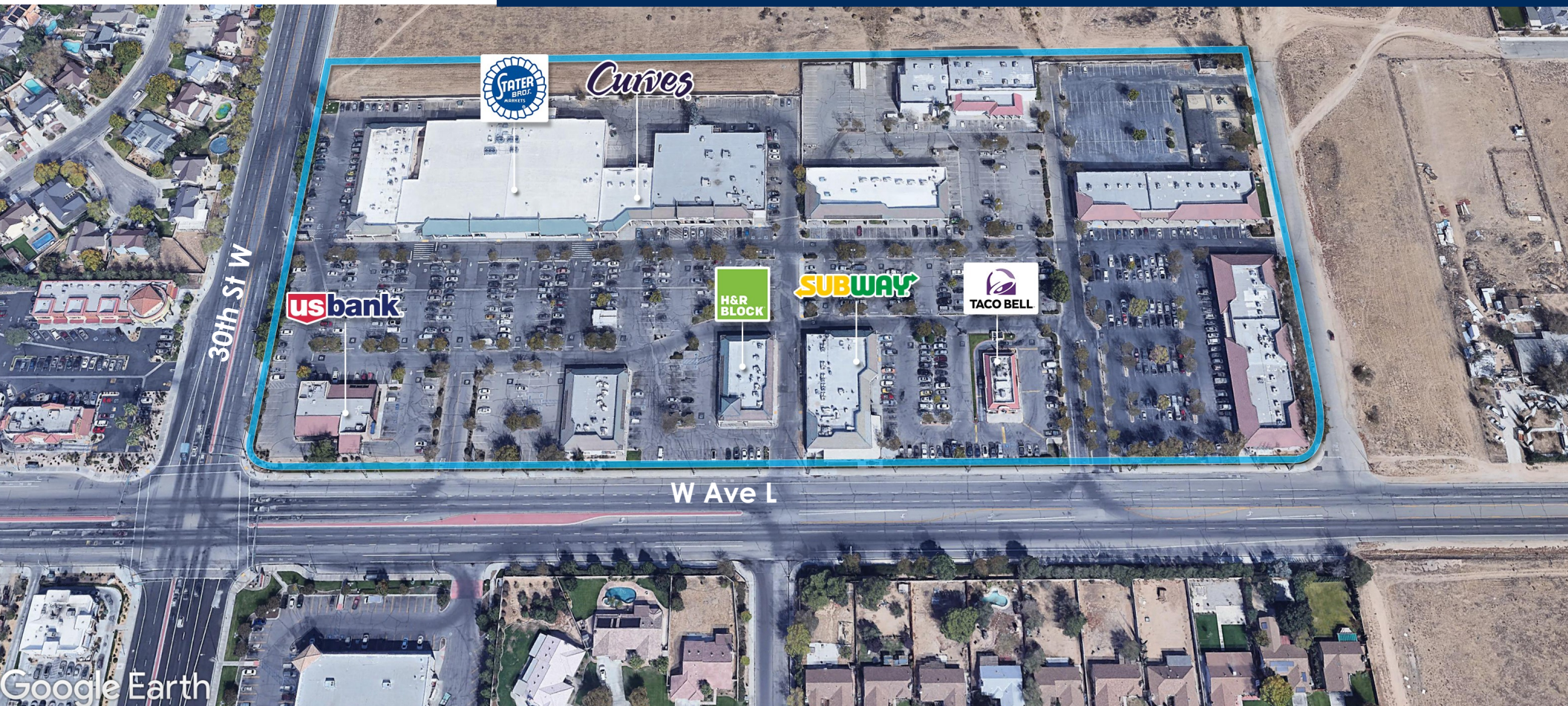


# WEST LANCASTER PLAZA

NEC 30TH STREET WEST & AVENUE L  
2701-2845 WEST AVENUE L  
LANCASTER, CA



## FOR LEASE

## STATER BROS ANCHORED SHOPPING CENTER

FOR MORE INFORMATION CONTACT:

