

FREESTANDING DISTRIBUTION BUILDING

**AVAILABLE FOR
OCCUPANCY**

Q2 2025



FOR LEASE | BLDG. 2
83,900 SF

FORBES ST | LANCASTER | CA



EXCLUSIVE LISTING AGENTS:

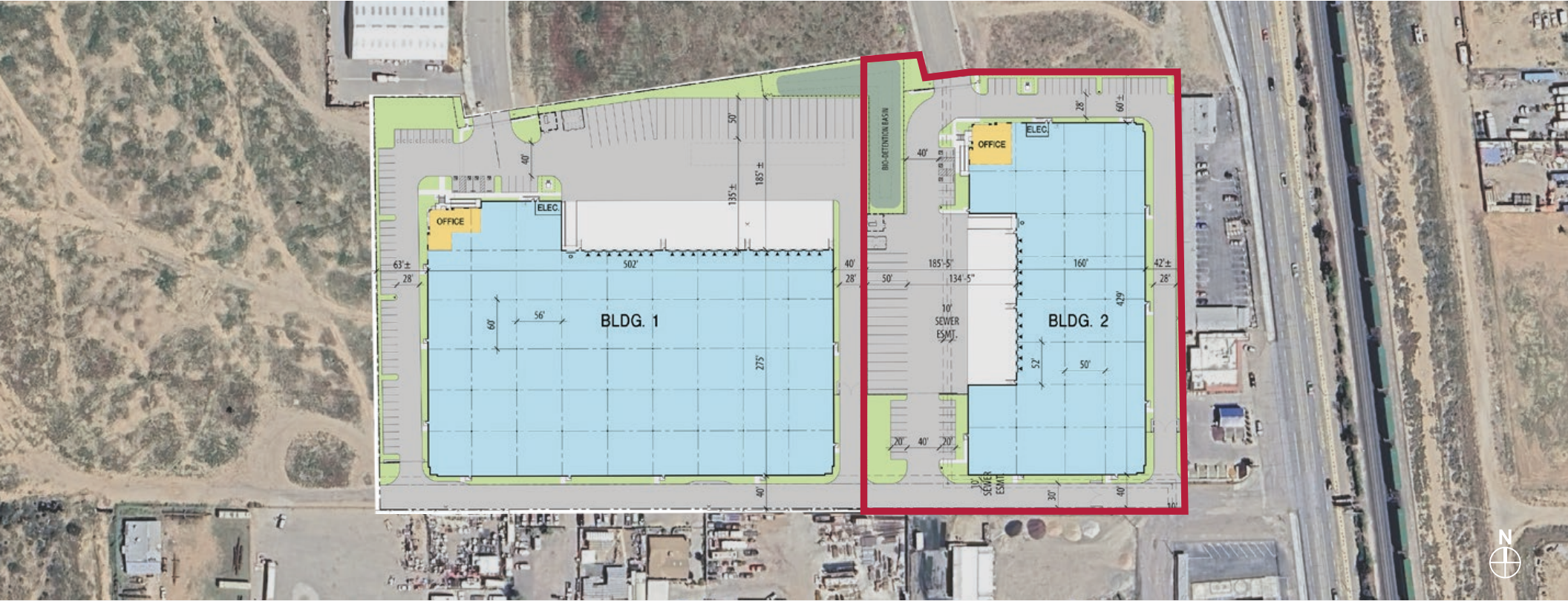
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PROJECT HIGHLIGHTS



FORBES STREET, LANCASTER, CA 93535

83,900 SF	12	1	2,500 SF	32'
Warehouse SF	Dock High Doors	Ground Level Door	Two Story Office Space	Clear Height
44	15	Light Ind.	4.51 AC	3128-008-009
Car Parking Stalls	Trailer Parking Stalls	Zoned	Lot Size	APN

BENEFITS OF INVESTING IN OPPORTUNITY ZONES



Opportunity Zones offer tax benefits to business or individual investors who can elect to temporarily defer tax on capital gains if they timely invest those gain amounts in a Qualified Opportunity Fund (QOF). Investors can defer tax on the invested gain amounts until the date they sell or exchange the QOF investment, or Dec. 31, 2026, whichever is earlier.

The length of time the taxpayer holds the QOF investment determines the tax benefits they receive.

If the investor holds the QOF investment for at least five years, the basis of the QOF investment increases by 10% of the deferred gain. If the investor holds the QOF investment for at least seven years, the basis of the QOF investment increases to 15% of the deferred gain. If the investor holds the investment in the QOF for at least 10 years, the investor is eligible to elect to adjust the basis of the QOF investment to its fair market value on the date that the QOF investment is sold or exchanged.

