



FOR LEASE
GROCEER ANCHORED CENTER

FRONT GATE PLAZA

1740-1883 EAST AVENUE J & 20TH STREET, LANCASTER, CA 93535

1,310 SF - 25,822 SF (Divisible)

RETAIL, DRIVE-THRU AND JR. ANCHOR AVAILABLE



FOR LEASE
GROCER ANCHORED CENTER

FRONT GATE PLAZA

1740-1883 EAST AVENUE J AND 20TH STREET, LANCASTER, CA 93535

PROPERTY HIGHLIGHTS

- Anchored by extremely successful Stater Bros market, center includes a strong mix of national and regional tenants including The Habit, McDonalds, Wells Fargo Bank, Pizza Hut, Wing stop, H&R Block, T-Mobile, McDonalds, Subway and Taco Bell
- Positioned at the intersection of Avenue J and 20th Street, one of the most desirable intersections to serve the rapidly growing residential population of East Lancaster
- Excellent surrounding co-tenancy including major retailers Walmart Supercenter and Aldi
- Exceptionally well maintained shopping center and common areas with ample parking

SRS REAL ESTATE PARTNERS

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

PAGE

2

©SRS

SITE PLAN & PHOTOS

FRONT GATE PLAZA · 1740-1883 EAST AVENUE] & 20TH STREET, LANCASTER, CA 93535



1
2,004 SF AVAILABLE



10
1,655 SF AVAILABLE



14
25,822 SF AVAILABLE



DIRECTORY

NO.	TENANT	(SF)	NO.	TENANT	(SF)	NO.	TENANT	(SF)
1	FUTURE PAD DRIVE-THRU	±2,004	12	AVAILABLE	1,490	23	CASH PAYDAY	
2	GOLDEN NAILS		13	FASHION FLOWERS		24	LAUNDROMAT	
3	H&R BLOCK		14	AVAILABLE (DIVISIBLE: 10K-25K)	25,822	25	V.L. SMOKE SHOP	
4	THREADING		15	TEA BOX		26	MAIL AMERICA	
5	PIZZA HUT		16	WATER STORE		27	RADIANCE HAIR SALON	
6	AVAI LBLE	1,500	17	PACIFIC DENTAL		28	THE WORKZ RESTAURANT	
7	STATER BROS.		18	GOODWILL DONATIONS		1804	THE HABIT	
8	BLACK DIAMOND BEAUTY		19	GOODWILL STORE				
9	AVAILABLE	1,310	20	WENDY'S BARBER SHOP				
10	AVAILABLE	1,655	21	SUBWAY				
11	WING STOP		22	T-MOBILE				

FRONT GATE PLAZA · 1740-1883 EAST AVENUE] & 20TH STREET, LANCASTER, CA 93535



TERRACINA AT LANCASTER
Multi-Family Development
Completed
264 Housing Units

Site
1740-1884 East Avenue J
Lancaster, CA 93535

SRS
SRS REAL ESTATE PARTNERS

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

ESTIMATED 2025 DEMOGRAPHICS

* SOURCE: ESRI & COSTAR

	1 MILE	3 MILE	5 MILE
POPULATION	15,073	97,714	171,770
AVG HOUSEHOLD INCOME	\$93,363	\$90,410	\$94,293
DAYTIME POPULATION	12,001	43,446	56,437



LEASING INFORMATION



TERRISON QUINN

949.698.1107

TERRISON.QUINN@SRSRE.COM

CA LICENSE NO. 01789657

ADAM HANDFIELD

949.698.1109

ADAM.HANDFIELD@SRSRE.COM

CA LICENSE NO. 01959419

SRS REAL ESTATE PARTNERS

610 NEWPORT CENTER DRIVE, STE 1500, NEWPORT BEACH, CA 92660

FRONT GATE PLAZA

1740-1883 EAST AVENUE J & 20TH STREET, LANCASTER, CA 93535