

CHALLENGER PLAZA

1004 East Avenue K | Lancaster, CA | 93535



Fully Improved Resturant Space with Banquet Hall Space

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360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Fully improved restaurant space built out with separate bar area, sitting area for 60 people then a banquet hall room to accommodate 100 people. Discover an exceptional leasing opportunity at 1004 East Avenue K, Lancaster, CA, 93535. This prime property boasts a future gas station and C-store on site, ample parking, and a strategic location across from an elementary and middle school with a combined 1,900+ students. Benefit from national credit tenants within the same intersection and a significant daytime population of 95,050 within 3 miles. An excellent opportunity for traditional storefront retail.

PROPERTY HIGHLIGHTS

- Fully Improved Restaurant Space including large kitchen and banquet hall space
- Future gas station and C-store on site
- Ample parking (approx. 4.79/1,000 SF)

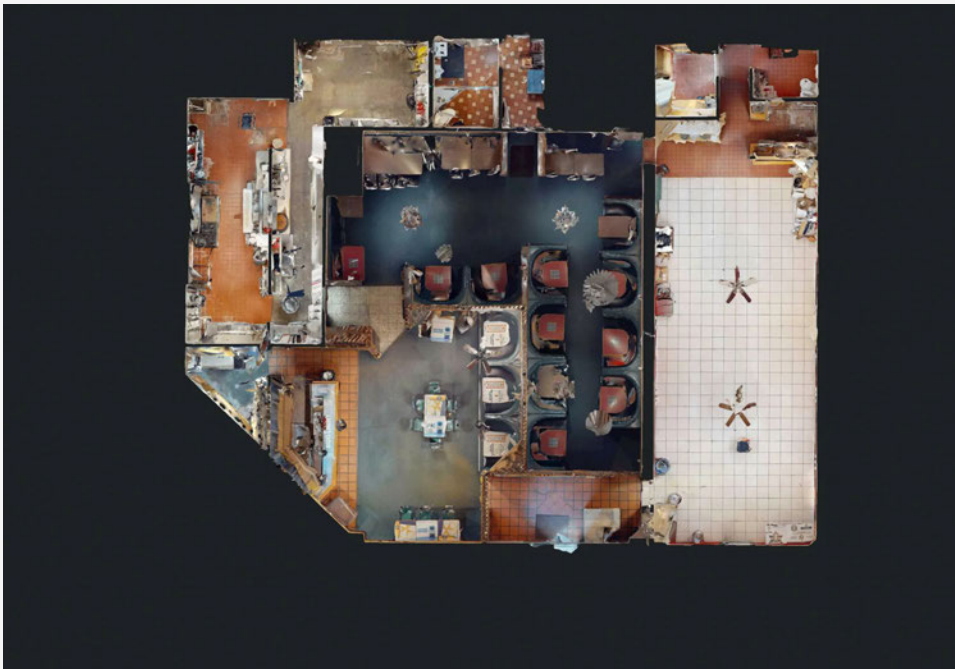
OFFERING SUMMARY

LEASE RATE:	\$1.25 - 1.40 SF/month (NNN)
AVAILABLE SF:	1,150 - 3,052 SF
BUILDING SIZE:	25,052 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,042	28,884	45,591
TOTAL POPULATION	14,106	92,214	143,819
AVERAGE HH INCOME	\$95,574	\$79,155	\$87,647

