

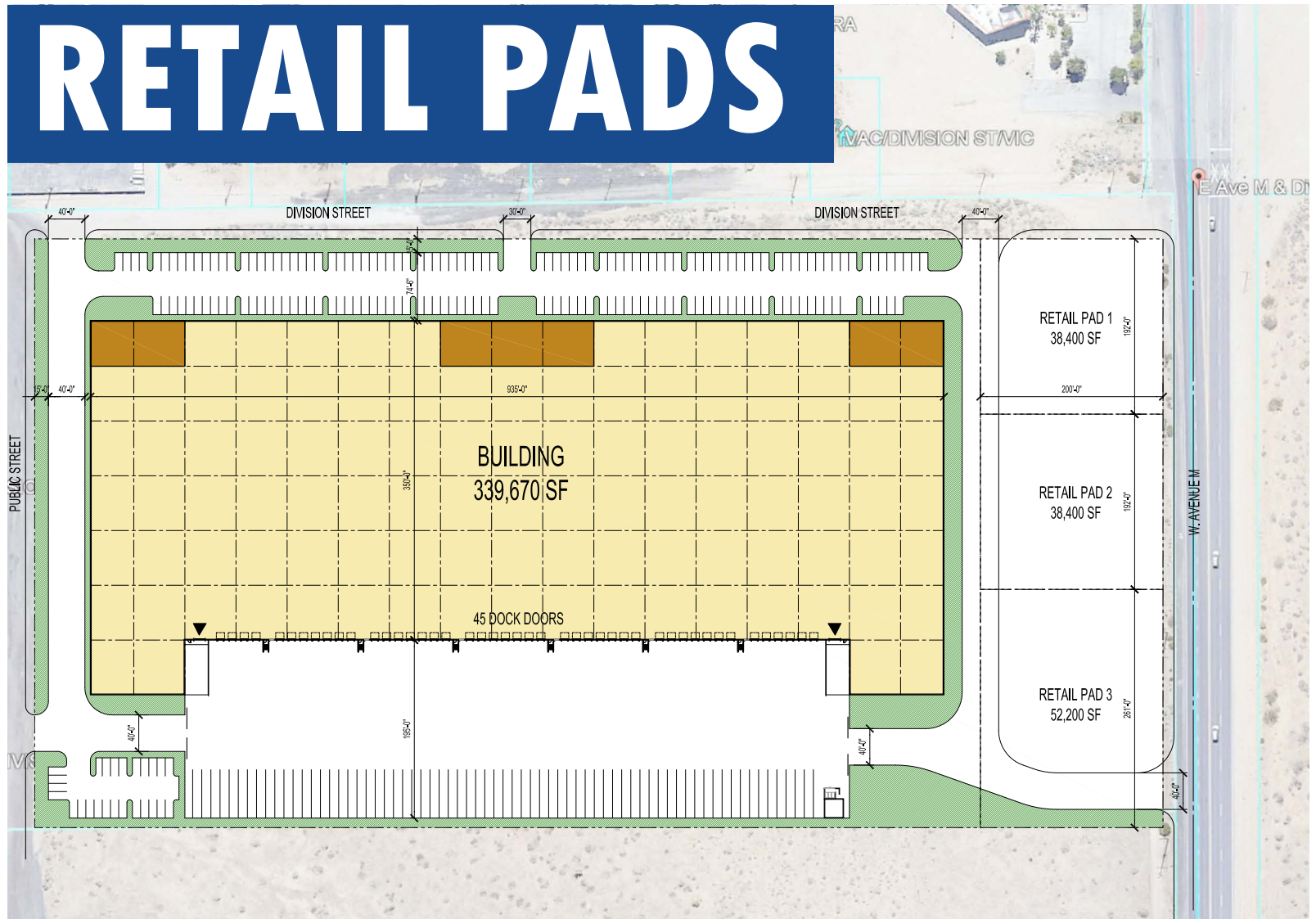
# AVENUE M

Lancaster, CA



# RETAIL PADS

**30K  
to  
60K  
SF  
PADS**



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## 01 Lancaster

The subject property is located in Lancaster, CA. Approximately 60 miles north of Downtown Los Angeles.

