



±2.4 AC Acres of Land For Sale

SWC Avenue J-12th & 17th Street West

Lancaster, CA — Offering Memorandum

Property Overview

Executive Summary

Property Address

SWC Avenue J-12th & 17th Street West

Land Area/Total GLA

104,542 SF (2.4 AC)

Year Built

Vacant Land

Adjacent Tenants

USPS, Comfort Inn & Suites, Holiday Inn Express, Towne Place Suites, CVS, Oxford Suites

Pricing

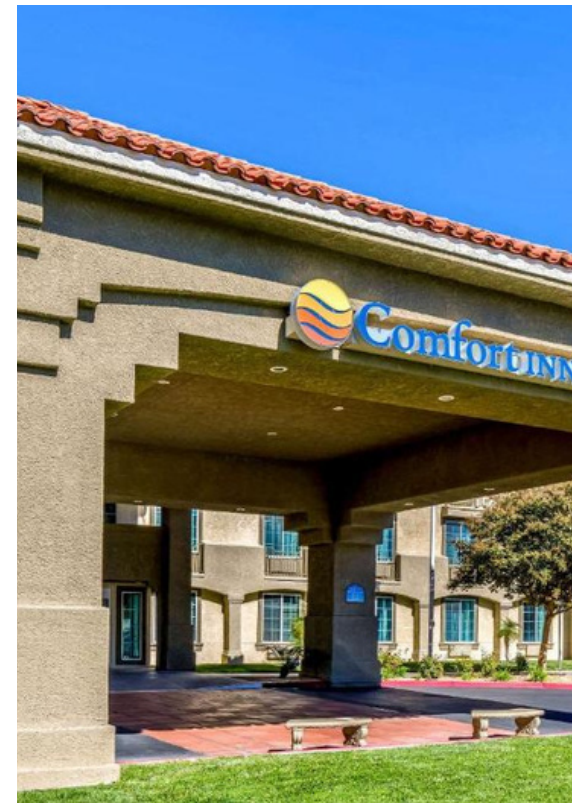
Submit Offer



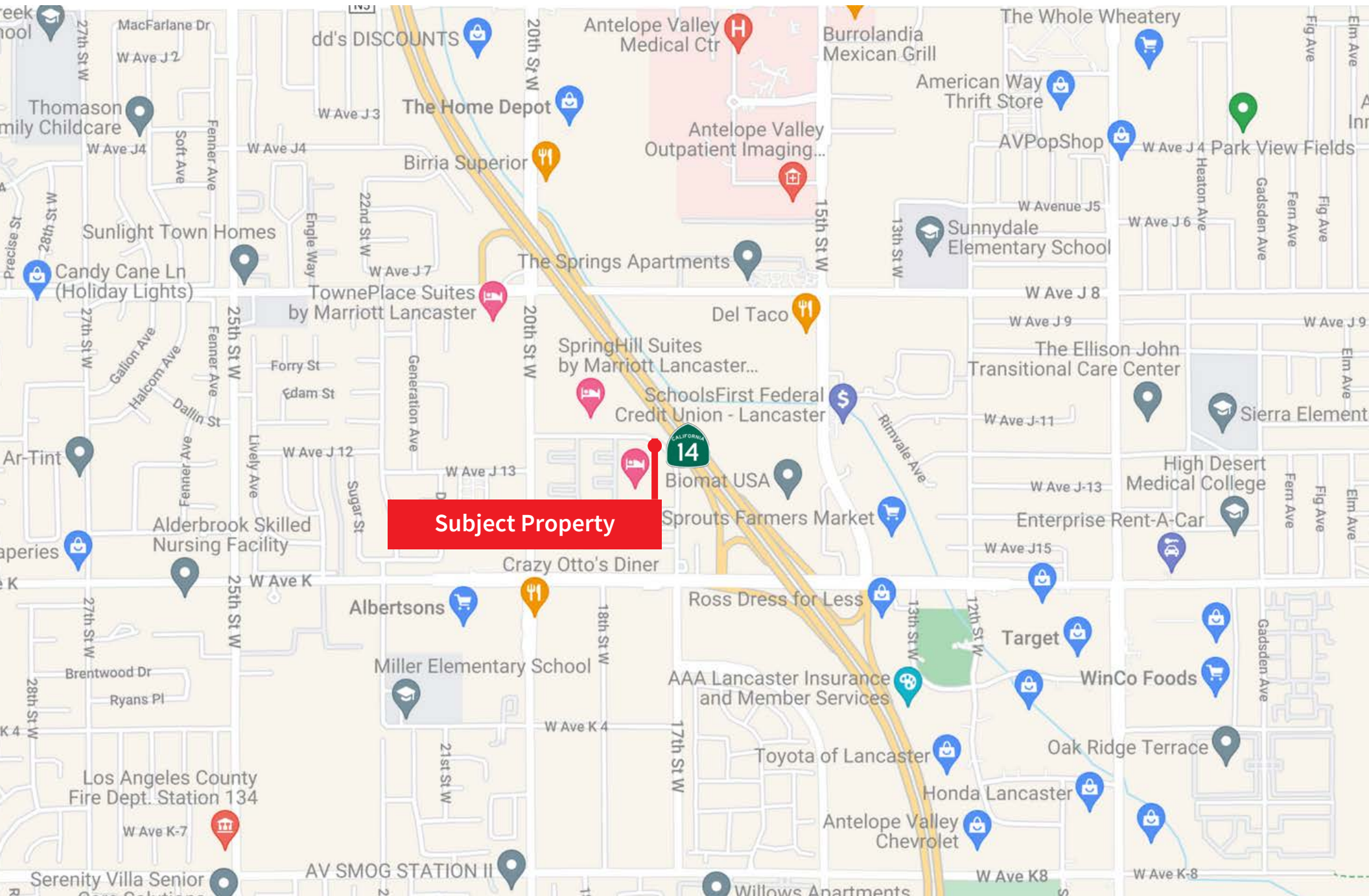
At a Glance

Executive Summary

- Highly visible from the 14 freeway
- Easily accessible from two freeway on/off ramps
- Approximately 1 mile from Lancaster High School with $\pm 2,600$ students
- Area Retailers: Home Depot, Ross, Albertsons, Target, Lowes, WinCo Foods, 24 Hour Fitness, Big 5 Sporting Goods, Crunch Fitness, Rite Aid
- Neighboring Hotels: Holiday Inn Express & Suites, Days Inn by Wyndham, Travelodge by Wyndham, Quality Inn



