



Lancaster Village Shopping Center

1111 W Ave I, Lancaster, CA



PROPERTY HIGHLIGHTS

Notable Tenants
within 0.25 Miles:



- 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

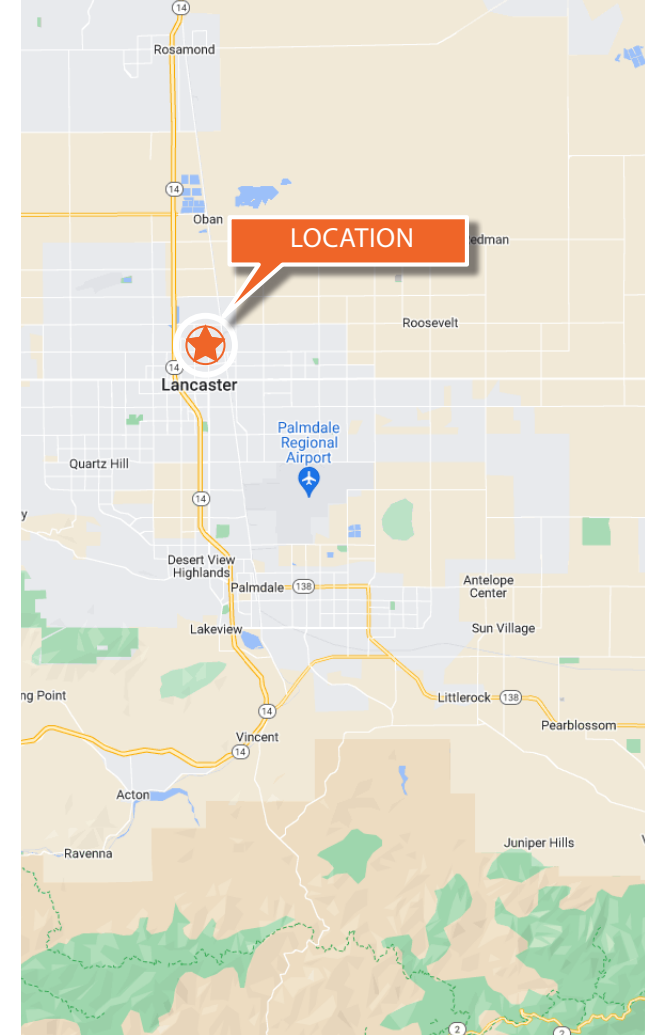
- Includes dock-high, open loading area with 2 flush loading docks
- Daytime population of 85,024 within 3 miles
- Ample surface parking (5.92/1,000 SF)
- Can be converted to traditional storefront retail (permits in place)

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

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
213.453.1770
dmaling@naicapital.com
License No. 01139115

NAI Capital
Commercial Real Estate Services, Worldwide.