

WEST LANCASTER PLAZA

2834-2845 West Avenue L | Lancaster, CA | 93536



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Property Description

This retail opportunity at 2834 West Avenue L showcases a well-maintained single-story building with expansive storefront glass, providing abundant natural light and strong visual exposure. The open, flexible interior plan supports creative retail layouts or showroom configurations, while generous parking simplifies customer access. Recent updates maintain a fresh, market-ready presentation, and the property’s thoughtful signage zone enhances brand visibility. Positioned on a wide arterial corridor, the space captures consistent drive-by traffic and invites immediate merchandising activation for a new or expanding concept.

Property Highlights

- Single-story retail building with prominent storefront visibility
- Generous customer parking lot promoting easy access
- Expansive glazing along Avenue L for enhanced merchandising sightlines
- Flexible interior layout adaptable to multiple retail concepts
- Well-maintained systems offering a move-in ready environment
- Signage opportunities along high exposure corridor

Offering Summary

Lease Rate:	\$1 - 1.40 SF/month (NNN)
Available SF:	840 - 4,700 SF
Building Size:	157,910 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,602	26,165	57,245
Total Population	9,557	75,386	181,506
Average HH Income	\$105,119	\$111,408	\$105,856



ADDITIONAL PHOTOS





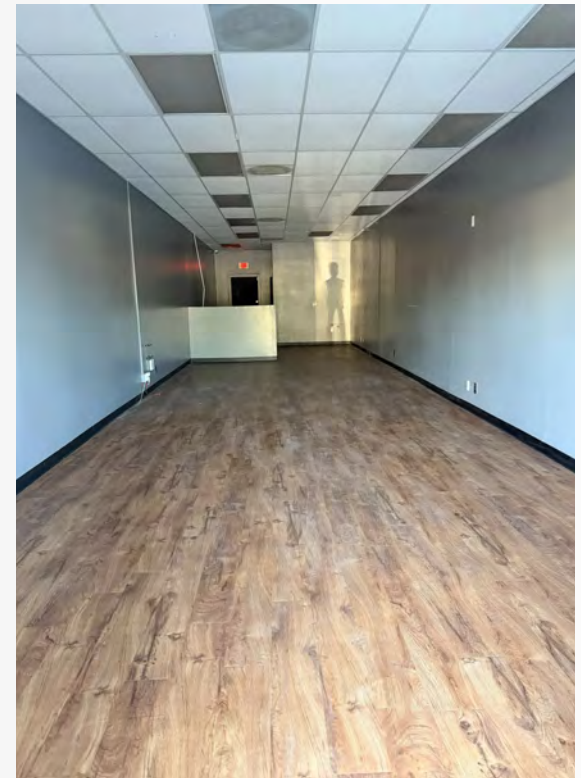
Lease Information

Lease Type:	NNN	Lease Term:	36 months
Total Space:	840 - 4,700 SF	Lease Rate:	\$1 - \$1.40 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 2721 Vacancy	Available	840 SF	NNN	\$1.40 SF/month	Nice hard wood flooring
Suite 2751 Vacancy	Available	960 SF	NNN	\$1.40 SF/month	Painted Flooring
Suite 2795 Vacancy	Available	1,213 SF	NNN	\$1.40 SF/month	-
Suite 2765 Vacancy	Available	4,700 SF	NNN	\$1.25 SF/month	Currently being used as a dance studio
Suite 2783 Vacancy	Available	4,200 SF	NNN	\$1.00 SF/month	High ceilings, corner location
Suite 2727 Vacancy	Available	1,674 SF	NNN	\$1.25 SF/month	Fully Improved Office Space with Private Offices

