

# AVENUE M

Lancaster, CA



# INDUSTRIAL



**340K**  
**to**  
**395K**  
**SF**

*\*\*Sample Rendering\*\* Subject to change based on City feedback*

# LANCASTER, CA



## POPULATION STATISTICS

- Current Population: 173,516
- Expected Growth: 273,000 by 2040
- Average Growth: 2.56%
- 30th Largest City in California

### Los Angeles County

Lancaster, CA is located in Northeast Los Angeles County, approximately 1 hour from Downtown LA.



### Business Friendly

Named the most business friendly city in LA County in 2007, 2013, & 2019



### Growth Market

While the rest of LA County has seen decline in population, Lancaster's has steadily increased.



# Lancaster



## POPULATION STATISTICS

### 5 MILE RADIUS

- 200,000 Population
- Average Age: 32.8
- Nearly 28% currently commute more than 40 minutes

### 100 MILE DRIVE

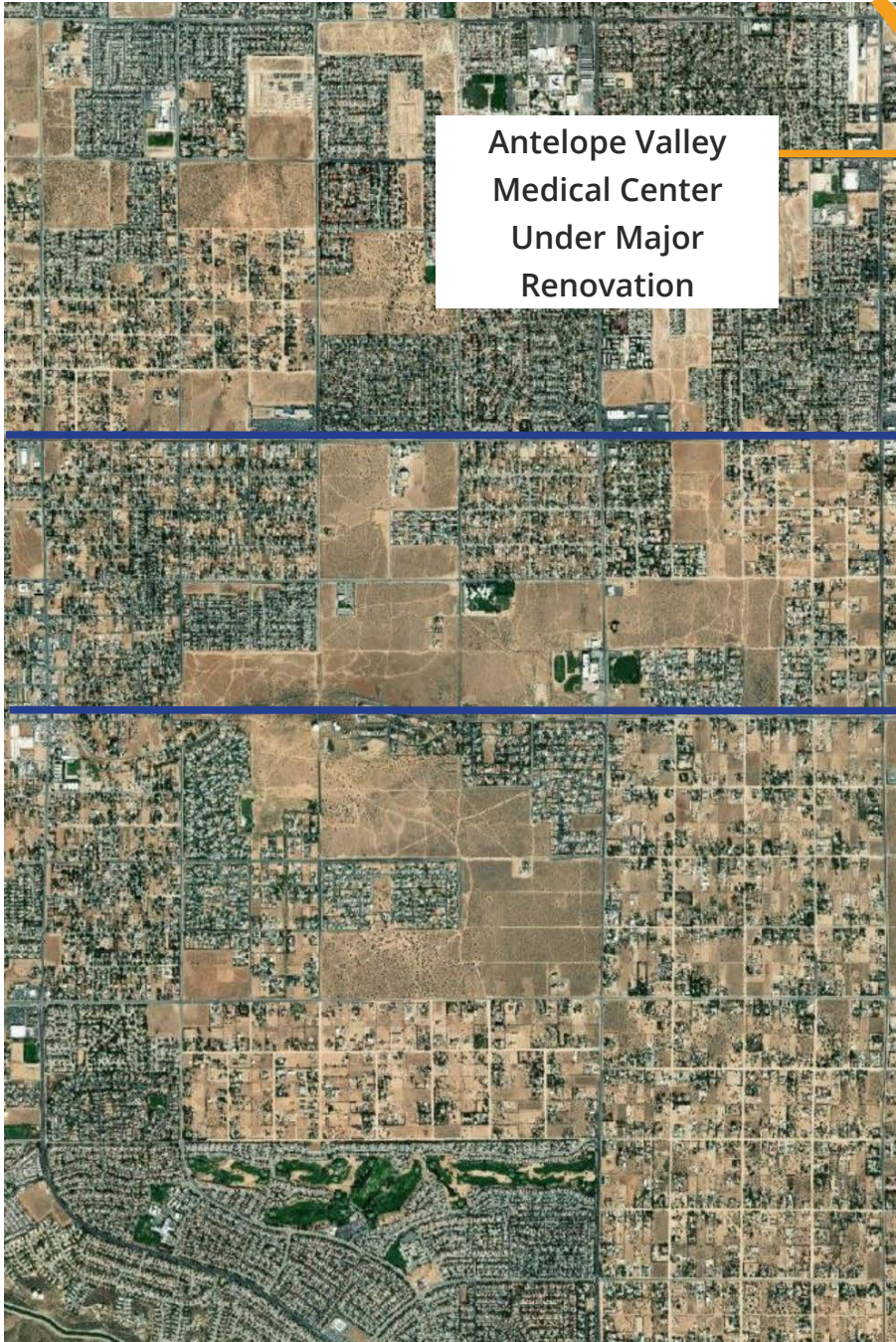
- 17.5M Population with 100 Mile Drive
- \$119K Average Household Income
- Nearly \$400B Spent Annually by Consumer

