

FOR LEASE

1759 W Avenue J-12
Lancaster, CA

25,200sf
Freestanding Building



Prime Lancaster  **Location**



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 **CUSHMAN & WAKEFIELD**

About the BUILDING

1759 W Avenue J-12 is a single story 25,200sf square foot freestanding building on approximately 2.79 acres. The building was constructed in 2001. Located just north of Avenue K, which is the primary retail corridor serving Lancaster. Less than .25 miles from Hwy 14 at the Avenue K off-ramp. Numerous retailers are within 1 mile of the site including a brand-new Sprouts development with Chick Fil A, Dutch Bros, Taco Bell and Quick Quack Car Wash. Other nearby retailers include:



Features



1759 W Avenue J-12
Lancaster, CA 93534
Los Angeles County



25,200±sf
single story building



APN 3129 027 062 & 63
2.79 acres (121,817sf)



2001



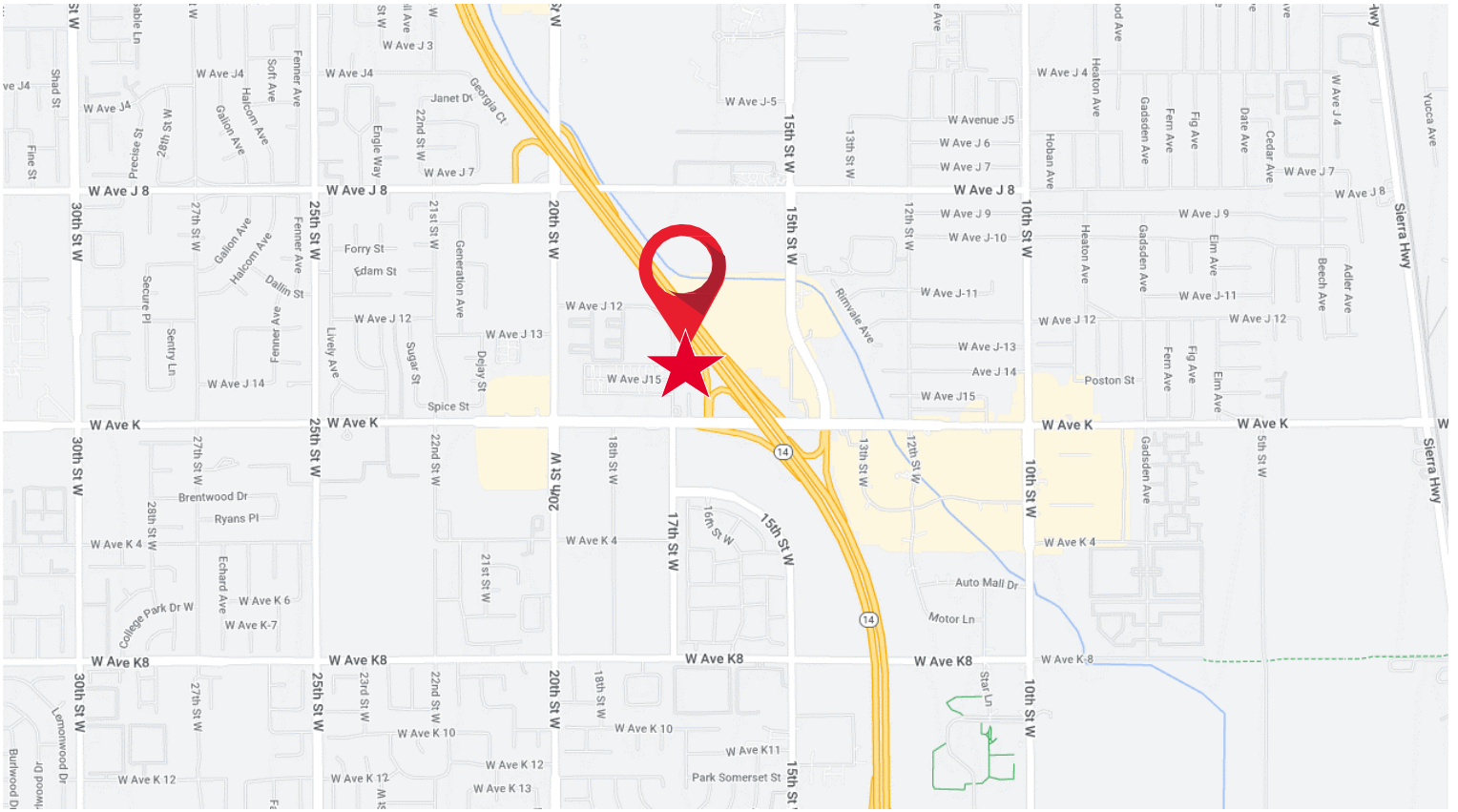
Zoned LRCPD*



28,720 cpd W Avenue K
131,000 cpd Hwy 14

- **3.14/1000 (80 parking spaces)**
- **Excellent visibility from Highway 14**
- **Ample parking**

1759 W Avenue J-12 | Lancaster, CA



Demographics

3 Mile Radius

97,735

Population

\$96,668

Average Household Income

36.0

Median Age

CONTACT

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 5 Hotels located within ½ mile of site with approximately **410 rooms**.

 Near the Highway 14/Avenue K off-ramp. Approximately **131,000 cars per day** travel on Highway 14.

 Over **10,640 employees** work within 1 mile of site



1759 W Avenue J-12 | Lancaster, CA



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1759 W Avenue J-12 | Lancaster, CA

Lat/Lon: 34.6799/-118.1634

1759 W Ave J 12 Lancaster, CA 93534	3 mi radius	5 mi radius	7 mi radius
Population			
2023 Estimated Population	97,735	180,026	231,403
