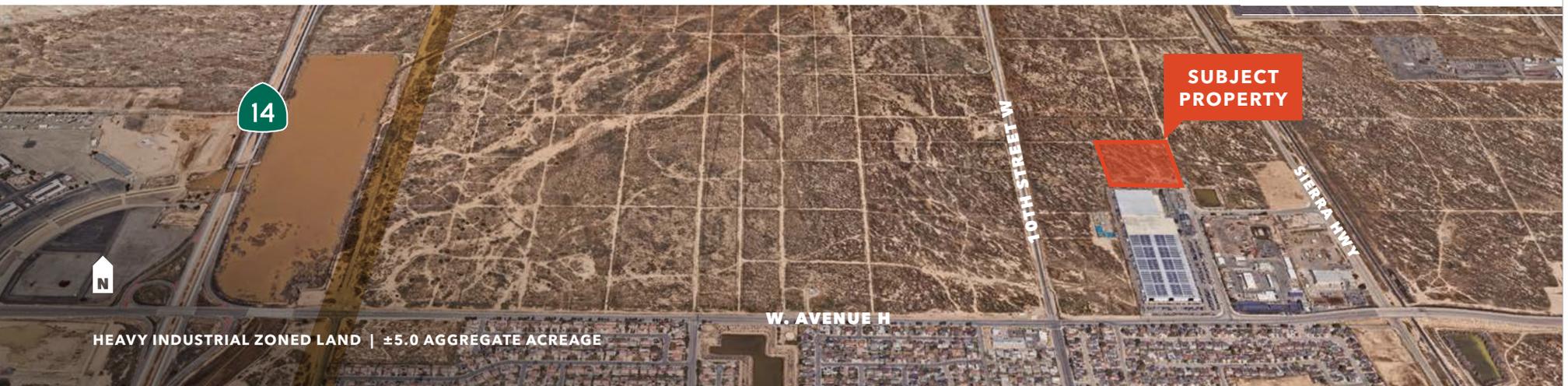
GENERAL INFORMATION

INVESTMENT SUMMARY

Total Square Footage	±217,744 SF
Aggregate Acreage	±5.0 AC
Number of Parcels	1
APN	3118-012-004
Price	\$1,500,000
Terms	Offerors should submit based on the development potential they can achieve

PROJECT SUMMARY

Location	NW Corner of 7th Street W & W Ave G12 one block west of Sierra Hwy Lancaster, CA 93536
Zoning	City of Lancaster - Heavy Industrial (HI)
County	Los Angeles
Sub Market	Antelope Valley
Current Site Use	Vacant, Commercial, Heavy Industrial
Utilities	Heavy Power available, Public Sewer water available
Access	7th Street West
Estimated Dimensions	650' x 330'
Topography	Flat & level
Existing Improvements	None
Street Improvements	Minimal. No curbs, grading or gutter.
Opportunity Zone	No



HEAVY INDUSTRIAL ZONED LAND | ±5.0 AGGREGATE ACREAGE

DEMOGRAPHICS

Lancaster, CA, 2024
Facts & Demographics

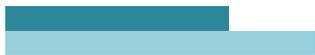
165,765
POPULATION (2021)

3.1
AVERAGE HH SIZE

\$98,897
AVERAGE HH INCOME

33.8
MEDIAN AGE

HOME OWNERSHIP



21,892
RENTERS

30,347
OWNERS

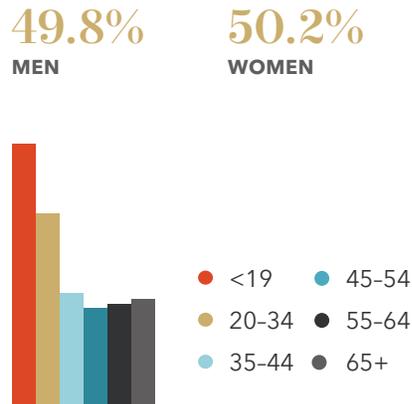
RACE & ETHNICITY

White	33.3%
Asian	6.6%
Native American	1.5%
Pacific Islander	0.2%
African-American	21.9%
Other Race	22.1%
Two or More Race	14.4%

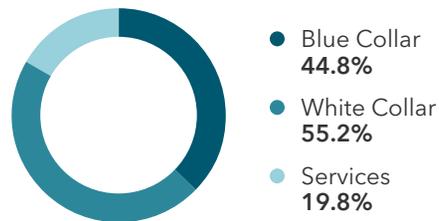
EDUCATION

29.9% HS GRAD	21.4% SOME COLLEGE
8.6% ASSOCIATES	13.1% BACHELORS

GENDER & AGE



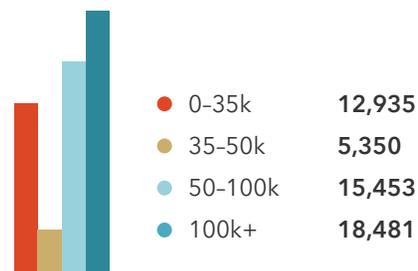
EMPLOYMENT



96.5%
EMPLOYED

3.5%
UNEMPLOYED

INCOME BY HOUSEHOLD



HOUSEHOLD SPENDING

\$6,074 HH EXPENDITURE	\$893 GROCERY
\$1,105 TRANSPORTATION	\$346 ENTERTAINMENT
\$507 HEALTHCARE	\$216 APPAREL
\$215 FURNITURE	\$441 UTILITIES

SOURCE: SITEUSA.COM



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