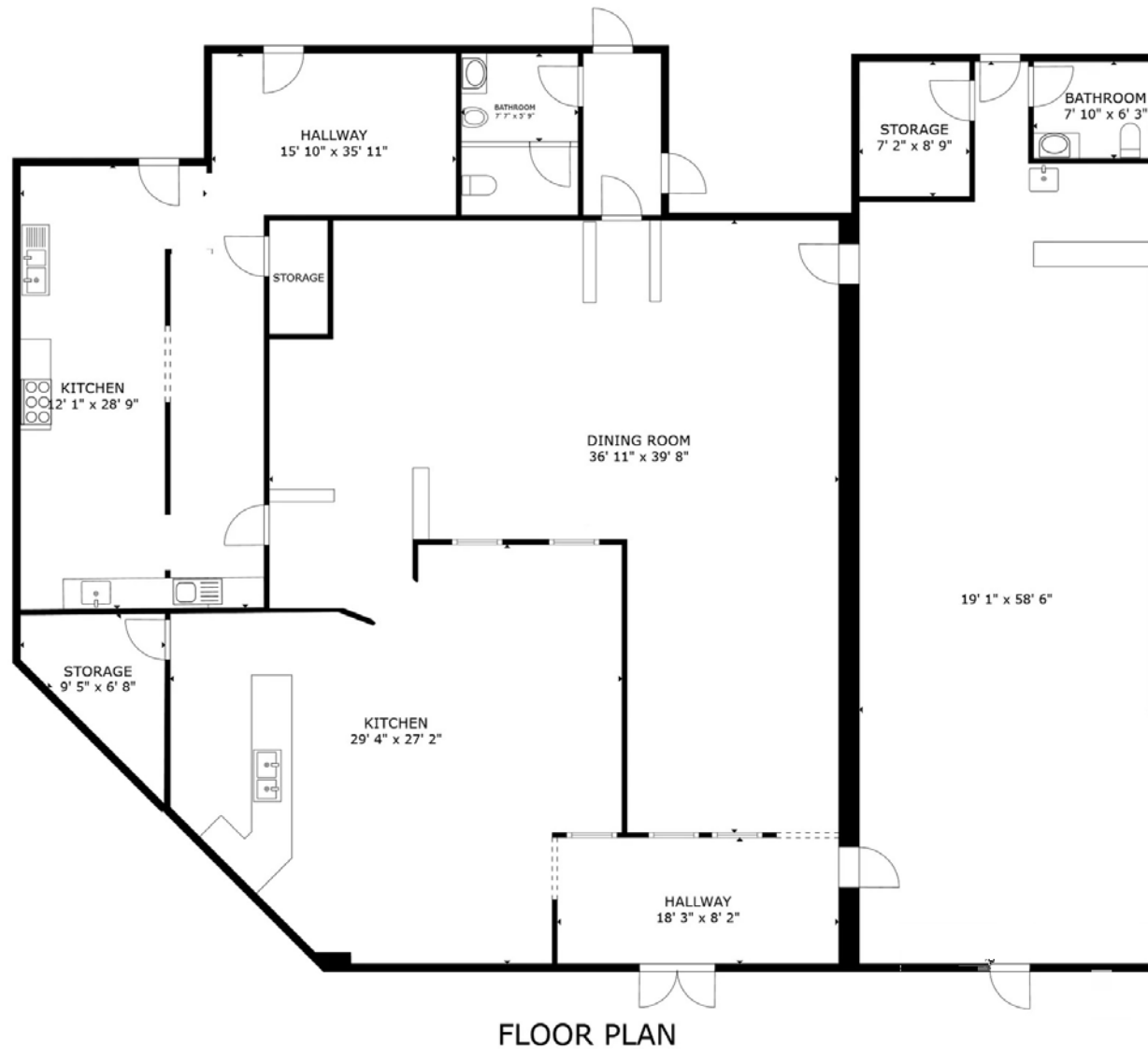
RESTUARANT SPACE WITH BAR AREA, SIT DOWN DINNING AND FULLY IMPROVED KITCHEN WITH HOOD AND WALK IN COOLER/FREEZER







