

VALLEY CENTRAL SHOPPES, LANCASTER

- ● ● 44410-44600 Valley Central Way
Lancaster, CA 93536
FOR LEASE: Restaurant/Drive-Thru Opportunity



PROPERTY HIGHLIGHTS



- Anchored by Walmart Supercenter, Burlington, Marshalls, Staples, Floor & Decor, and Ulta.
- Proposed Ground Lease for Full-Service Restaurant or Drive-Thru.
- No.1 Power Center in Lancaster with approximately 9.5 million visits to the center in the last 12 months (*Source, Placer.ai)
- Avg HH income of \$131,633 within a 1 -mile radius.
- Excellent freeway visibility along CA-14 with direct access via Avenue J interchange.



Estimated
Population

3 Miles	5 miles	10 Miles
87,561	164,126	285,513

Avg.
Household
Income

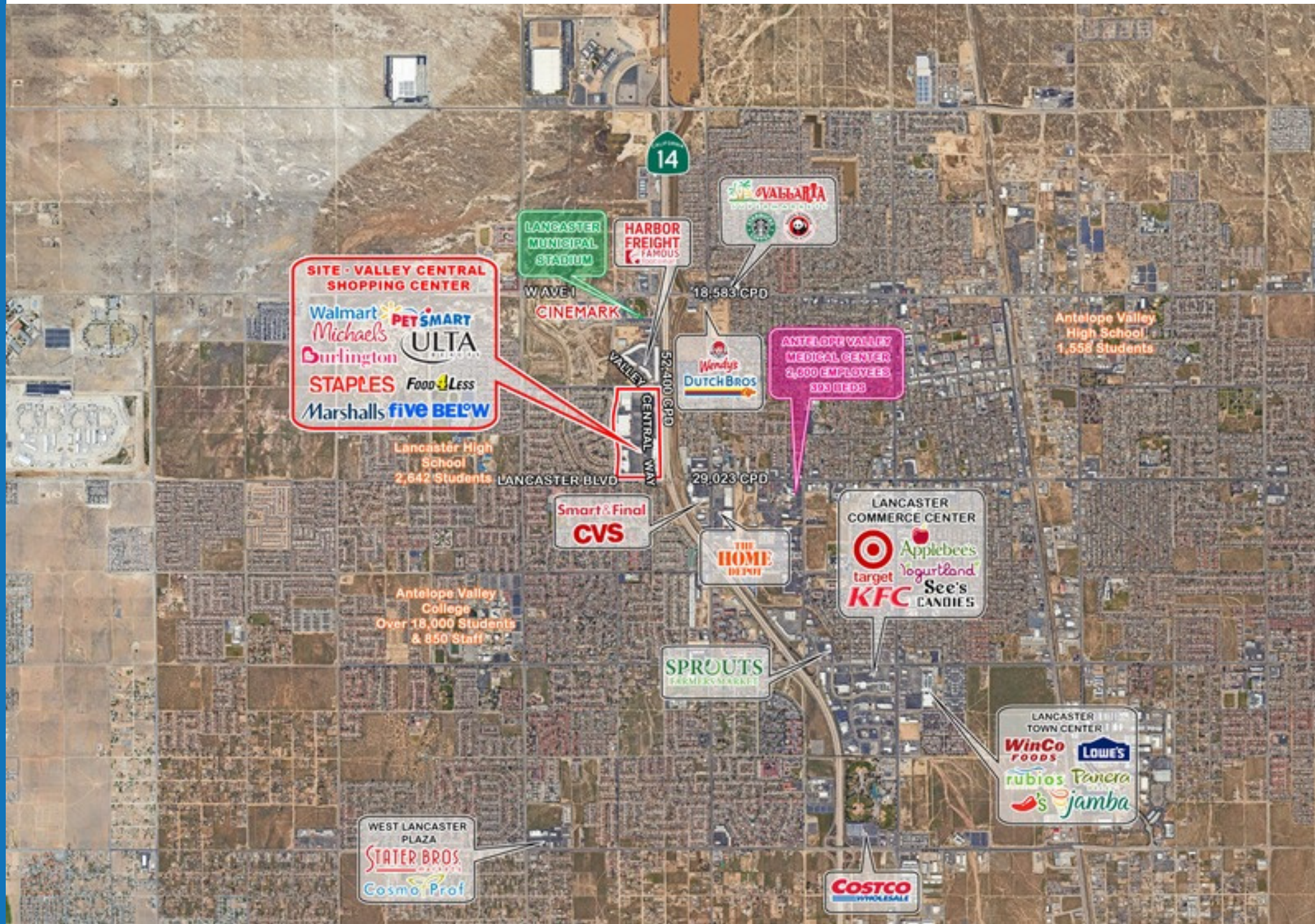
3 Miles	5 miles	10 Miles
\$103,488	\$110,014	\$112,232