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

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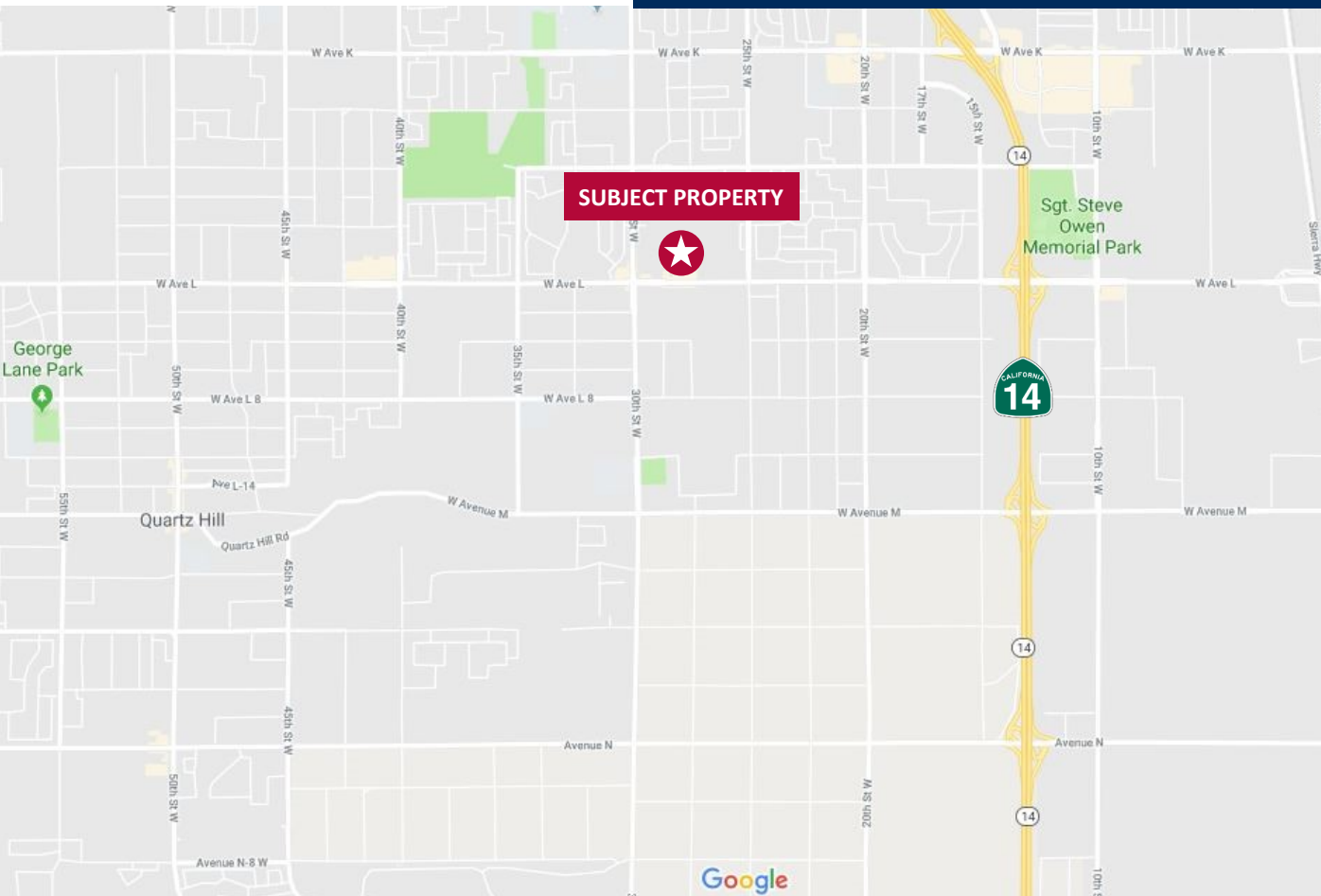
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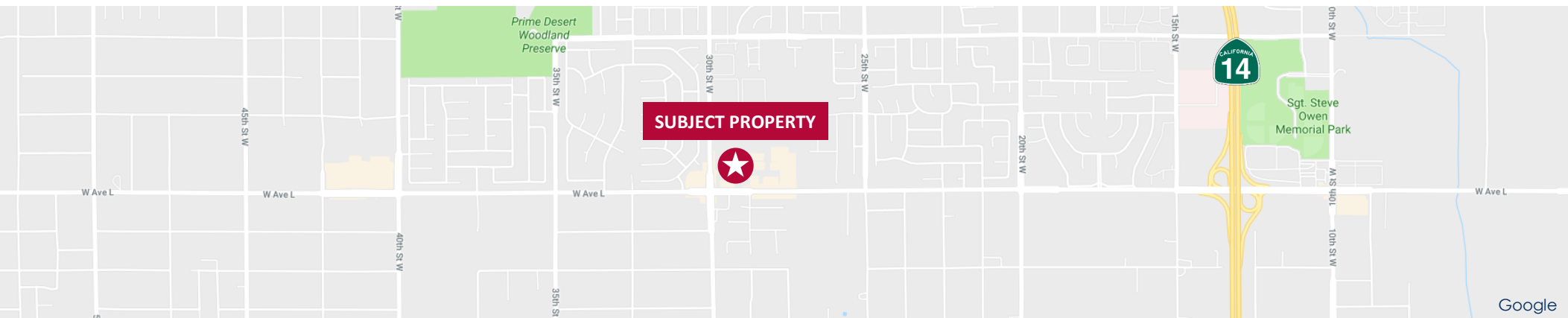
**NEC 30TH STREET WEST & AVENUE L**  
2701-2845 WEST AVENUE L  
LANCASTER, CA

