

# Available for lease!

604 - 628 E Avenue K  
Lancaster, California 93535



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**NAI** Capital  
Commercial Real Estate Services, Worldwide.

# Location Overview

## Demographics (2 mile radius)

53,602

Population

16,593

Households

16,669

Employees

\$54,266

Median household income

56%

Renter occupied

2,241

Businesses

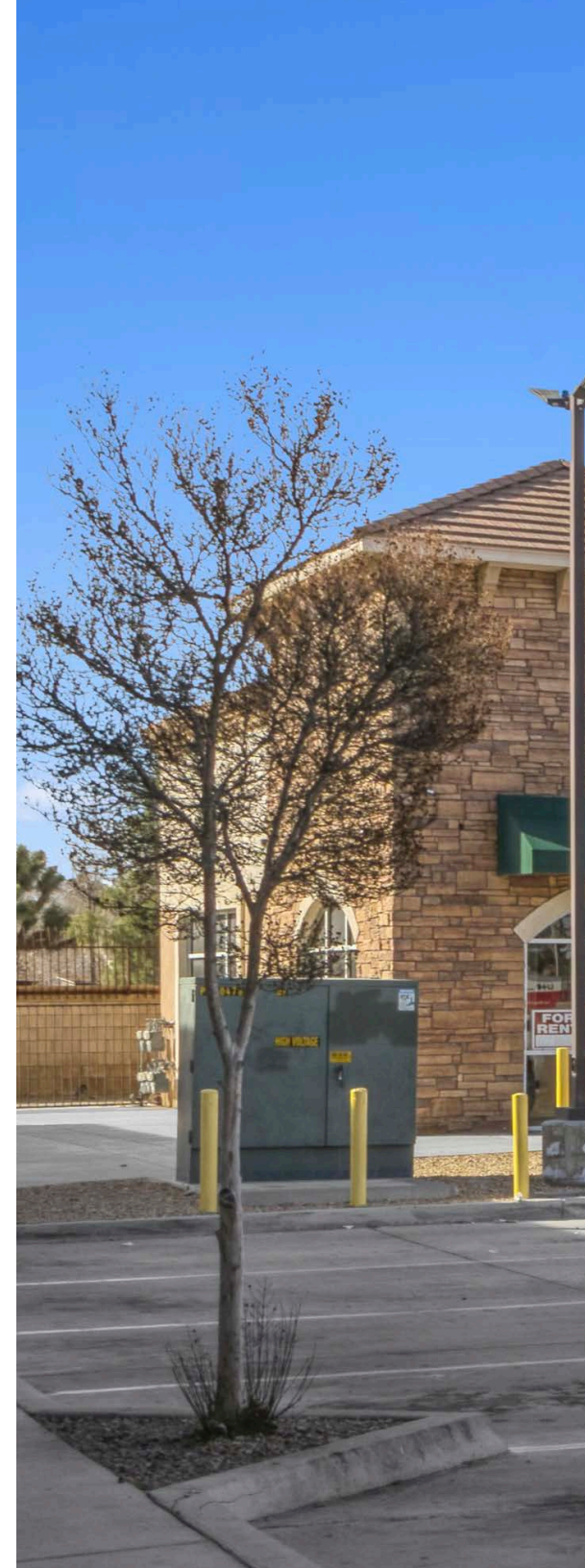
## About Lancaster, California

The City of Lancaster is a thriving community of 172,237 located approximately one hour north of Los Angeles. Clean air, attainable housing, wide open spaces, and a close-knit community make Lancaster the ideal place for families. Endless potential for growth, along with a strong commitment to business from local leaders, earned Lancaster the “Most Business-Friendly” Eddy Award from the Los Angeles Economic Development Corporation in 2007.

Attainable housing and recent economic growth have made Lancaster a very attractive choice for families and businesses who are looking to relocate, but wish to enjoy all the advantages that Southern California has to offer.

Lancaster’s business-friendly atmosphere has contributed to dramatic economic growth in recent years. New businesses often choose to relocate or open another location in Lancaster, which translates to increases in local job opportunities.

source: <https://www.cityoflancasterca.org/our-city/about-us/history-demographics/demographics>





616

Nails Studio & beyond...

FARMER'S  
INSURANCE

105

FARMER'S  
INSURANCE  
MARITZA  
MARTINEZ  
INSURANCE  
AGENCY

TAX 107 PRO

TAXES  
FOR  
RENT

109

109

101

101



Angel's BEAUTY BARBER

101

A MEXICAN GRILL

TACOS - TORTAS - BURRITOS

A MEXICAN GRILL TACO TUESDAYS

Miso Momo y Barbacoa de  
Borracho o Bono de Pasa  
Todos los días  
Tacos Dorados de Birra  
Tortillas a Mano

TACOS  
BURRITOS  
QUESADILLAS  
TORTAS

606

LATINO

CELLULAR

105





## HIGHLIGHTS

- Three spaces available, each approximately 1,000 sq.ft.
- Excellent tenant mix
- Situated on heavily-trafficked Palmdale Blvd.
- Close proximity to national tenants including Subway, McDonald's, Circle K, and more!
- Ample parking for the entire center

## Leasing terms

SF AVAILABLE: 1,800 ± SF

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TERM: 3 to 5 years

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DATE AVAILABLE: Available

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## Available units

Suite	SF	Asking Rent
101	1,000	\$1,800
107	1,000	\$1,800
109	1,000	\$1,800

Modified gross lease, where the tenant only pays for their utilities.





We look forward to  
speaking with you!

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