

FOR LEASE | 2,500 SF

BUILD TO SUIT AVAILABLE

20th St & J-13 Ave, Lancaster, CA



Please Contact

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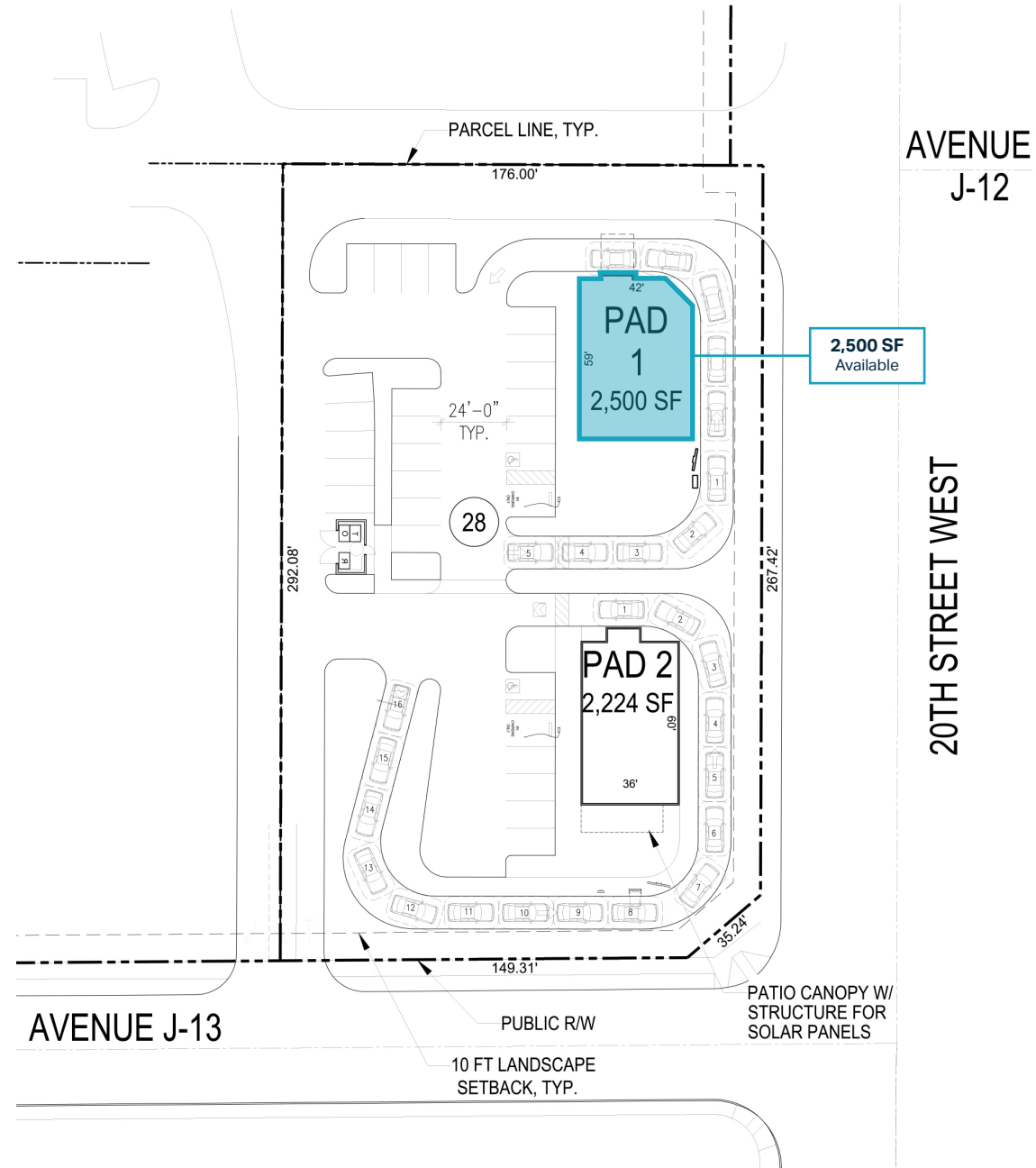
BRE LIC: 01429915