### 300 MILE RADIUS

- Access to 10% of the US Population
- Range from Bay Area to Las Vegas to Arizona
- \$781B in total Consumer Spend

# SURROUNDING AREA

- Located in Path of Development and Growth
- Close to 10 Million Square Feet of Industrial Proposed in Area
- 2.5 Miles to Palmdale Regional Airport (PRA)
- PRA is home to Northrup's \$100M B-21 Raider Contract
- PRA is considering commercial air travel
- Close Proximity to Antelope Valley Medical Center
- Antelope Valley Courthouse - Two Parcels West



**Brand New Retail  
Newly Opened**



W Avenue L

Sierra Highway

W Avenue M

3.1M SF  
Ind

1M SF  
Ind

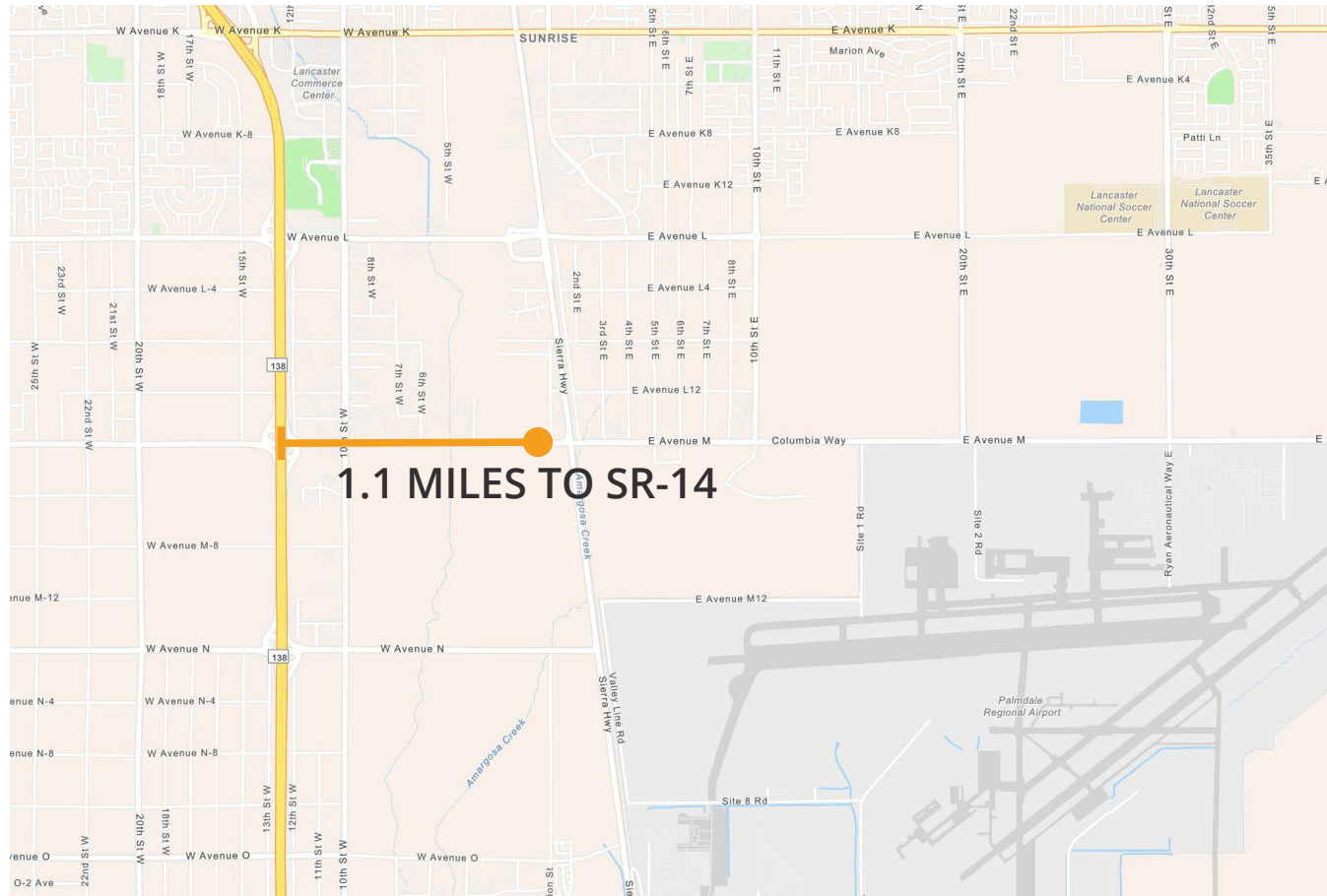
1.5M SF  
Ind

5M SF  
Ind

SR-14

Palmdale Regional Airport  
(PRA)

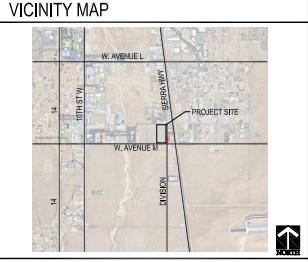
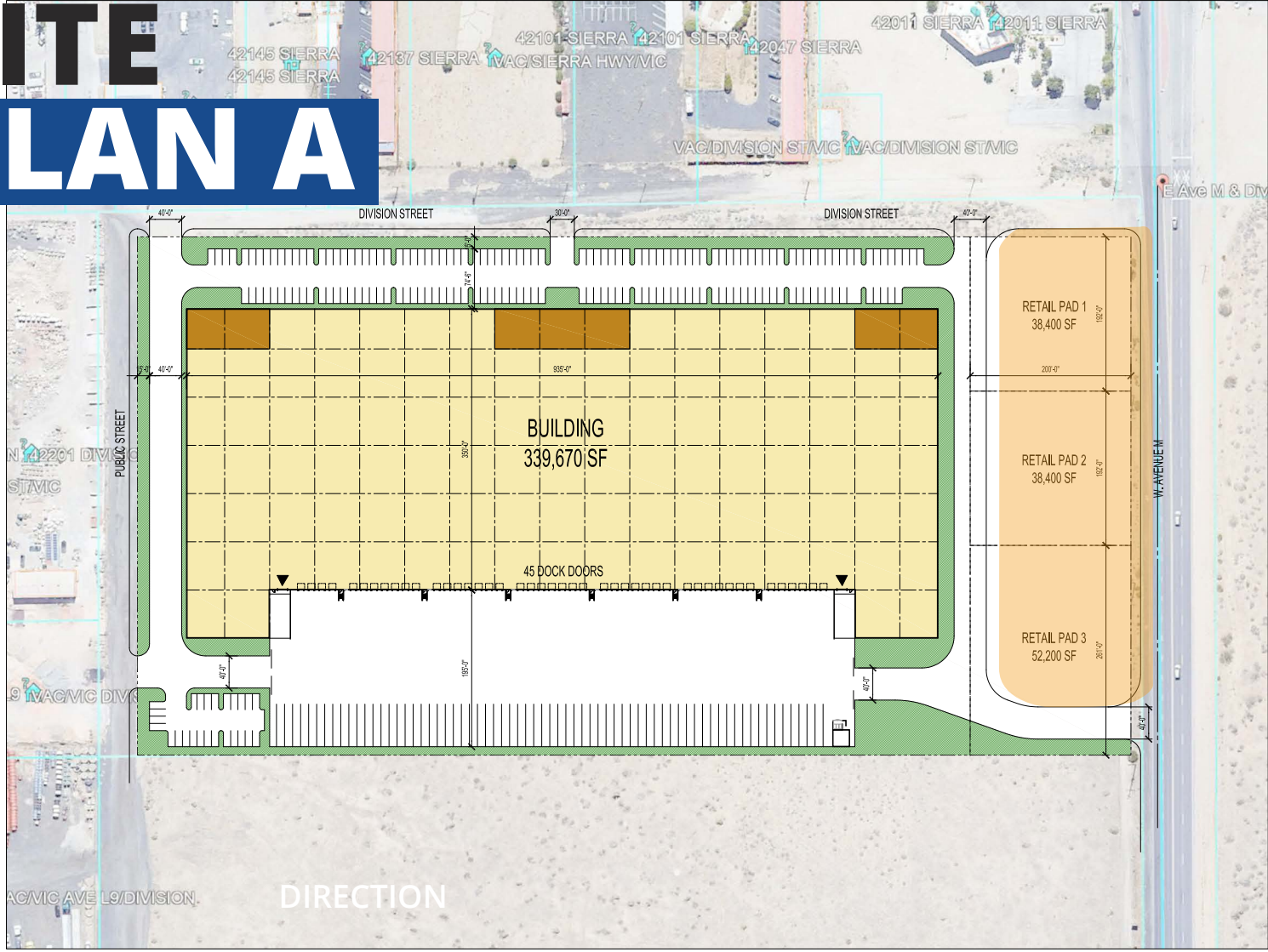
# Freeway Access to SR-14