## Key Facts

Anchored by a Stater Brothers Supermarket, West Lancaster Plaza is a thriving neighborhood center in one of the most business friendly cities in Los Angeles County. Situated at a signalized intersection, there is ample parking for customers and easy access to public transportation. The Plaza is home to major tenants including H&R Block, US Bank, Subway, Taco Bell, and Curves. There are numerous personal services available including nail and hair salons,

legal, insurance, a children's learning center and more. West Lancaster Plaza is uniquely positioned for growth in a community with household income levels well above the national median and an excellent opportunity for retail expansion.

Center retailers include:



Demographics*	1 Miles	3 Miles	5 Miles
Population	11,789	73,153	176,928
Avg. HH Income	\$83,509	\$79,200	\$77,414
Daytime Population	1,462	29,020	62,725

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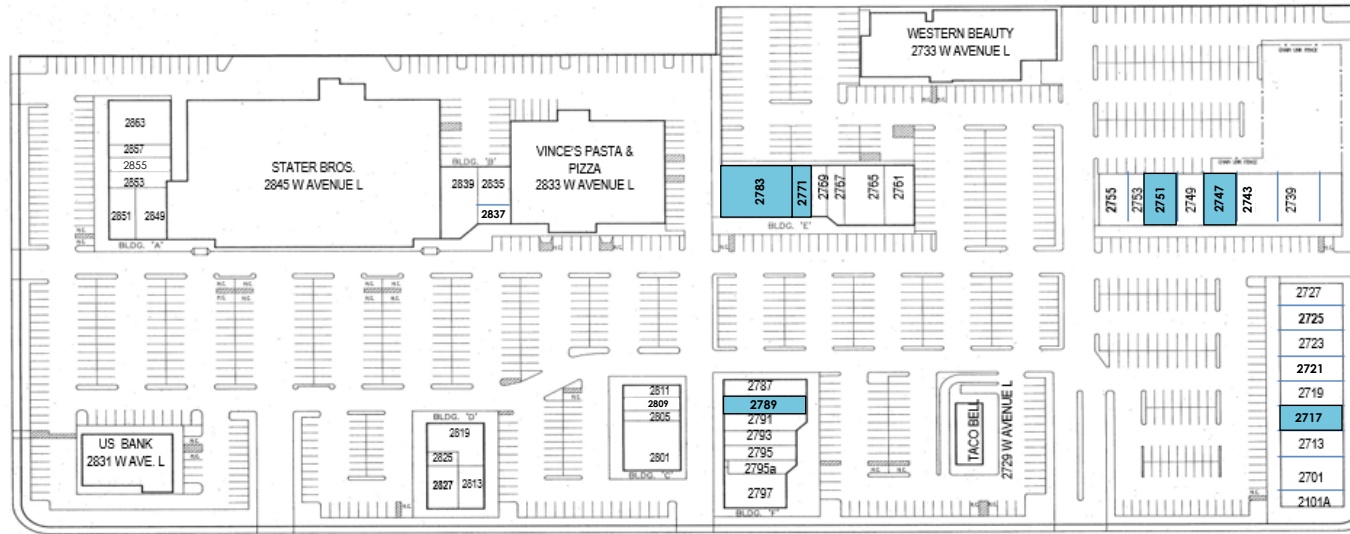
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# WEST LANCASTER PLAZA

