

RETAIL PAD AVAILABLE FOR LEASE

VAC/20TH STW VIC AVENUE I, LANCASTER CA 93535

Highlights

- Ground Lease, or Built-to-Suit
- Approx. 57, 849 SF
- APN: 3121-034-034
- Parcel zoned Commercial Planned Development (CPD)
- Close proximity to the Highway 14 on and off ramp with excellent freeway visibility (approx. 77,000 CPD)

- Surrounded by strong retailers including: In-N-Out Burger, Wendy's, Panda Express, Starbucks, and Vallarta Supermarkets
- Just 70 miles north of Downtown Los Angeles
- Lancaster population of over 167,000 within a 5-mile radius
- \$80,000 average household income, coupled with affordable housing



For more information about this property, please contact:

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com



AERIAL

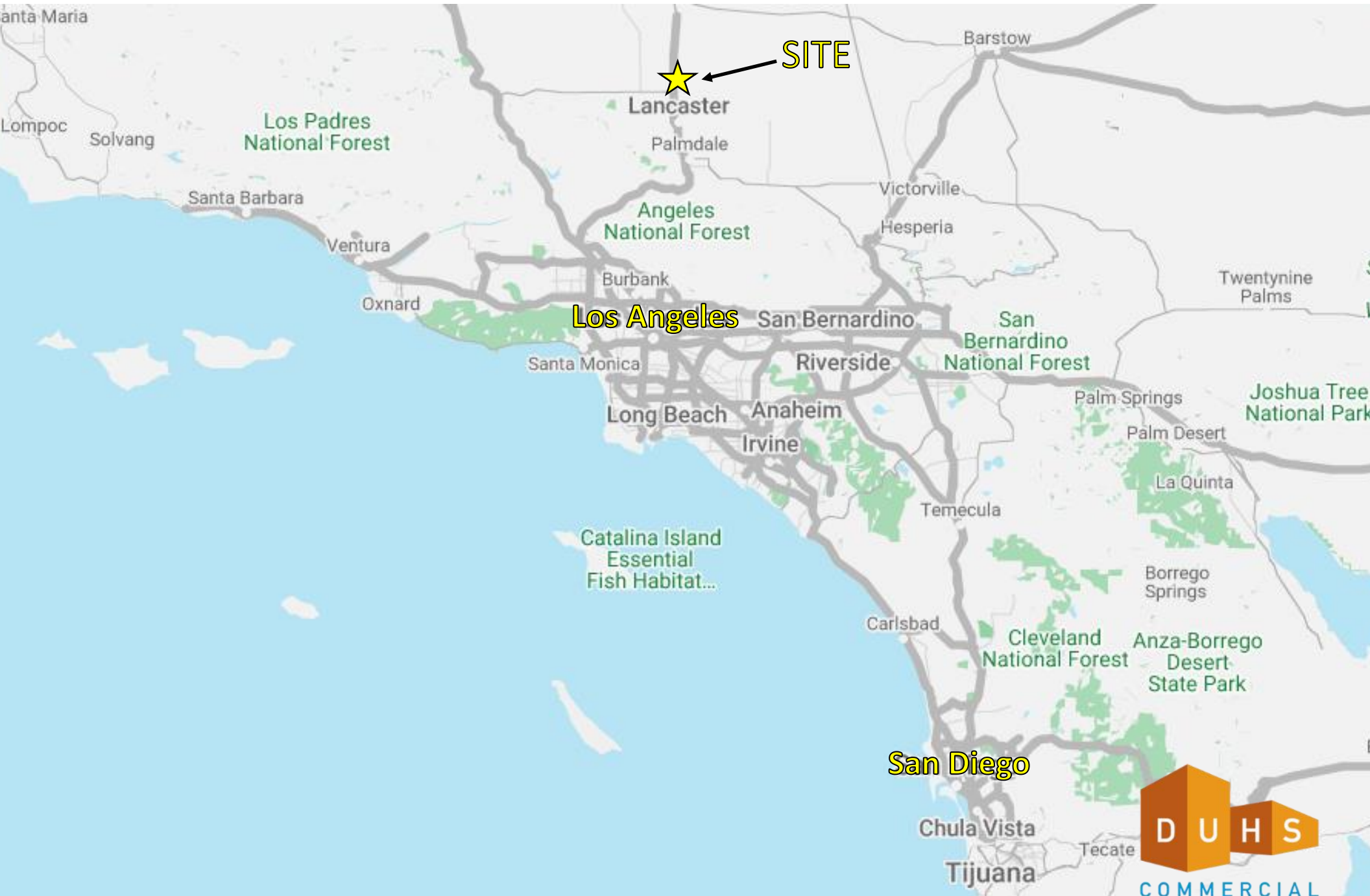
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REGIONAL MAP

VAC/20TH STW VIC AVENUE I, LANCASTER CA 93535



COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT



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DEMOGRAPHICS

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	1 Mile	3 Mile	5 Mile
Population			
2022 Estimate	13,670	77,427	140,542
2027 Projection	13,309	76,458	138,149
Median Age	35.40	34.50	34.20
2022 Population By Race			
White	9,269 67.81%	50,742 65.54%	94,593 67.31%
Black	2,719 19.89%	16,919 21.85%	28,784 20.48%
Am. Indian & Alaskan	292 2.14%	1,514 1.96%	2,588 1.84%
Asian	741 5.42%	4,444 5.74%	7,849 5.58%
Hawaiian & Pacific Island	41 0.30%	278 0.36%	526 0.37%
Other	609 4.46%	3,531 4.56%	6,201 4.41%
Population by Hispanic Origin			
Non-Hispanic Origin	8,566 62.66%	46,471 62.87%	85,876 61.10%
Hispanic Origin	5,104 37.34%	28,747 37.23%	54,665 38.90%
Households			
2022 Estimate	4,314	25,959	44,899
2027 Projection	4,196	25,671	44,149
2010 Census	4,586	25,348	44,162
2022 Average Household Size	3.00	2.90	3.10
2022 Avg Household Income	\$65,384	\$58,196	\$72,440
2022 Occupied Housing			
Owner Occupied	2,560 59.34%	12,129 46.72%	25,267 56.28%
Renter Occupied	1,754 40.66%	13,830 53.28%	19,632 43.72%
2022 Median Home Value	\$252,204	\$271,520	\$269,668



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Both Services Based & Local Offices

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