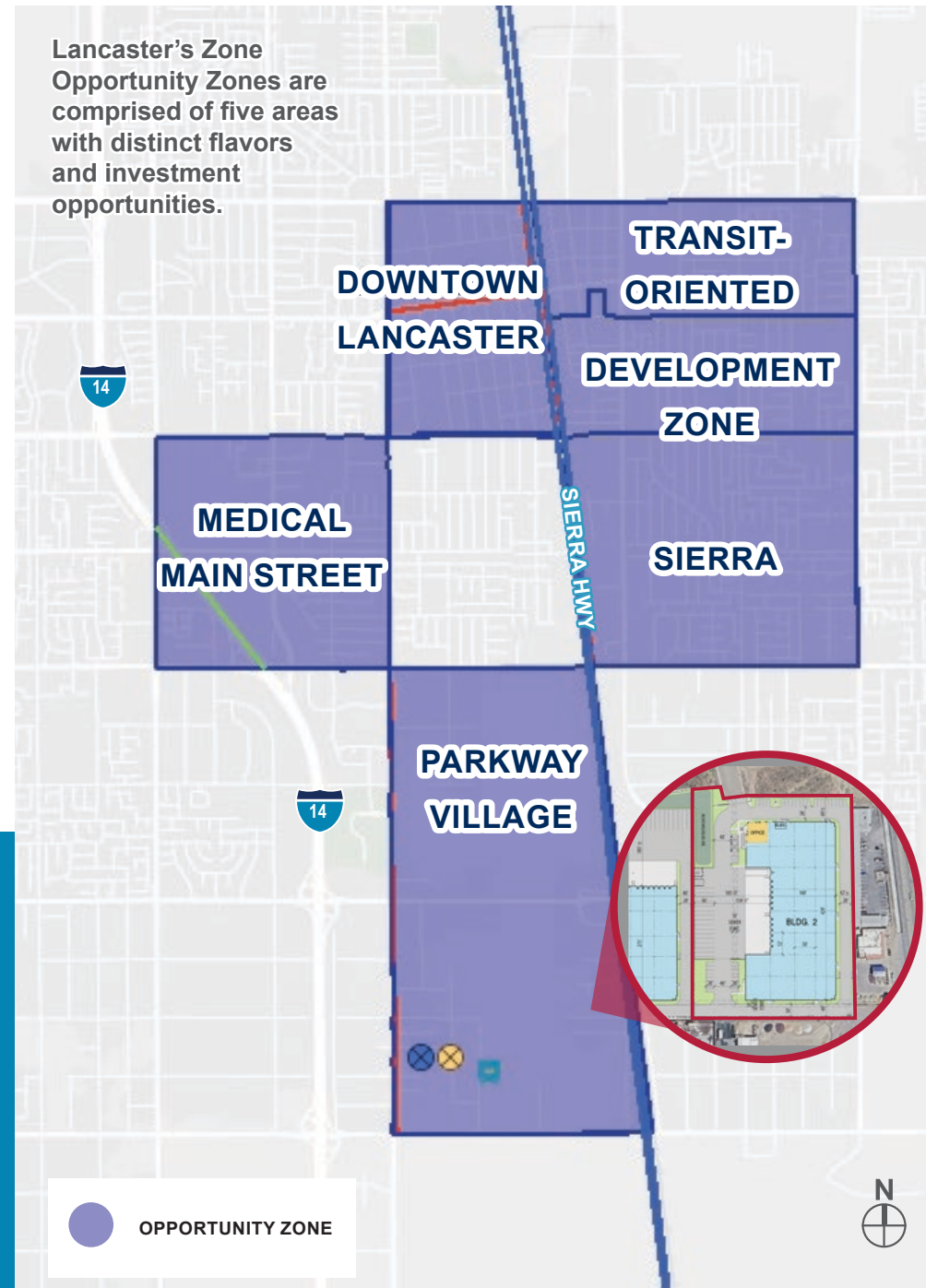
source: <https://www.irs.gov/newsroom/opportunity-zones>

BY THE OPPORTUNITY ZONES



- Zones were selected with a focus on infill opportunities to maximize existing infrastructure and community impact while minimizing development costs
- Zones include planned and underway catalytic projects featuring health care, a thriving downtown, transit oriented development, and more

Lancaster's Zone Opportunity Zones are comprised of five areas with distinct flavors and investment opportunities.





