



# Lancaster Village Shopping Center

1111 W Ave I, Lancaster, CA

**AVISON  
YOUNG**



Notable Tenants  
within 0.25 Miles:



# PROPERTY HIGHLIGHTS



- Highly versatile space can be configured for many uses including retail, industrial, warehousing.
- ±10,000 SF of available ground floor retail
- National credit co-tenants include Dollar Tree, Family Dollar, and Citi Trends

- Includes dock-high, open loading area with 2 flush loading docks
- Daytime population of 85,024 within 3 miles
- Ample surface parking (5.92/1,000 SF)
- Can be converted to traditional storefront retail (permits in place)

# LEASING OVERVIEW

**Available Spaces:** ±10,000 SF

**Term:** Negotiable

**Asking Rate:** \$1.25 - \$1.50 PSF

**Lease Type:** NNN

**Land Area:** ± 3.02 AC

**Parking:** 240 Surface Spaces

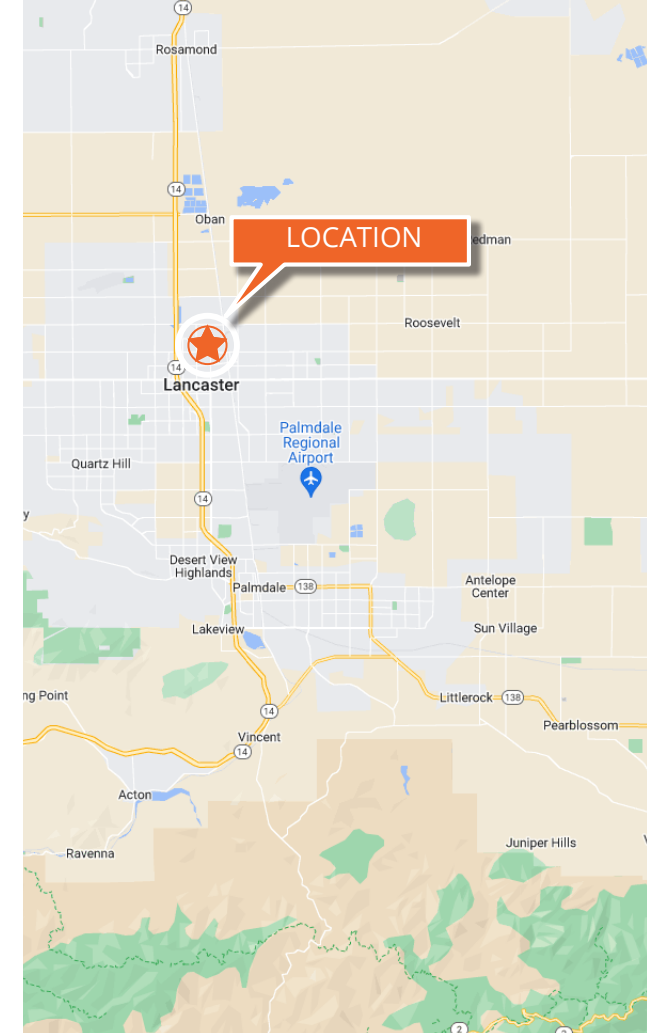
**Zoning:** LRC3

**Year Built:** 1958

**Parcel Number:** 3120-029-019



# LOCATION OVERVIEW



## About Lancaster

Lancaster is a charter city in northern Los Angeles County, in the Antelope Valley of the western Mojave Desert in Southern California. As of the 2020 census, the population was 173,516. Lancaster is a twin city with its southern neighbor Palmdale; together, they are the principal cities within the Antelope Valley region. The Greater Antelope Valley Economic Alliance describes five areas as business and industrial parks in the city of Lancaster: Fox Field Industrial Corridor, North Valley Industrial Center, Lancaster Business Park, Enterprise Business Park, Centerpoint Business Park, and the Southern Amargosa Industrial Area.

[https://en.wikipedia.org/wiki/Lancaster,\\_California](https://en.wikipedia.org/wiki/Lancaster,_California)

1111 WEST AVENUE I

## 1 Mile Demographics (2025)

**19K**  
POPULATION

**\$57K**  
AVG HOUSEHOLD  
INCOME

**8K**  
DAYTIME  
EMPLOYMENT

**51%**  
OWNER OCCUPIED  
HOUSEHOLDS



We look forward to  
speaking with you!

**DAVID MALING, Principal**

213.618.3815

david.maling@avisonyoung.com

License No. 01139115

**AVISON  
YOUNG**