## 02 Site Plan

Proposed Industrial / Retail project with ~340k square feet of industrial and three (3) retail drive-thru pads of 30-60k square feet.

## 03 Built to Suit

Ownership has flexibility to build project to suit tenant's needs.

# 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

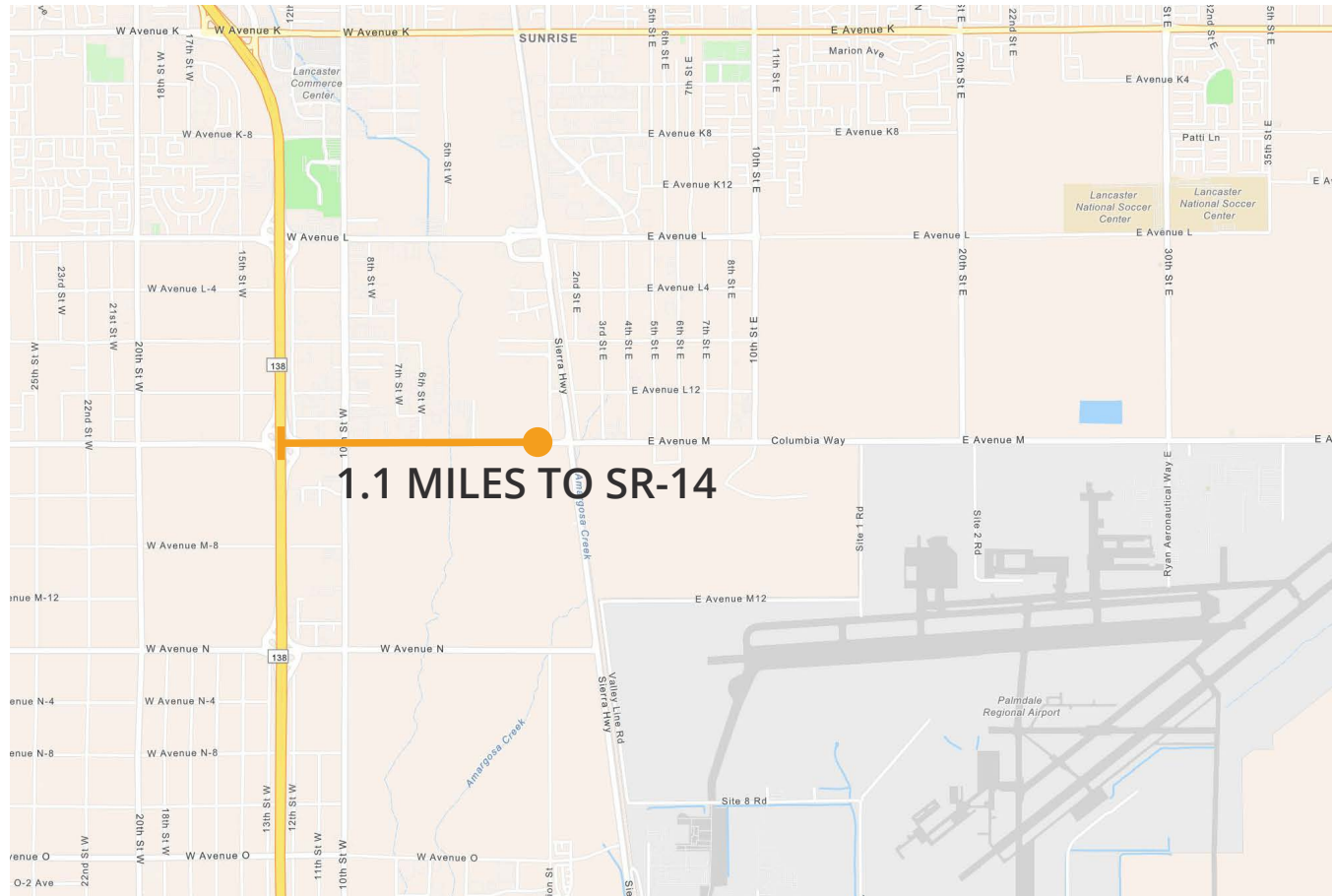
### 100 MILE DRIVE

- 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

# Freeway Access to SR-14



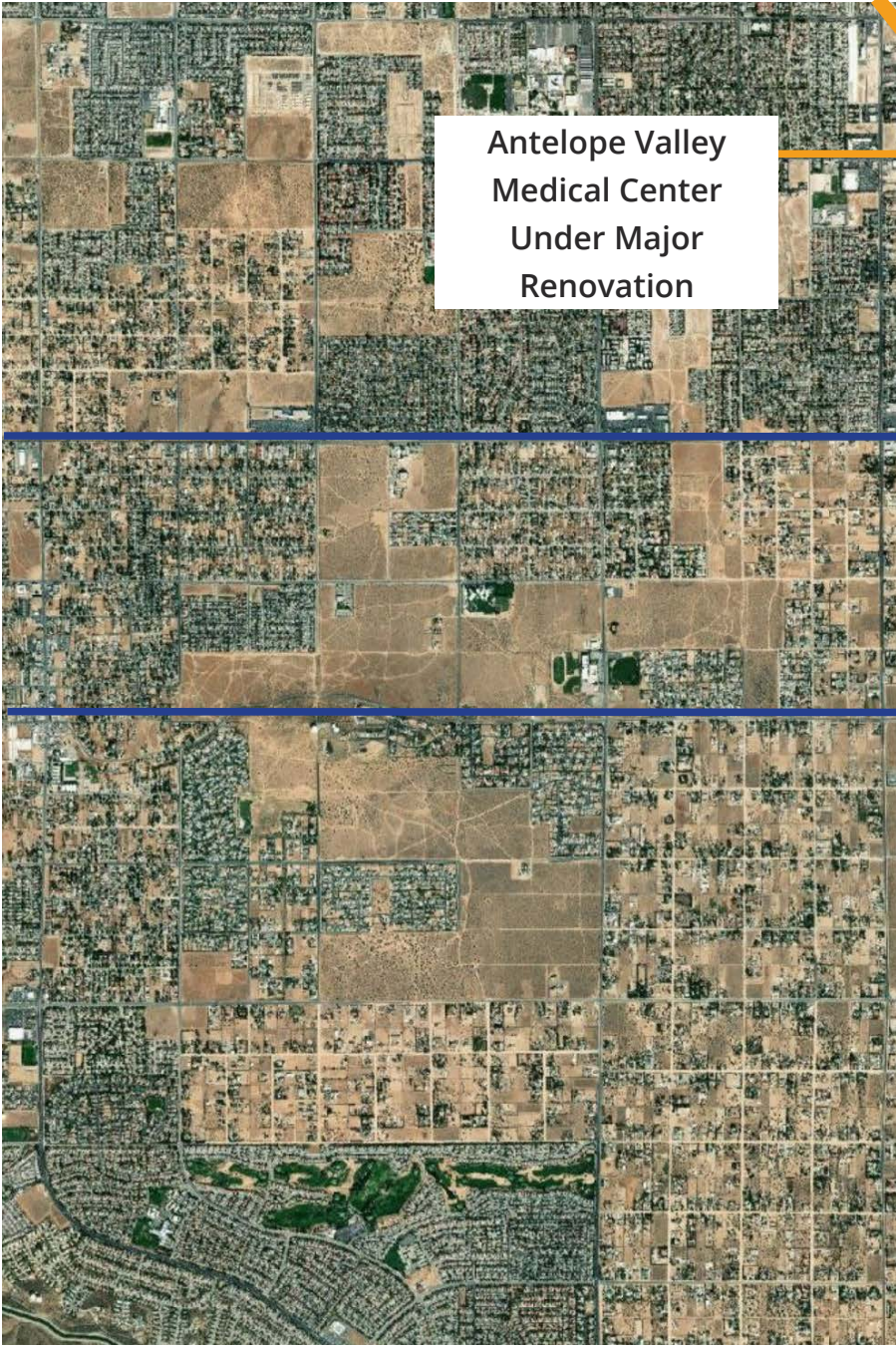
Avenue M offers immediate freeway access to SR-14.

