

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



15,125 SF Available Now!
(1.29 ac)



Jones Lang LaSalle Brokerage, Inc.
RE license #01856260

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-Thru
by right*

Signage opportunities
Two (2)
Monument signs available

Market overview

	1 mile	5 miles	10 miles
 <i>Total population</i>	16,200	170,575	305,473
 <i>Average household income</i>	\$84,962	\$98,503	\$102,856
 <i>Total households</i>	5,763	54,732	96,949
 <i>Daytime population</i>	24,870	160,472	277,015
 <i>Median age</i>	37.0	34.6	34.8

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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