PHOTOS - VACANT UNIT SUITES 2727, 2721 & 2751



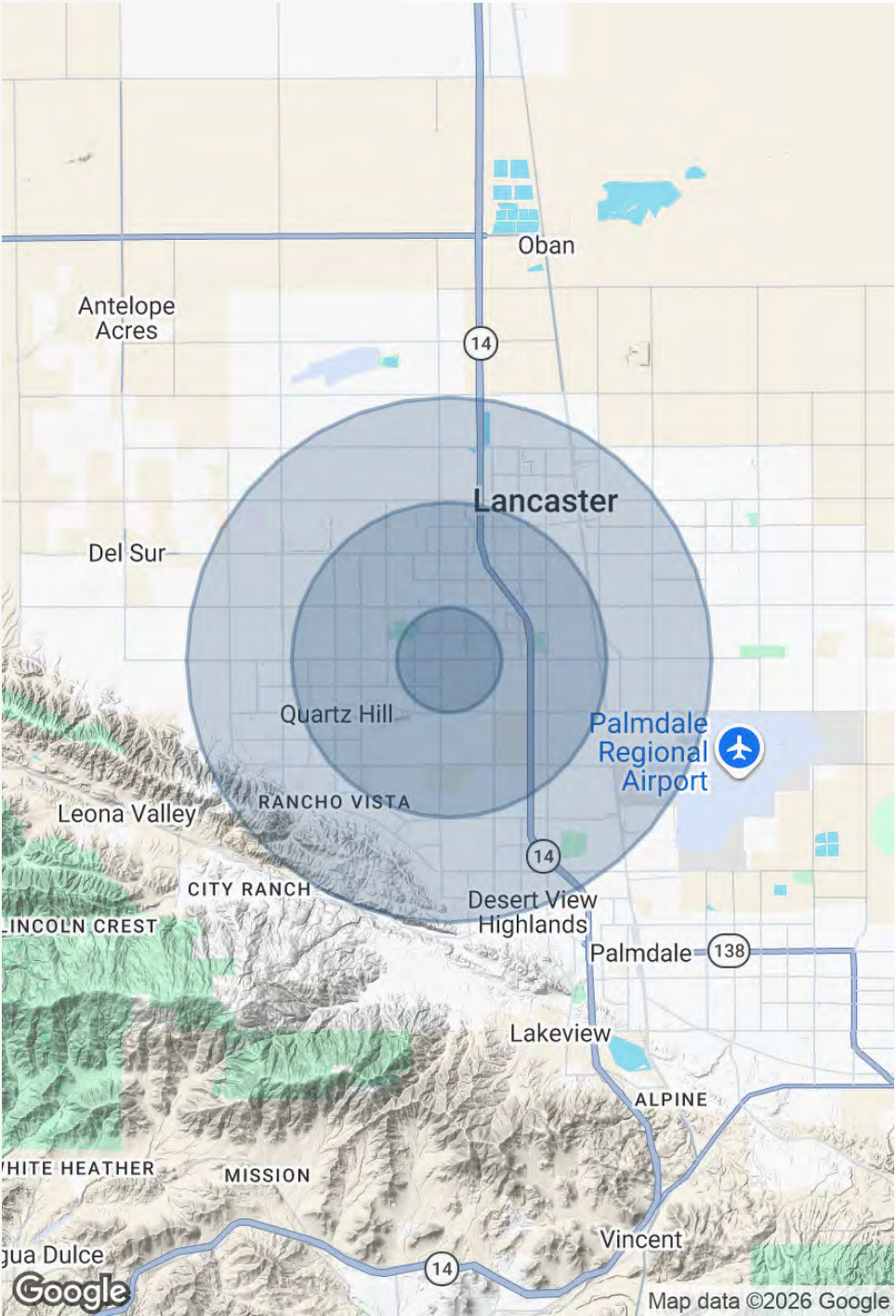
Population

	1 Mile	3 Miles	5 Miles
Total Population	9,557	75,386	181,506
Average Age	41.5	37.7	36.6
Average Age (Male)	38.4	37.3	35.2
Average Age (Female)	47.5	39.1	37.4

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,602	26,165	57,245
# of Persons per HH	2.7	2.9	3.2
Average HH Income	\$105,119	\$111,408	\$105,856
Average House Value	\$490,168	\$506,160	\$479,729

2023 American Community Survey (ACS)



An aerial photograph of a commercial plaza in Lancaster, California, with a blue overlay. The plaza consists of several interconnected single-story buildings with flat roofs, surrounded by parking lots and some trees. The text is overlaid on the center of the image.

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