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)



# 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

3.1M SF  
Ind

W Avenue M

1M SF  
Ind

1.5M SF  
Ind

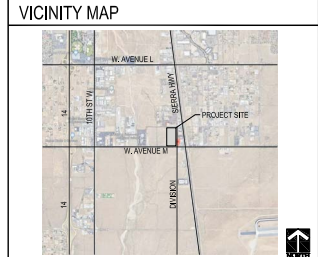
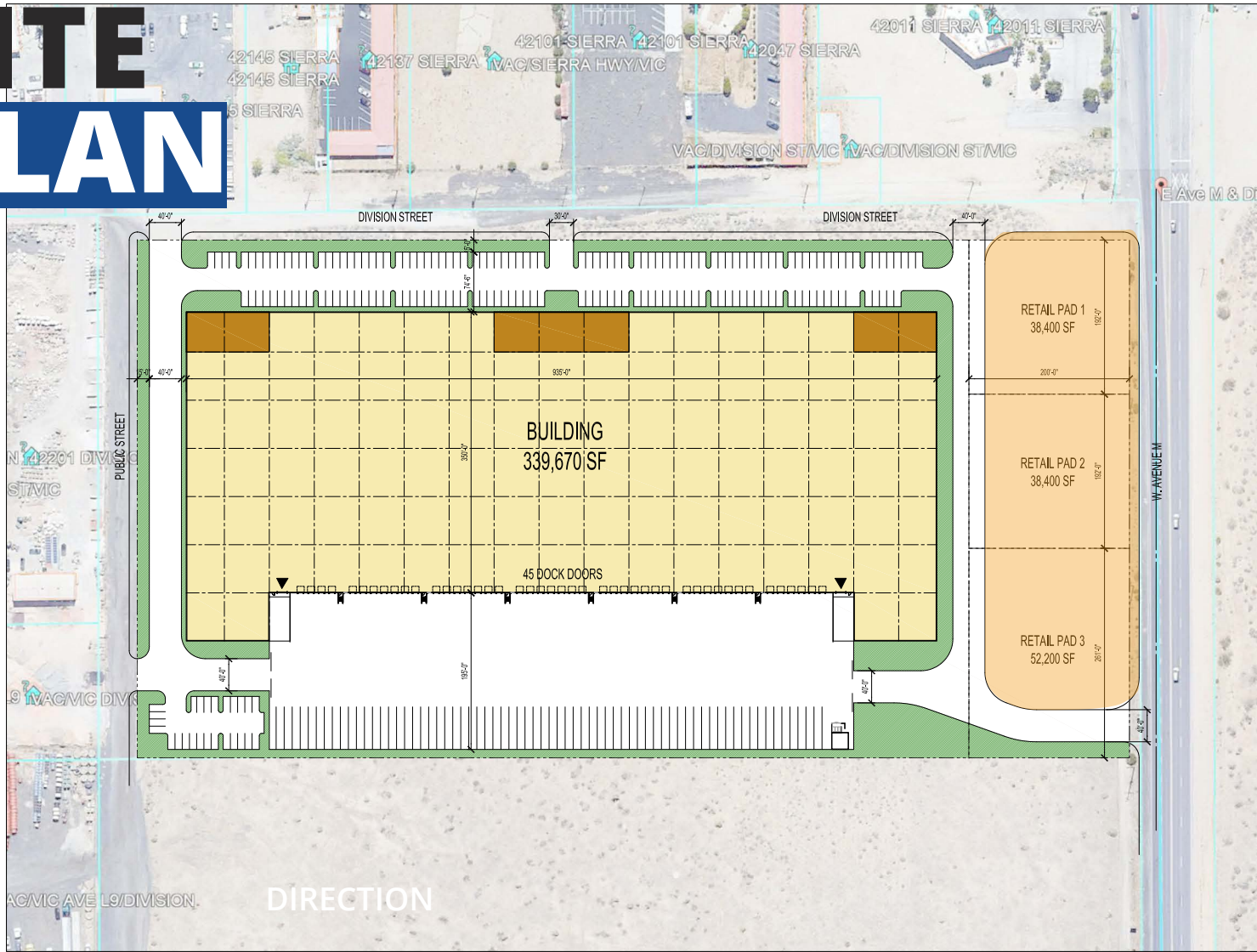
5M SF  
Ind