Avenue M offers immediate freeway access to SR-14.

SR-14 provides North-South Freeway traffic with access to  
Santa Clarita (30 Minutes south)  
Los Angeles (1 Hour, 15 minutes south)  
Bakersfield (1 Hour, 30 minutes north)

# SITE PLAN A



### TABULATION

SITE AREA		Lancaster	797,220	SF
			18.30	Acres
BUILDING AREA				
1ST FLOOR	WAREHOUSE		339,670	SF
	OFFICE		20,000	SF
1ST TOTAL			339,670	SF
PROJECT FACT				
	FAR MAX			30%
	FAR PROVIDED			43%
	CLEAR HEIGHT			40'
	BUILD HEIGHT			50'
ZONING				
EXISTING ZONING		OFFICE PROFESSIONAL		
PROPOSED ZONING		Light Industrial (LI)		
SET BACK				
	FRONT		50'	
	SIDE STREET		35'	
	REAR		50'	
PARKING REQ.				
	AUTO PARKING			9' X 20'
	SIZE			80
	OFFICE		3/250 SF	89
	WAREHOUSE		5 + 1/5000 SF	148
	TOTAL			237
PROJECT PROVIDED				
	AUTO PARKING			173
	STANDARD		9' X 20'	8
	ADA		9', 12' X 20'	13
	1/4" CLEAN AIR		9' X 30'	194
	TOTAL			194
TRAILER PARKING				
	10' X 53'			68
LANDSCAPE				
	REQUIRED			7%
	PROVIDED			10.1%

