

FOR LEASE | 1,100 – 5,500 SF

RESTAURANT / RETAIL AVAILABLE

1234 W Ave K, Lancaster, CA

 epstein & associates



Please Contact

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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.

SITE PLAN

SUITE	TENANTS	SQFT
1224	AVAILABLE	1,100
1226	AVAILABLE	1,100
1228	AVAILABLE	1,100
1230	AVAILABLE	1,350
1232	KAZE	1,750
1234	QSR TARGET SPACE	1,100



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RETAIL AERIAL



DEMOGRAPHICS:



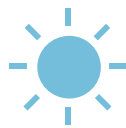
Population

1 MILE	15,878
2 MILE	47,545
3 MILE	101,111



Avg. Household Income

1 MILE	\$72,737
2 MILE	\$85,960
3 MILE	\$90,024



Daytime Population

1 MILE	9,005
2 MILE	25,301
3 MILE	35,372



Avg. Median Income

1 MILE	\$61,806
2 MILE	\$67,961
3 MILE	\$72,376

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PROPERTY HIGHLIGHTS

- + 1,100 SF endcap with patio
(Current Advanced America space)
- + 16 EV charging stations – projected 6,000 visits
(Only supercharging station in the city of Lancaster)
- + 40 exclusive stalls in front of Premises for retail uses
(Excluding 24 Hour Fitness)
- + 24 Hour fitness in the top 20 in the US in terms of membership numbers



Proposed Patio



Tesla opening Sept. 2023



VISITS

PER MONTH: **81.1 K**

PER YEAR: **847.2K**



TRAFFIC COUNTS

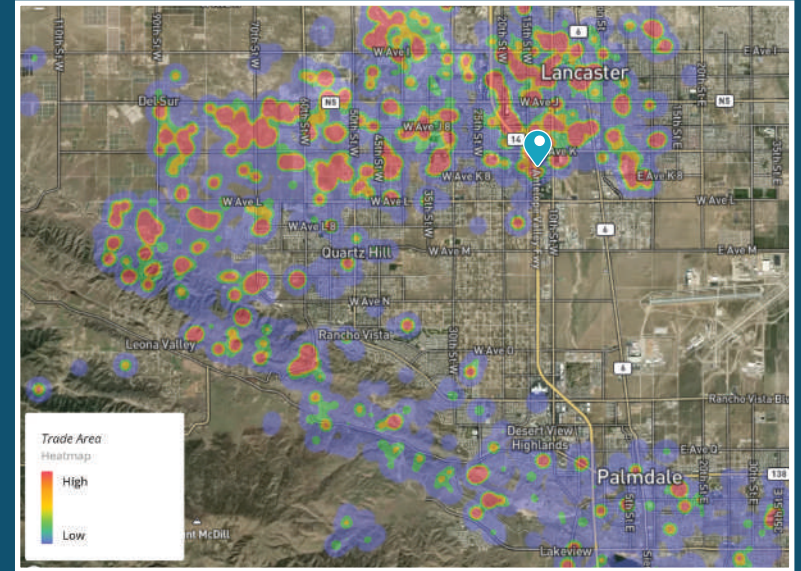
W Ave K | **36,000+ CPD**

HWY - 14 | **77,000+ CPD**

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MARKET LANDSCAPE



POPULATION DENSITY