**FORBES ST
& MARKET ST**
LANCASTER | CA

OPPORTUNITY ZONE AERIAL

PARKWAY VILLAGE

Located within the core of the City along a major arterial, this is a unique opportunity for infill development. Envisioned as a key component of the “urban fabric” of the community, a specific plan now underway will lay the groundwork for development. With its proximity to State Route 14 and central location, this area is primed for a high-density, mixed use community with all the amenities sought after by young professionals.

source: <https://www.cityoflanasterca.org/home/showdocument?id=40540>





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AMENITIES MAP



ABOUT

LANCASTER



TOP 10 LARGEST EMPLOYERS

1	Lockheed Martin	3,700
2	Northrop Grumman	2,100
3	Antelope Valley Mall	1,800
4	Palmdale School District	1,792
5	Boeing	1,242
6	Wal-Mart	1,116
7	Antelope Valley Union HS District	850
8	Palmdale Regional Medical Center	800
9	Westside Union School District	587
10	Los Angeles County	500

Lancaster is a city located near the Mojave Desert’s western most point and is one of only two cities in the Mojave Desert within Los Angeles County – the other is Palmdale. The western region of the Mojave Desert is known as Antelope Valley, or the High Desert, and encompasses parts of Kern, San Bernardino, and Los Angeles counties. Lancaster remained an unincorporated community in Los Angeles County until 1977 when it incorporated as a city.

Lancaster is 72 miles north of downtown Los Angeles. It’s the northern most city in Los Angeles County, and is geographically isolated from suburban Los Angeles by the San Gabriel Mountains of the Angeles National Forest – a transverse range (east-west orientation). The north slope of the approximately 40 mile long San Gabriel Range marks the southern border of the Mojave Desert, and its southern slope the Los Angeles Basin.

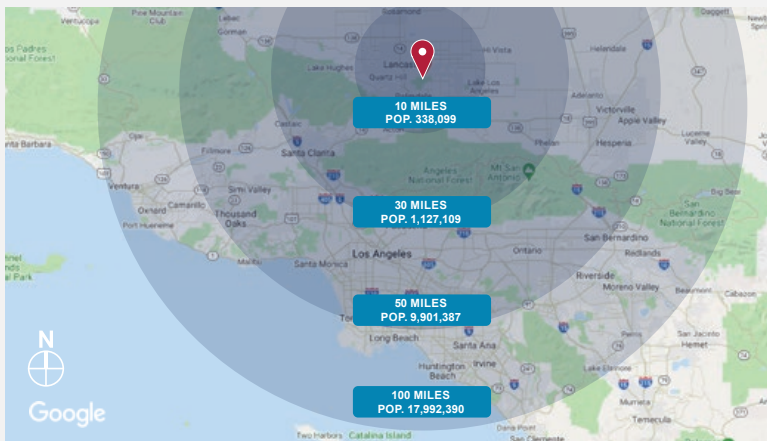
Much of the city’s infrastructure is solar powered, including City Hall, local schools, and even the minor league baseball stadium. In 2013, Lancaster became the first city in the U.S. to require solar panels on all new homes. This assists in making the community more carbon neutral, dovetailing with the city’s goal of becoming the first Net-Zero municipality in the U.S. – i.e. producing more clean energy than consumed.



LOCATION

DESTINATIONS	TIME/DIS.
San Fernando Valley	50 Mins / 51 Mi.
Beverly Hills	1 hr 17 Mins / 70 Mi.
Hollywood	1 hr 4 Mins/ 65 Mi.
Downtown Los Angeles	1 hr 14 Mins / 73 Mi.
Los Angeles Intl. Airport	1 hr 17 Mins / 76 Mi.
Port of Los Angeles	1 hr 40 Mins / 97 Mi.
Port of Long Beach	1 hr 38 Mins / 96 Mi.

DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
2010 Population	54,983	174,090	327,277
2022 Population	57,548	170,025	324,919
2027 Population Projection	57,151	166,636	319,477
Avg Household Income	\$66,917	\$77,626	\$79,717
Median Household Income	\$51,024	\$58,869	\$62,564
Total Specified Consumer Spending (\$)	\$543.9M	\$1.7B	\$3.2B





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TRAVEL/AIR

1. Palmdale Regional Airport
2. Air Force Plant 42
3. Northrop Grumman Corp.
4. Lockheed Martin

GROCERIES/FOOD

1. Winco
2. Vallarta Supermarkets
3. Superior Grocers
4. Sams Club
5. RigaTony's
6. Don Gus
7. Vallarta Supermarkets
8. Vallarta Supermarkets
9. Food 4 Less
10. Walmart Neighborhood Market

SHOPPING CENTERS/RETAIL

1. Antelope Valley Mall
2. Target
3. Costco
4. The Home Depot
5. Walmart Supercenter
6. Smart & Final Extra

GOVERNMENT

1. CA State Prison
2. Mira Loma Detention Center
3. Lancaster DMV
4. Michael Antonovic Antelope Valley
5. Social Security Office