SR-14

Palmdale Regional Airport  
(PRA)



# SITE PLAN



## TABULATION

Lancaster			
SITE AREA	797,220	SF	18.30 Acres
BUILDING AREA	339,670	SF	
1ST FLOOR	20,000	SF	
2ND FLOOR	319,670	SF	
3RD FLOOR	20,000	SF	
4TH FLOOR	20,000	SF	
5TH FLOOR	20,000	SF	
6TH FLOOR	20,000	SF	
7TH FLOOR	20,000	SF	
8TH FLOOR	20,000	SF	
9TH FLOOR	20,000	SF	
10TH FLOOR	20,000	SF	
11TH FLOOR	20,000	SF	
12TH FLOOR	20,000	SF	
13TH FLOOR	20,000	SF	
14TH FLOOR	20,000	SF	
15TH FLOOR	20,000	SF	
16TH FLOOR	20,000	SF	
17TH FLOOR	20,000	SF	
18TH FLOOR	20,000	SF	
19TH FLOOR	20,000	SF	
20TH FLOOR	20,000	SF	
21TH FLOOR	20,000	SF	
22TH FLOOR	20,000	SF	
23TH FLOOR	20,000	SF	
24TH FLOOR	20,000	SF	
25TH FLOOR	20,000	SF	
26TH FLOOR	20,000	SF	
27TH FLOOR	20,000	SF	
28TH FLOOR	20,000	SF	
29TH FLOOR	20,000	SF	
30TH FLOOR	20,000	SF	
31TH FLOOR	20,000	SF	
32TH FLOOR	20,000	SF	
33TH FLOOR	20,000	SF	
34TH FLOOR	20,000	SF	
35TH FLOOR	20,000	SF	
36TH FLOOR	20,000	SF	
37TH FLOOR	20,000	SF	
38TH FLOOR	20,000	SF	
39TH FLOOR	20,000	SF	
40TH FLOOR	20,000	SF	
41TH FLOOR	20,000	SF	
42TH FLOOR	20,000	SF	
43TH FLOOR	20,000	SF	
44TH FLOOR	20,000	SF	
45TH FLOOR	20,000	SF	
46TH FLOOR	20,000	SF	
47TH FLOOR	20,000	SF	
48TH FLOOR	20,000	SF	
49TH FLOOR	20,000	SF	
50TH FLOOR	20,000	SF	
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52TH FLOOR	20,000	SF	
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93TH FLOOR	20,000	SF	
94TH FLOOR	20,000	SF	
95TH FLOOR	20,000	SF	
96TH FLOOR	20,000	SF	
97TH FLOOR	20,000	SF	
98TH FLOOR	20,000	SF	
99TH FLOOR	20,000	SF	
100TH FLOOR	20,000	SF	

