

# FOR LEASE

1,539 SF AVAILABLE

## CLOCK PLAZA

2005-2073 W. AVENUE K  
LANCASTER, CA 93536





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NWC W. AVENUE K / 20<sup>TH</sup> STREET W.





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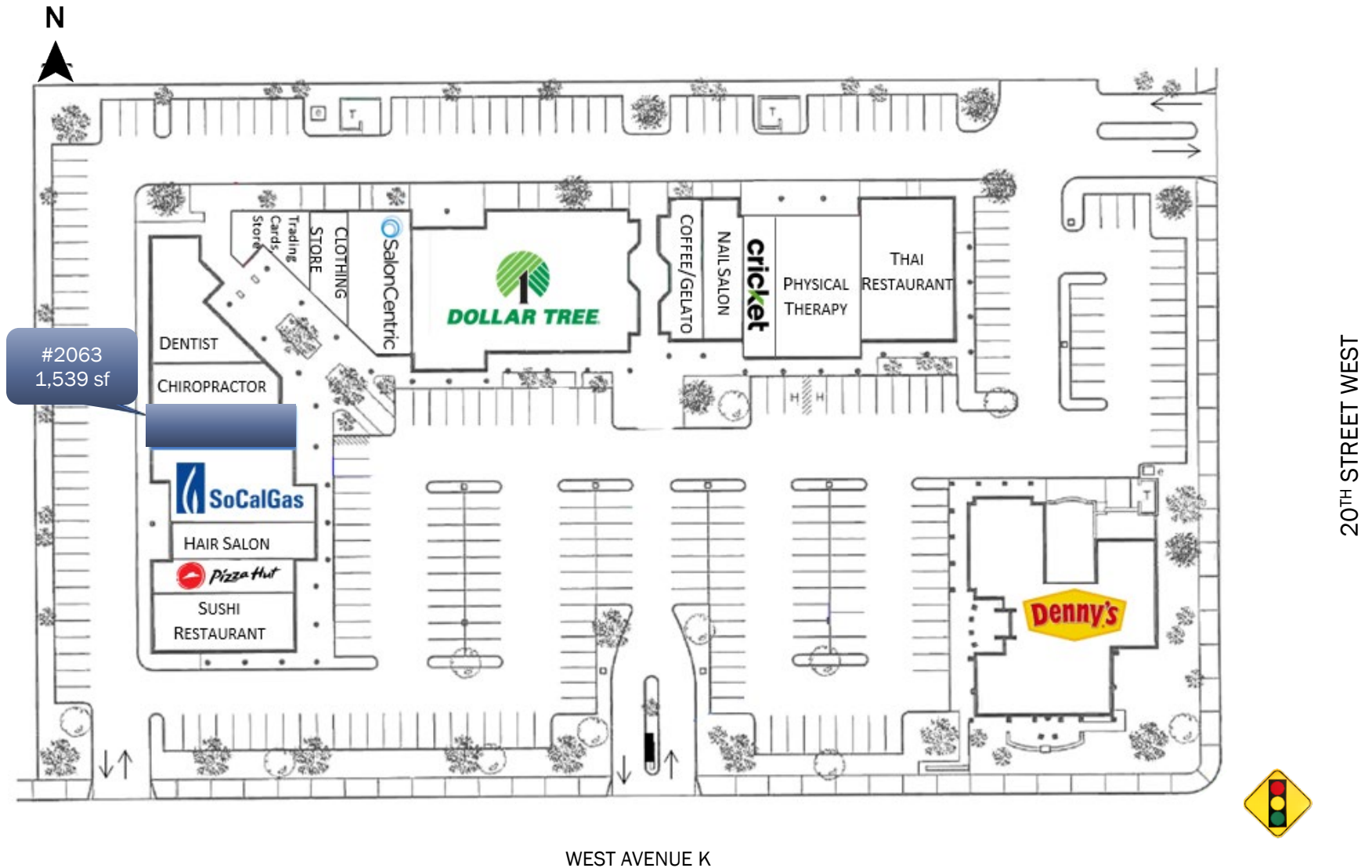


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Suite #2063 1,539 sf AVAILABLE

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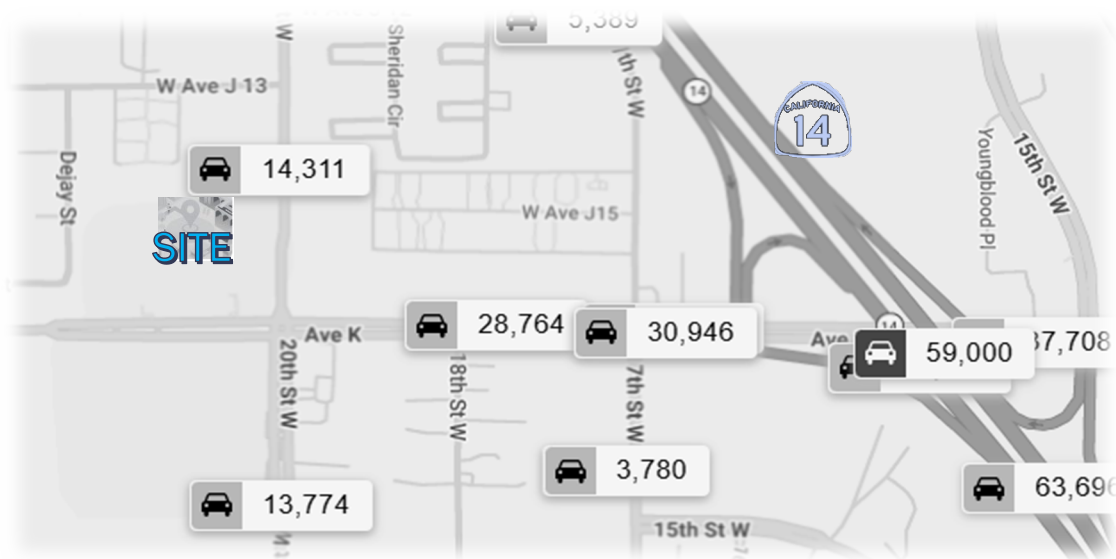
#2063 1,539 SF \$0.77 NNN

LANDLORD CONSTRUCTED IMPROVEMENTS AVAILABLE  
UP TO 40' STOREFRONT FACING WEST AVENUE K  
MONUMENT SIGNAGE AVAILABLE

- PROMINENT ID SIGNAGE FACING WEST AVENUE K
- NEIGHBORHOOD CENTER ANCHORED BY DOLLAR TREE
- BEAUTIFUL AND WELL MAINTAINED SHOPPING CENTER
- ADJACENT TO 14 FWY AT WEST AVENUE K
- CLOSE PROXIMITY TO AV HOSPITAL AND AV COLLEGE
- AMPLE PARKING AND EASY INGRESS/EGRESS

### Demographics >>

|                   | 1 mile   | 3 miles  | 15 Min. Drive |
|-------------------|----------|----------|---------------|
| Population        | 16,737   | 99,239   | 228,480       |
| Households        | 6,562    | 33,549   | 72,159        |
| Median Age        | 38.10    | 36.20    | 36.50         |
| Median HH Income  | \$69,382 | \$73,645 | \$70,576      |
| Daytime Employees | 7,154    | 38,800   | 96,681        |



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