AVISON YOUNG

FOR LEASE

±15,500 SF OF RETAIL SPACE AVAILABLE

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2733 WEST AVENUE L LANCASTER, CALIFORNIA



2733 West Avenue L



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 sparking (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







±15,500 SF OF AVAILABLE SPACE



NEGOTIABLE ASKING RENT



5 - 10 YEARS LEASE TERM

3-MILE RADIUS DEMOGRAPHICS



35.8

MEDIAN AGE

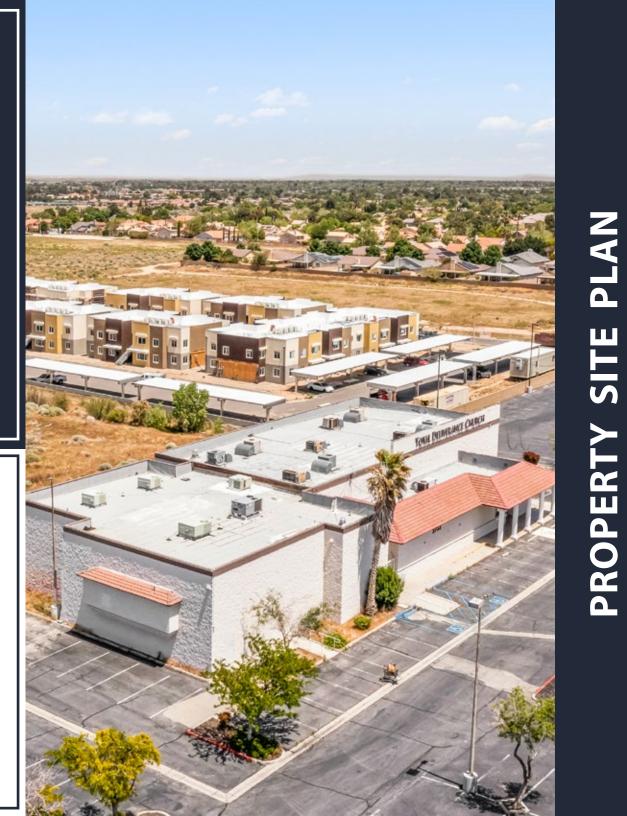


\$88,859 AVERAGE HOUSEHOLD INCOME



3,515 27,085 BUSINESSES EMPLOYEES DAYTIME EMPLOYMENT

46% 54% OWNER RENTER **OCCUPIED HOUSING UNITS**





SUBJECT PROPERTY







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