Property Location



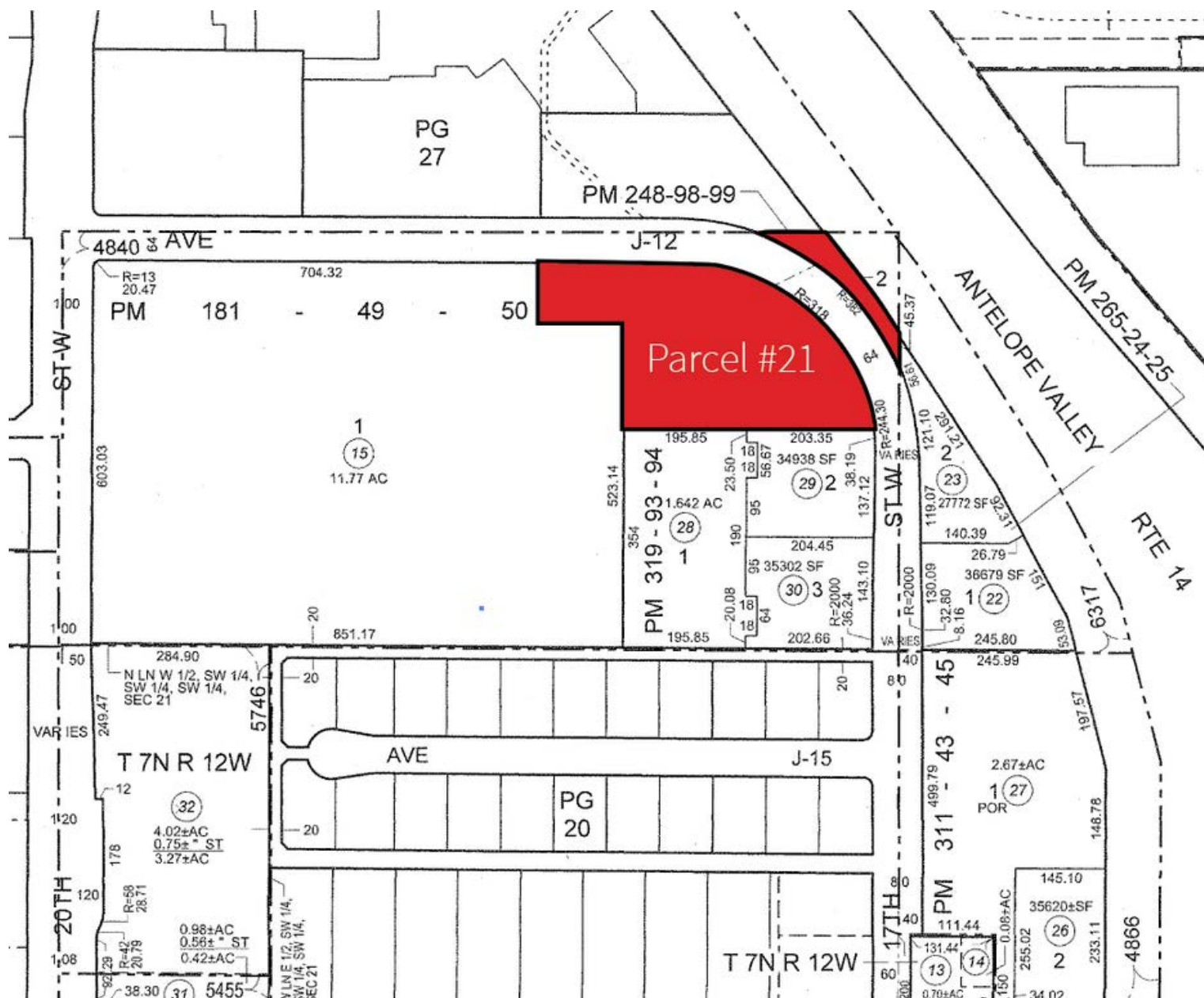
Regional Aerial



Property Aerial



Parcel Map



Market Overview

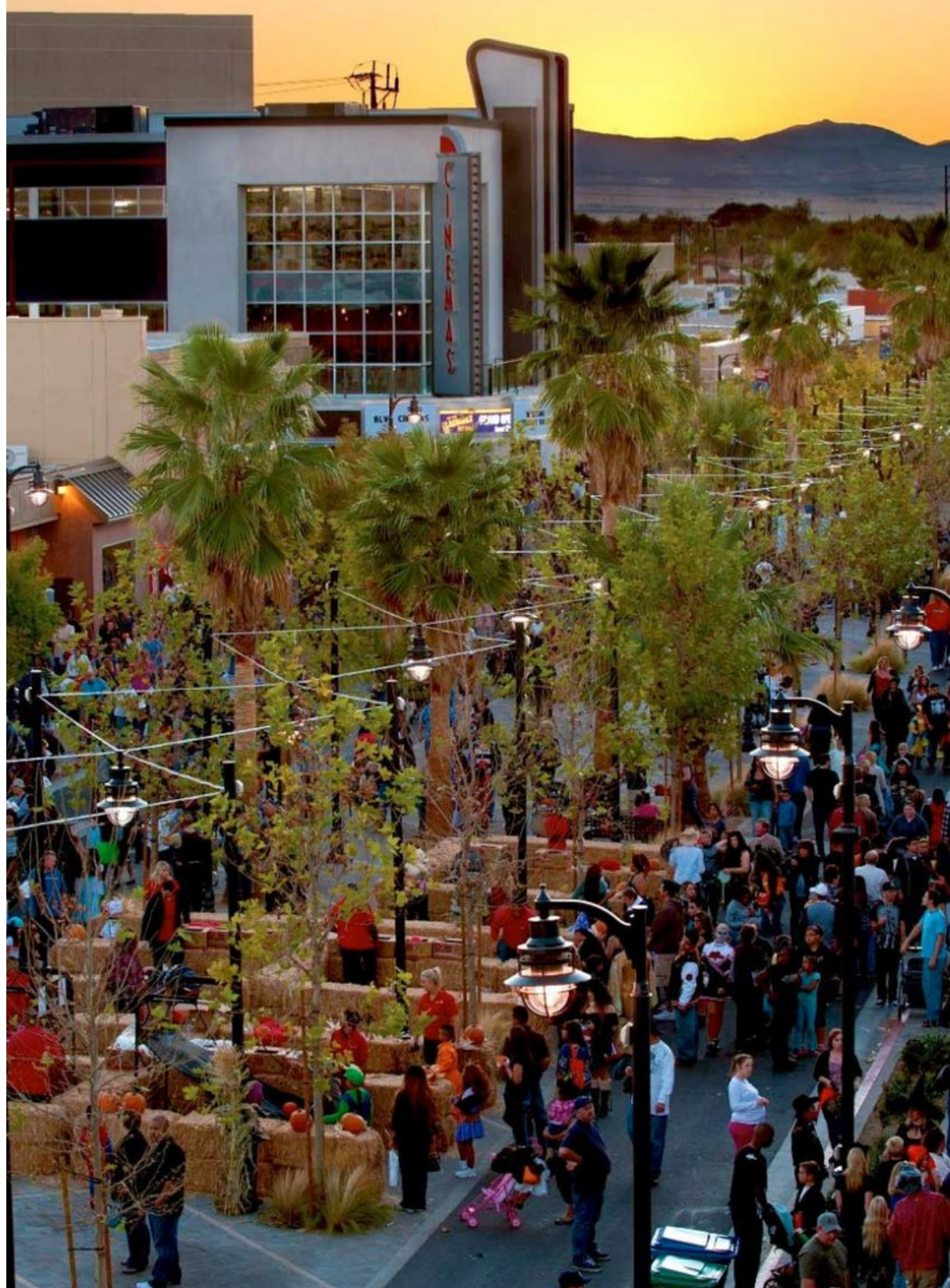
Overview

With a population of over 170,000 residents, Lancaster is one of the largest cities in the Antelope Valley. The city has a diverse economy with industries such as aerospace, manufacturing, healthcare, retail, and tourism playing significant roles. Lancaster is home to numerous aerospace companies and organizations, including Edwards Air Force Base and the Mojave Air and Space Port, which contribute to the local economy. The city offers a perfect blend of natural beauty, cultural attractions, and family-friendly amenities for its residents and is famous from its seasonal poppy display.

Lancaster is moving forward with plans to be the first Net-Zero municipality, wherein the city would produce more clean energy than it consumes. Much of the city's infrastructure including City Hall, local schools, and the minor league baseball stadium are solar powered.

Population

The population of the area is 318,531 within a 10-mile radius from the subject property, with average incomes at \$96,456 per household. The area is busy with a daytime population of over 184,401.



Thank you

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