### LEGEND

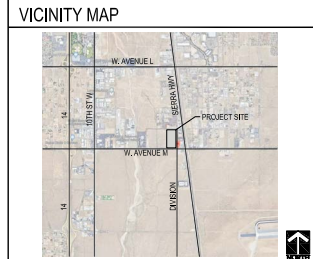
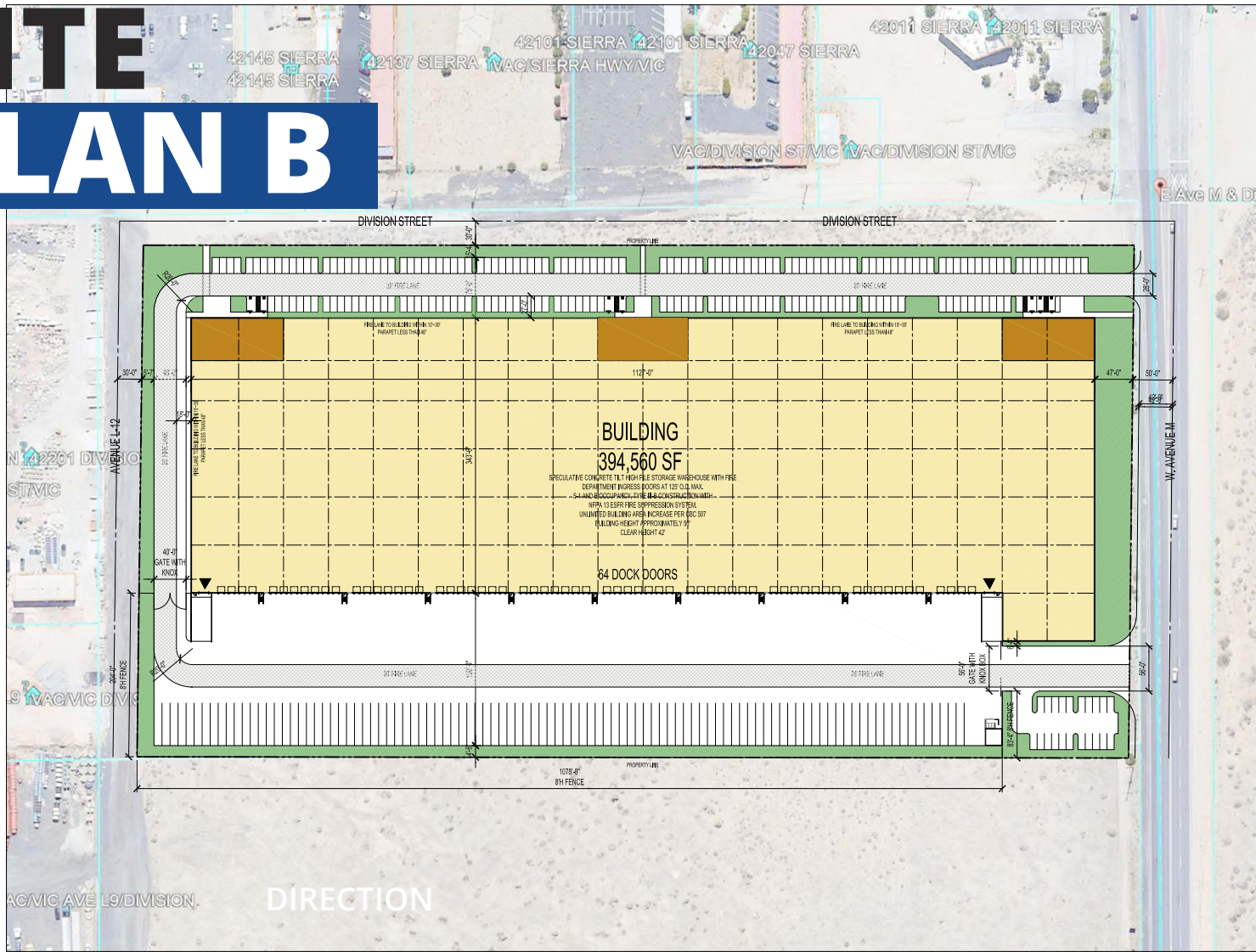
- WAREHOUSE
- OFFICE
- GRADE LEVEL DOOR

**NOTE**  
THIS IS A CONCEPTUAL SITE PLAN, ORIENTATION, BUILDING AREA, AND NOTES AS SHOWN ON THE PROJECT TABULATION. ALL NEED TO BE VERIFIED ONCE INFORMATION RECEIVED IS AVAILABLE. THIS IS ONLY MEANT TO SERVE TO QUANTIFY AND ILLUSTRATE THE GENERAL BUILDING AND SITE ORIENTATION. THIS DOES NOT CONSTITUTE A PROFESSIONAL ENGINEERING OR ARCHITECTURAL DESIGN.

	PROJECT:	W. Avenue M and Division Street	DATE:	4.14.2023	VERSION:	02
	LOCATION:	Lancaster, CA.	PROJECT NO.:	23-024	SCALE:	1" = 50'



# SITE PLAN B



## TABULATION

Lancaster		
SITE AREA	789,331 SF 18.12 Acres	
BUILDING AREA	394,560 SF	
1ST FLOOR	WAREHOUSE 374,500 SF OFFICE 20,000 SF	
1ST FLOOR TOTAL	394,560 SF	
PROJECT FACT	FAR MAX 50% FAR PROVIDED 50% CLEAR HEIGHT 42' BLDG HEIGHT 50'	
ZONING	OFFICE PROFESSIONAL	
EXISTING ZONING		
PROPOSED ZONING	Light Industrial (LI)	
SET BACK	FRONT 35' SIDE STREET 15' REAR 10'	
PARKING REQ	AUTO PARKING SIZE 9' X 20' OFFICE 1/250 SF 80 WAREHOUSE 5 + 1/5000 SF 80 TOTAL 160	
PROJECT PROVIDED	PARKING PROVIDED AUTO PARKING STANDARD 9' X 20' 198 ADA 9' X 12' X 20' 7 EV / CLEAN AIR 9' X 20' 20 TOTAL 225	
TRAILER PARKING	10' X 53' 101	
LANDSCAPE	REQUIRED 7% PROVIDED 12.0%	

