

**AVISON
YOUNG**

2733 WEST AVENUE L LANCASTER, CALIFORNIA

FOR LEASE

**±15,500 SF OF
RETAIL SPACE
AVAILABLE**

DANA PIEPER

Client Service Coordinator

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DAVID MALING

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2733 West Avenue L

Lancaster, California

Highlights

- Versatile ±15,000 SF space can suit a variety of uses including medical, school, government services, banquet hall, and more
- Current buildout features several office spaces, three (3) large rooms, and a retail counter in front
- High ceilings throughout
- Ample surface parking (Ratio: 19.35/1000 SF)
- Opportunity for indoor/outdoor component
- Located in West Lancaster Plaza, which is anchored by Stater Bros and features Taco Bell, US Bank, and more!
- Nearby national credit tenants (1mi) include McDonald's, Walgreens, Autozone, Burger King, Del Taco
- Ideally positioned on heavily trafficked Avenue L, between Quartz Hill and Highway 14

Traffic & Parking

West Ave L - Approx. 27,072 VPD

300 Spaces - 19.35 spaces per thousand



The Offering



±15,500 SF
OF AVAILABLE SPACE



NEGOTIABLE
ASKING RENT



5 - 10 YEARS
LEASE TERM

3-MILE RADIUS DEMOGRAPHICS



71,857
POPULATION



\$88,859
AVERAGE HOUSEHOLD INCOME

35.8
MEDIAN AGE

24,479
HOUSEHOLDS

27,085 EMPLOYEES
3,515 BUSINESSES
DAYTIME EMPLOYMENT

54% OWNER
46% RENTER
OCCUPIED HOUSING UNITS



PROPERTY SITE PLAN





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