2028 Projected Population	95,109	175,266	226,179
2020 Census Population	100,452	185,967	239,248
2010 Census Population	89,418	169,954	217,659
Projected Annual Growth 2023 to 2028	-0.5%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2023	0.7%	0.5%	0.5%
2023 Median Age	36.0	35.8	36.2
Households			
2023 Estimated Households	32,742	56,981	73,709
2028 Projected Households	32,344	56,310	73,170
2020 Census Households	33,200	58,045	74,828
2010 Census Households	29,577	52,045	66,773
Projected Annual Growth 2023 to 2028	-0.2%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2023	0.8%	0.7%	0.8%
Race and Ethnicity			
2023 Estimated White	36.9%	36.7%	37.4%
2023 Estimated Black or African American	20.0%	20.1%	18.6%
2023 Estimated Asian or Pacific Islander	7.4%	7.2%	7.7%
2023 Estimated American Indian or Native Alaskan	1.4%	1.4%	1.4%
2023 Estimated Other Races	34.3%	34.6%	34.9%
2023 Estimated Hispanic	40.4%	40.8%	41.2%
Income			
2023 Estimated Average Household Income	\$96,668	\$102,542	\$105,408
2023 Estimated Median Household Income	\$77,295	\$81,597	\$83,877
2023 Estimated Per Capita Income	\$32,542	\$32,835	\$33,894
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	7.3%	8.1%	8.4%
2023 Estimated Some High School (Grade Level 9 to 11)	8.7%	8.6%	8.3%
2023 Estimated High School Graduate	29.3%	28.4%	27.8%
2023 Estimated Some College	21.8%	22.3%	22.6%
2023 Estimated Associates Degree Only	9.9%	9.4%	9.2%
2023 Estimated Bachelors Degree Only	14.8%	14.5%	14.8%
2023 Estimated Graduate Degree	8.3%	8.7%	8.9%
Business			
2023 Estimated Total Businesses	3,769	5,268	6,857
2023 Estimated Total Employees	33,652	44,747	56,923
2023 Estimated Employee Population per Business	8.9	8.5	8.3
2023 Estimated Residential Population per Business	25.9	34.2	33.7

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