## LEGEND

- WAREHOUSE
- OFFICE
- GRADE LEVEL DOOR

## NOTE

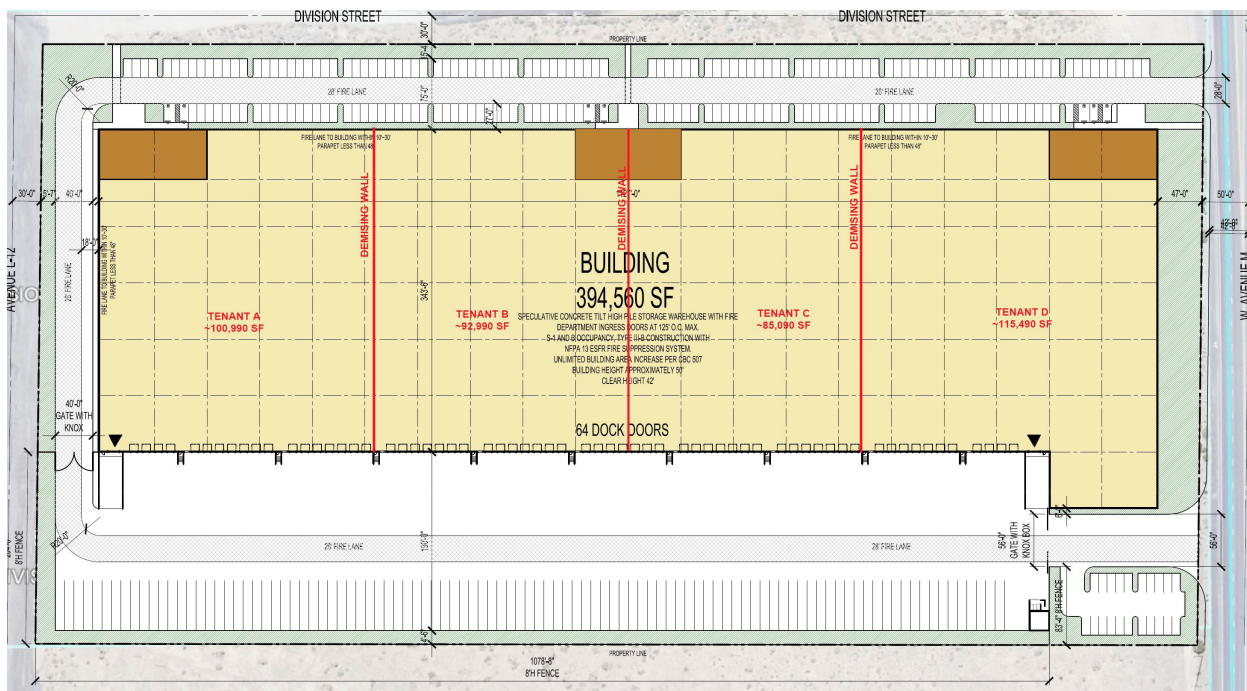
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	PROJECT:	W. Avenue M and Division Street	DATE:	4.20.2023	VERSION:	03
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Total Building	Dock High	Trailer Parking	Clear Height
A: 339,670 sf	45	68	42'
B: 394,560 sf	64	101	42'



## SITE SPECIFICATIONS

- Major Street Frontage
- 225 Auto Parking / 101 Trailer Parking
- Estimated Dimensions: 343' by 1127'
- Up to 20,000 Square Feet Office
- Demisable to 85k SF
- One Parcel West of Sierra Highway
- Two Parcels East of LA Courthouse
- 1 Mile from SR-14 Freeway
- 1 Mile to Palmdale Regional Airport (PRA)
- Contact Agent for Pricing

### Class 'A' Industrial Building in Lancaster

The subject property will be a Class-A Industrial Building of between 339k to 395k square feet. Ownership has flexibility for build to suit.



*Class-A Industrial  
Lancaster, CA*

DISCLAIMER

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