## LEGEND

- WAREHOUSE
- OFFICE
- GRADE LEVEL DOOR

## NOTE

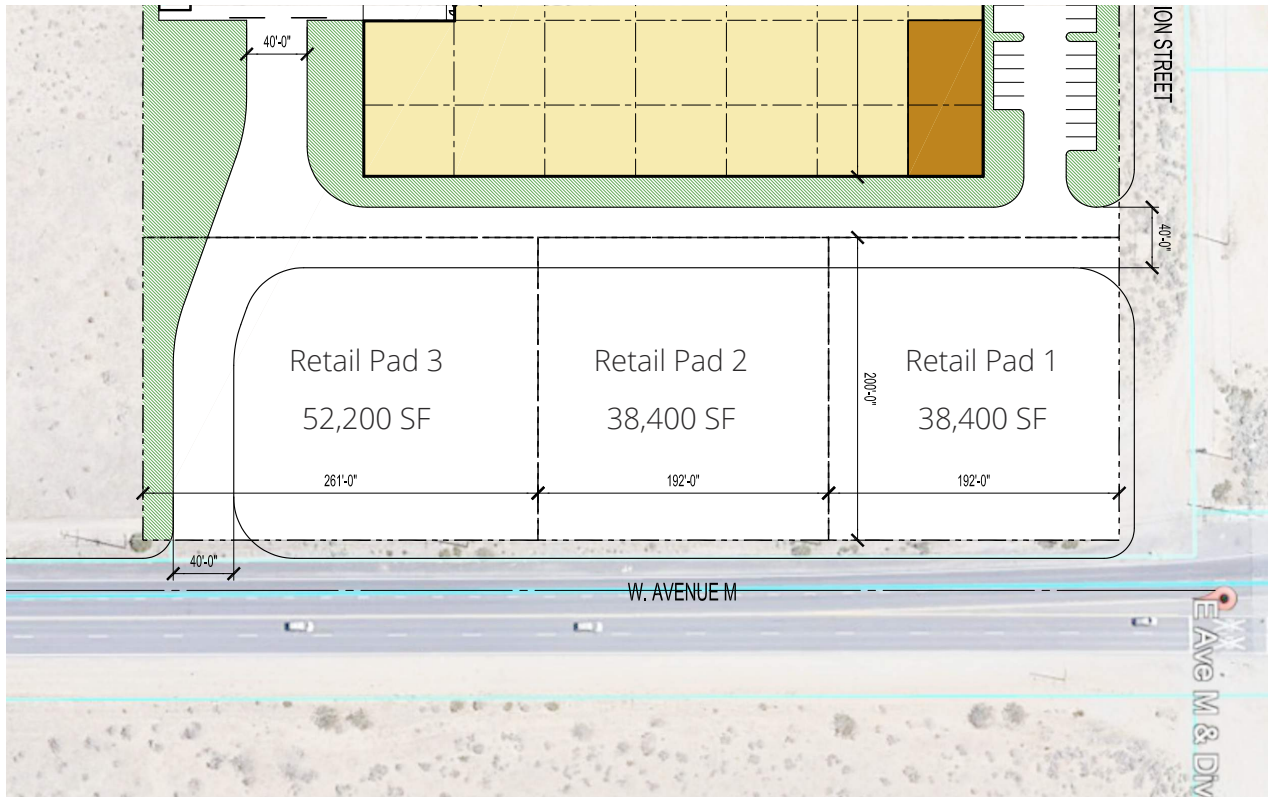
THIS IS A CONCEPTUAL SITE PLAN, ORIENTATION, BUILDING AREA, AND NOTES AS SHOWN ON THE PROJECT TABULATION. ALL NEEDS TO BE VERIFIED ONCE INFORMATION RECEIVED IS AVAILABLE. THIS IS ONLY MEANT TO SERVE TO QUANTIFY AND ILLUSTRATE THE GENERAL BUILDING AND SITE ORIENTATION. THIS DOES NOT CONSTITUTE A PROFESSIONAL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

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





Availability	Size	Lease Type
3 Pads	30-60k SF	Built to Suit or Ground Lease



## SITE SPECIFICATIONS

- Major Street Frontage
- Pads from 30,000 to 60,000 SF
- Estimated Dimensions:
- 192-261' Frontage
- 200' Depth
- 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

### Retail Pads on Major Street

The subject property will include three (3) retail pads from 30,000 to 60,000 square feet. Pads may be ground lease, or owner will offer build to suit retail/drive-thru ranging from 1,500 to 3,500 square feet. Ownership is seeking exciting retail/food brands to create retail synergy in the development.



*Retail Pad Opportunities  
Lancaster, CA*

DISCLAIMER

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