Freestanding Endcap Parcel 1356 W Ave J, Lancaster, CA 93534



15,125 SF Available Now! (1.29 ac)



Property highlights







Adjacent to
Antelope Valley Hospital
(2,500 employees/over
250K patient visits annually)

Source: AVMC.org



35,000 CPD at the intersection (CA Dept of Transportation 2023)



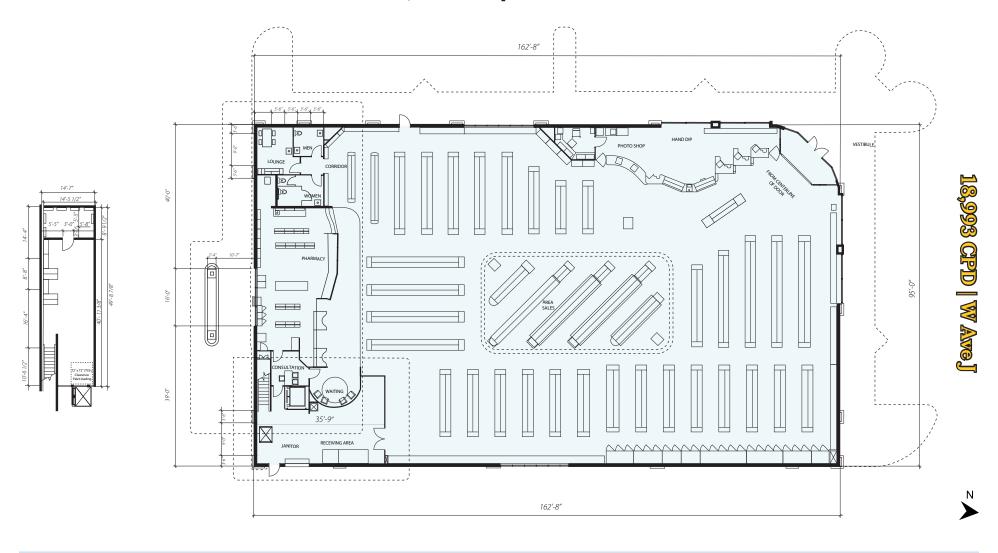
Parking: 52 dedicated spaces (3.44/1000)



Existing Drive-Thu by right

Floor plan

10,691 CPD | 15th Street



Parcel Stats +1.29 ac

Building Stats
Approx.
15,125 SF

Parking count **52 Stalls**

Signage opportunities **Two (2) Monument signs available**

Market overview

1 mile	5 miles	10 miles
16,200	170,575	305,473
\$84,962	\$98,503	\$102,856
5,763	54,732	96,949
24,870	160,472	277,015
37.0	34.6	34.8
	16,200 \$84,962 5,763 24,870	16,200 170,575 \$84,962 \$98,503 5,763 54,732 24,870 160,472

46,517

Daytime employees within ten-minute drive time

35,000

CPD at the intersection of W Ave. J and 15th

1 mile

19.9%

of the population over 25 have earned a bachelor's degree or higher 1 mile

31.3%

of all households have a combined income of \$100,000 or more

Area map





1356 W Ave J, Lancaster, CA 93534

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