FOUNDING MEMBER | **CHAINLINKS** RETAIL ADVISORS

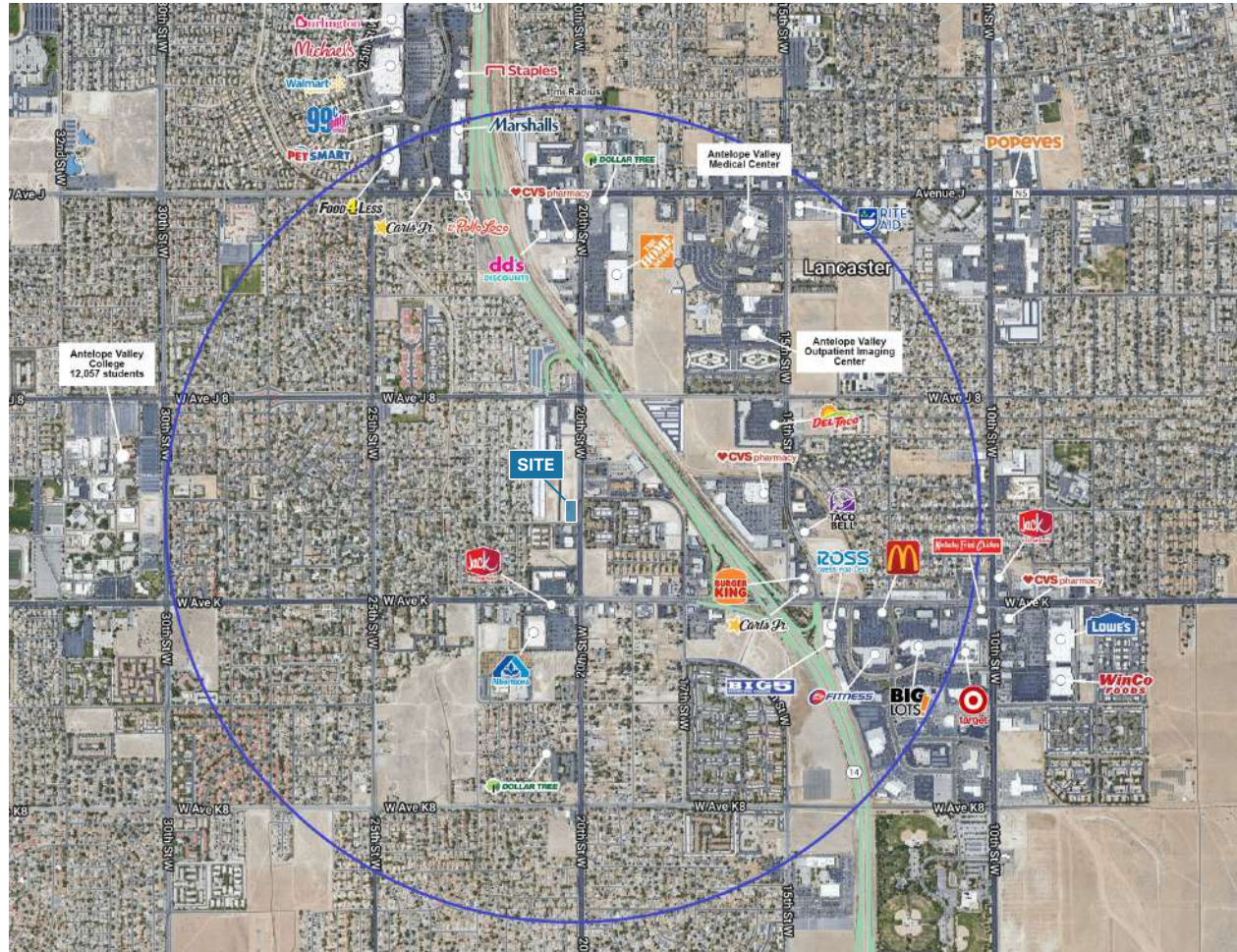
This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

PROPERTY HIGHLIGHTS

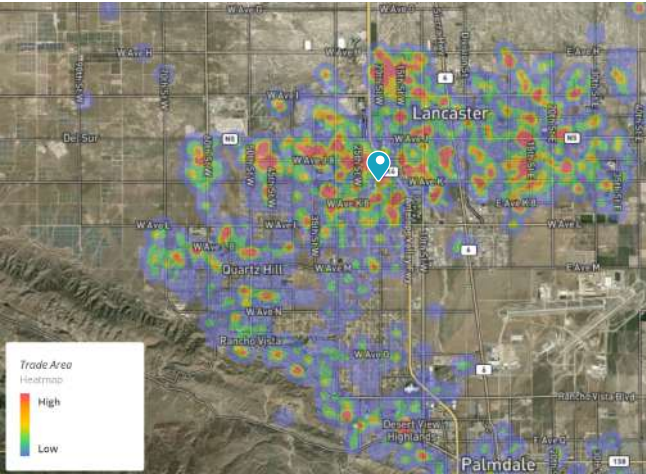
- + Drive thru pad available.
(Pad 1 – 2,500 SF)
- + Build to Suit available.
- + Ideal for fast food operator.
- + Antelope Valley Medical Center and Valley Imaging within one mile of the site.
- + Pad 2 in Lease with national coffee user.
- + Marriott Courtyard breaking ground directly north of available drive thru pad. Breaking ground Spring 2023, with Summer 2024 opening.



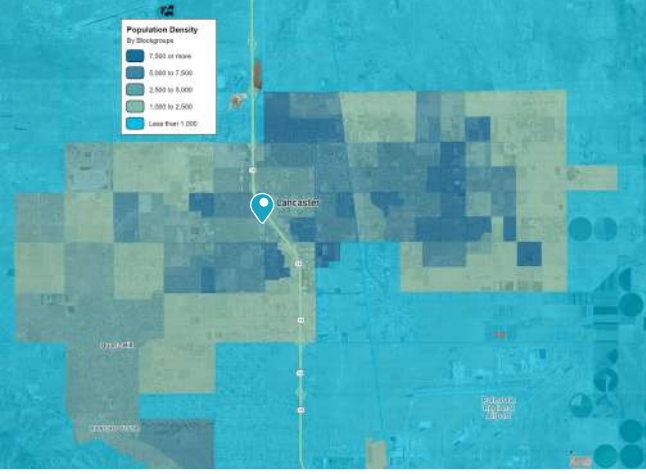
RETAIL AERIAL



MARKET LANDSCAPE



POPULATION DENSITY



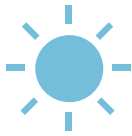
DEMOGRAPHICS:



Population	
1 MILE	15,690
2 MILE	53,803
3 MILE	97,433



Avg. Household Income	
1 MILE	\$90,766
2 MILE	\$95,248
3 MILE	\$94,931



Daytime Population	
1 MILE	8,479
2 MILE	21,154
3 MILE	33,667



Avg. Median Income	
1 MILE	\$65,721
2 MILE	\$75,432
3 MILE	\$75,031