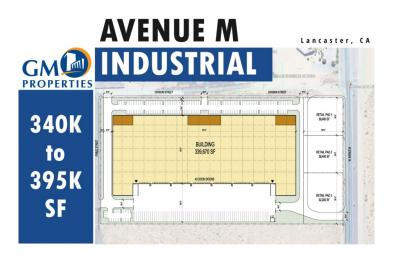


# **Retail Property For Lease**

## 1 Avenue M and Division Street, Lancaster, CA 93534



Property Details				
Rental Rate	\$ PSF			
Lease Type				
Year Built	2024			
Zoning	OP			

#### **Broker Information**

Tyler Portman	Matt Wagner, CCIM
562-762-3152	562-762-3140

#### **Spaces**

#	Space Avail.	Rental Rate	Lease Type	Date Avail.	Description
	2,500 SF	\$ PSF		12/1/24	Available for ground lease or build to suit. To be delivered in Q4 2024. Buildings square feet range from 2,000 to 4,000. Contact broker for pricing information.
	4,000 SF	\$ PSF		12/1/24	Available for ground lease or build to suit. To be delivered in Q4 2024. Buildings square feet range from 2,000 to 4,000. Contact broker for pricing information.

### **Property Description**

GM Properties, Inc. proudly presents three (3) ground lease or built to suit opportunities on a major thoroughfare in Lancaster, CA. Located near the intersection of Columbia Way (Avenue M) and Sierra Highway (40k CPD), the subject property is perfect for fast casual, drive through concepts. The surrounding area is ripe with new development, with nearly 10M square feet of Industrial proposed at/near the intersection. The project is also within 1 mile from the Palmdale Regional Airport (PRA), currently housing major defense projects including Northrups \$100M B-21 Raider. PRA is also under consideration for commercial air travel returning.