## NEC 30TH STREET WEST & AVENUE L 2701-2845 WEST AVENUE L LANCASTER, CA



UNIT	TENANT	SQ FT
2701	Education Mgmt.	5,650.0
2713	K. & R. Page	3,108.0
<b>2717</b>	<b>AVAILABLE</b>	<b>1,080.0</b>
2719	Jennifer Baxter	1,020.0
2721	Leased	840.0
2723	The Barber Shop	1,080.0
2725	Leased	890.0
2727	Susan Marmon	1,674.0
2729	Taco Bell 22814	2,070.0
2733	Western Beauty	13,800.0
2739	Kai's Academy	5,800.0
2743	Leased	2,200.0
<b>2747</b>	<b>AVAILABLE</b>	<b>960.0</b>
2749	Kai's Academy	960.0
<b>2751</b>	<b>AVAILABLE</b>	<b>960.0</b>
2753	Cynthia, Floyd	960.0
2755	Leased	1,740.0
2761	Sammy's Mexican Rest	1,926.0

UNIT	TENANT	SQ FT
2765	Dance Studio	4,700.0
2767	Dance Studio	0.0
2769	Dance Studio	0.0
<b>2771</b>	<b>AVAILABLE</b>	<b>900.0</b>
<b>2783</b>	<b>AVAILABLE</b>	<b>4,200.0</b>
2787	Country Diner	1,800.0
<b>2789</b>	<b>AVAILABLE</b>	<b>1,360.0</b>
2791	Tutti Frutti Yogurt	1,550.0
2793	Chic Nail Bar	1,190.0
2795	Subway	1,213.0
2796	Schooners Patio Grille	978.0
2797	Schooners Patio Grille,	2,482.0
2801	Sato Sushi	3,190.0
2807	Donald L. Olsen	584.0
2809	Leased	900.0
2811	Grace & Mark Salon	825.0

UNIT	TENANT	SQ FT
2813	Mandarin 1 Express	1,250.0
2815	State Farm Insurance	1,050.0
2819	H & R Block Field Real Estate	1,250.0
2825	Management/Leasing Office	450.0
2827	Massage	1,500.0
2831	US Bank - WLB Site 9745	5,220.0
2833	Vince's Pasta & Pizza	18,303.0
2835	Curves	2,079.0
2837	Leased	1,240.0
2839	Smoke For Less	1,600.0
2848	Stater Bros. Markets #146	43,295.0
2849	Century Express Cleaners	2,048.0
2851	Mail n More	1,345.0
2853	Sweetie Pies & Donut	1,314.0
2855	Boost Mobile	900.0
2857	Fun Clips	0.0
2863	Sandy's Coin Wash	3,120.0