

AVAILABLE FOR LEASE

Lancaster

COMMERCE CENTER

For more information please contact:

BRANDON BEAUCHEMIN

+1 909 418 2213

brandon.beauchemin@cbre.com

Lic. 01338753

Lancaster Commerce Center | Power Center Bordering Hwy 14 | West Ave K and 10th Street West, Lancaster, CA

2nd Generation Restaurant Space Available



H&B BLOCK
 ARCO
 BOOT BARN
 ROSS
 WSS
 BIG G
 WSS

CALIFORNIA 14

TOWNEPLACE SUITES HARRIOTT

AMERICA'S TIRE

SPROUTS COMING SOON

63,625 AADT

AutoZone

McDonald's

CHASE

SOL PLAZA

BIG LOTS!

TARGET

BANK OF AMERICA

WEST AVE K

Applebee's

KFC

KAISER PERMANENTE

CRUNCH

Jersey Mike's SUBS

COMMERCE CENTER DR

10TH STREET WEST

55,572 AADT AT INTERSECTION OF 10TH STREET WEST & WEST AVE K

CBRE

PROPERTY OVERVIEW & HIGHLIGHTS

Lancaster Commerce Center is located adjacent to CA 14 and provides convenient access to the community. Major tenants include Target, 24 Hour Fitness, Auto Zone, Big 5, McDonald's, Sol Plaza, Crunch and Big Lots, in addition to numerous nearby retail and restaurant amenities



±235,256 sq. ft. power center with availabilities ranging from ±1,130 sq. ft. to ±7,500 sq. ft. available for lease



Superb visibility located adjacent to CA 14 with 63,625 AADT



Excellent traffic counts with 55,572ADT through the intersection of W Ave K and 10th St W



Strong trade area and solid demographics with close to 101,000 people within 3 miles

2024 DRIVE TIME DEMOGRAPHICS



POPULATION

5 minutes 31,556
10 minutes 147,041
15 minutes 267,328



AVERAGE HH INCOME

5 minutes \$67,234
10 minutes \$77,034
15 minutes \$83,009



DAYTIME POPULATION

5 minutes 36,824
10 minutes 148,211
15 minutes 251,388



TARGET
(NAP)



SITE PLAN

Lancaster

COMMERCE CENTER





BOOT BARN

BIG 5
SPORTING GOODS

H&R
BLOCK

ROSS
DRESS FOR LESS

WSS
Shoes, Socks, Socks

ARCO

AutoZone

24 HOUR FITNESS

McDonald's

IHOP

6

CALIFORNIA
14

Marie Callender's

Carl's Jr.

BURGER KING

AMERICA'S TIRE

Chick-fil-A

One Hawaiian BBQ

COMING SOON

SPROUTS FARMERS MARKET

Dutch Bros COFFEE

TACO BELL

Quick Chefs Cafe WASSI

WEST AVE K

63,625 AADT

TRADE AREA MAP



lancaster COMMERCE CENTER

TRAFFIC COUNTS

CA 14 at W Ave K
63,625 AADT

W Ave K at 10th St W
55,572 ADT

Valley Central
Walmart **Staples**
Marshalls **Durlington**
Food 4 Less **Michaels**
planet fitness **99¢ ONLY** **PET SMART**

9
goodwill

KAISER PERMANENTE
Davita

dd's DISCOUNTS
THE HOME DEPOT

KAISER PERMANENTE

Lancaster Commerce Center
Target **ROSS** **BIG LOTS!**
Aaron's **24 HOURS** **KFC** **McDonald's**

DOLLAR TREE

99¢ ONLY
SUPERIOR GROCERS

DOLLAR TREE

Albertsons

Sol Plaza Boutique Mall
THE SALVATION ARMY **CRUNCH** **Jenny Holm's**

Lancaster Town Center
LOWE'S **WinCo FOODS**

Lancaster Auto Mall
Jeep **Ford** **TOYOTA**
CHEVROLET **FIAT** **MAZDA** **HONDA**
CHRYSLER **DODGE**
LINCOLN **SUBARU**

Bowlero

STATER BROS.
MARKETS

COSTCO
WHOLESALE

KAISER PERMANENTE



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