Total
Employees

3 Miles	5 miles	10 Miles
30,214	45,841	69,300



TRADE AERIAL



SITE AERIAL



SITE PLAN



Unit	Tenant	SF
1	Chuck E Cheese	±17,700
3	GameStop	±2,458
4	Lenscrafters	±4,000
5	T-Mobile	±3,000
6	Jersey Mike's Subs	±1,500
7	Dragon Garden	±1,500
8	Five Below	±8,800
9	Ulta	±9,028
10	Uptown Cheapskate	±4,000

Unit	Tenant	SF
44500	Marshalls	±27,000
12	Leslie's Pool Supply	±4,000
13A	Bath & Body Works	±3,000
13B	Sally Beauty Supply	±3,000
14	Planet Fitness	±20,206
15	Boot Barn (Coming Soon)	±13,465
16	America's Tire Company	±7,500
44620	Staples	±22,474
18	Sola Salons	±7,618

Unit	Tenant	SF
19A	Starbucks	±1,811
19B	Sport's Clips	±1,172
20	Black Angus Steakhouse	±10,350
21	Sweet Bunnies Yogurt	±2,100
22-24	Calidental	±3,120

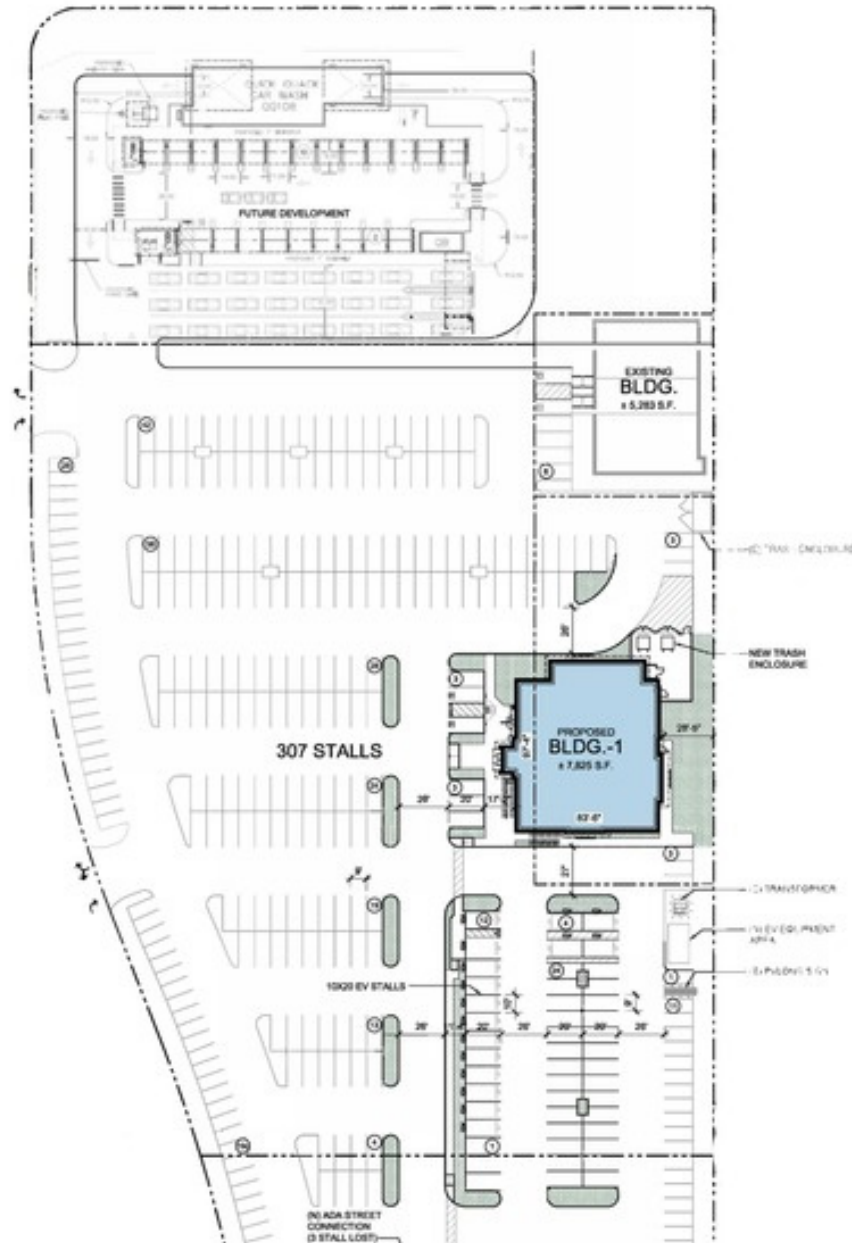
PROPOSED FULL-SERVICE RESTAURANT PLAN



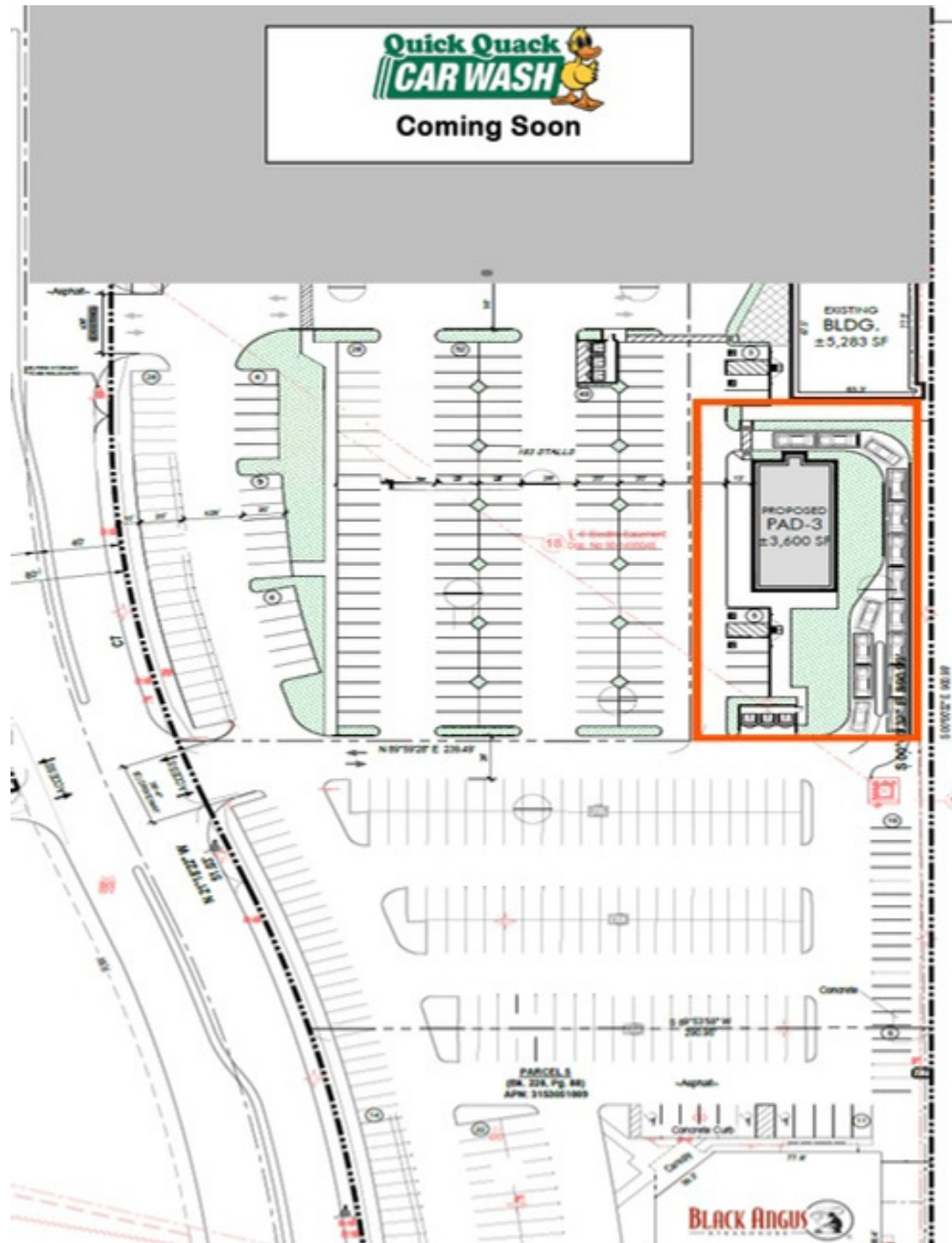
EXISTING
LANDSCAPE
RETENTION

W LANCASTER BOULEVARD

VALLEY CENTRAL WAY



ANTELOPE ALLEY HWY 14





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