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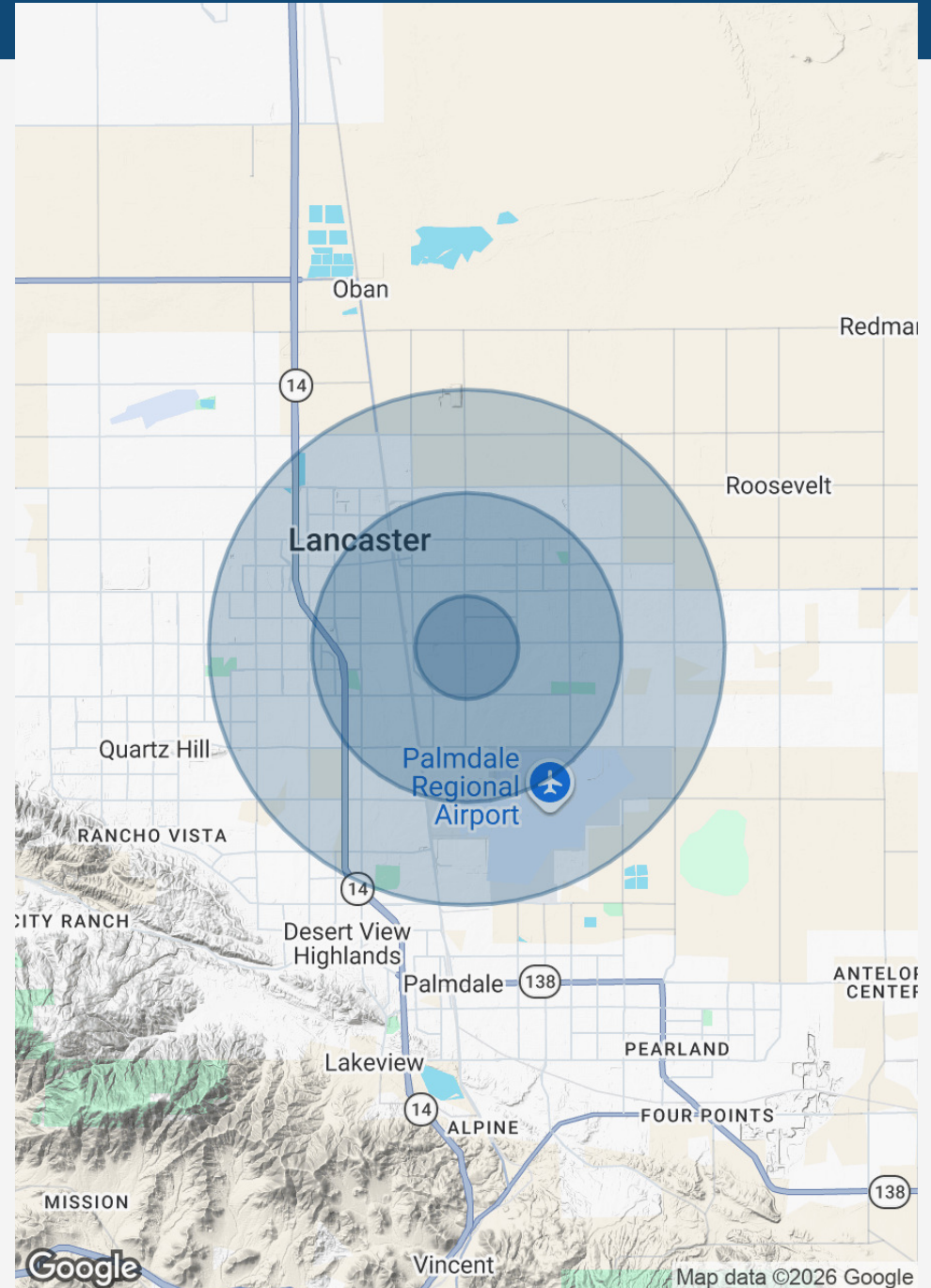


View Virtual Tour using this Link - <https://my.matterport.com/show/?m=56M5rNQh4u>

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,106	92,214	143,819
AVERAGE AGE	36.9	33.3	34.4
AVERAGE AGE (MALE)	34.1	31.6	32.9
AVERAGE AGE (FEMALE)	39.5	35.3	36.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,042	28,884	45,591
# OF PERSONS PER HH	3.5	3.2	3.2
AVERAGE HH INCOME	\$95,574	\$79,155	\$87,647
AVERAGE HOUSE VALUE	\$409,812	\$338,010	\$382,931

2023 American Community Survey (ACS)



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