

PLANNED 395,390 SF DISTRIBUTION BUILDING



FOR LEASE 395,390 SF

NEC W AVE H & 35TH ST W
LANCASTER | CA

MICHAEL'S
DISTRIBUTION CENTER

PROJECT HIGHLIGHTS



395,390 SF
Distribution Building on
18.15 Acres



72
Trailer Stalls



10,000 SF
Single Story Office



2
Ground Level Loading Doors



40'
Minimum Clear Height



173
Auto Parking Stalls



49
Dock High Doors

EXCLUSIVE LISTING AGENTS:

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DRE # 01292002

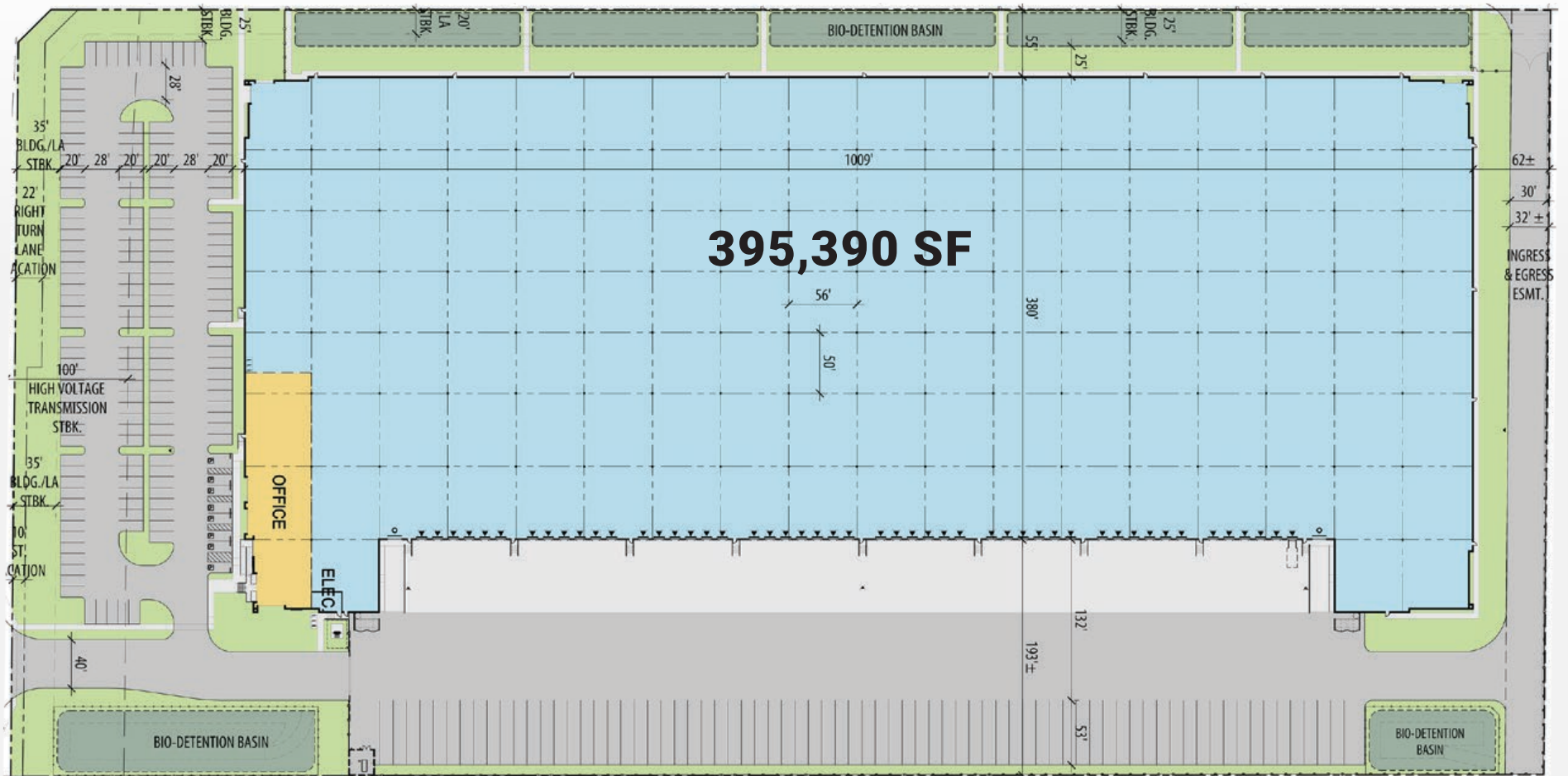
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SITE PLAN



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LOCATION

GENERAL
WILLIAM J.
FOX AIRFIELD



NEW CLASS "A"
INDUSTRIAL BUILDING
±578,000 SF

LANCASTER
LOGISTICS CENTER
1,260,630 SF



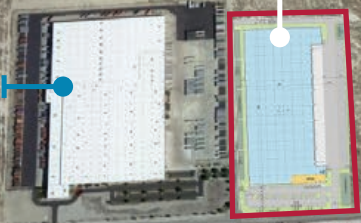
30TH ST. W

RITE AID
DISTRIBUTION CENTER
SWCSC



SUBJECT PROPERTY

MICHAEL'S
DISTRIBUTION CENTER



W. AVENUE H

ANTELOPE VALLEY
FAIR GROUNDS



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DEMOGRAPHICS



TRAFFIC COUNTS				
Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
W Ave H	32nd St W E	3,213	2022	0.18 mi
30th St W	W Ave H S	803	2022	0.42 mi
30th St W	W Ave G S	768	2022	0.56 mi
W Ave H	40th St W E	1,899	2022	0.70 mi
W Ave H	30th St W W	3,758	2022	0.72 mi
W Ave G	Great Western Dr W	2,322	2022	0.90 mi
30th St W	W Ave I S	2,963	2022	1.01 mi
W Ave G	30th St W W	3,037	2022	1.02 mi
30th St W	W Ave F-14 S	416	2022	1.09 mi
W Ave L	Sachs S	9,720	2022	1.17 mi

DEMOGRAPHICS			
	3 Mile	5 Miles	10 Miles
2010 Population	34,272	103,980	222,217
2022 Population	32,823	104,375	219,714
2027 Population Projection	32,041	102,844	216,306
2010 Households	10,628	33,939	70,479
2022 Households	10,092	34,314	69,793
2027 Household Projection	9,834	33,851	68,722
Total Specified Consumer Spending (\$)	\$342.8M	\$1B	\$2.3B
Avg Household Income	\$83,179	\$73,597	\$84,664
Median Household Income	\$65,572	\$56,578	\$65,516

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.

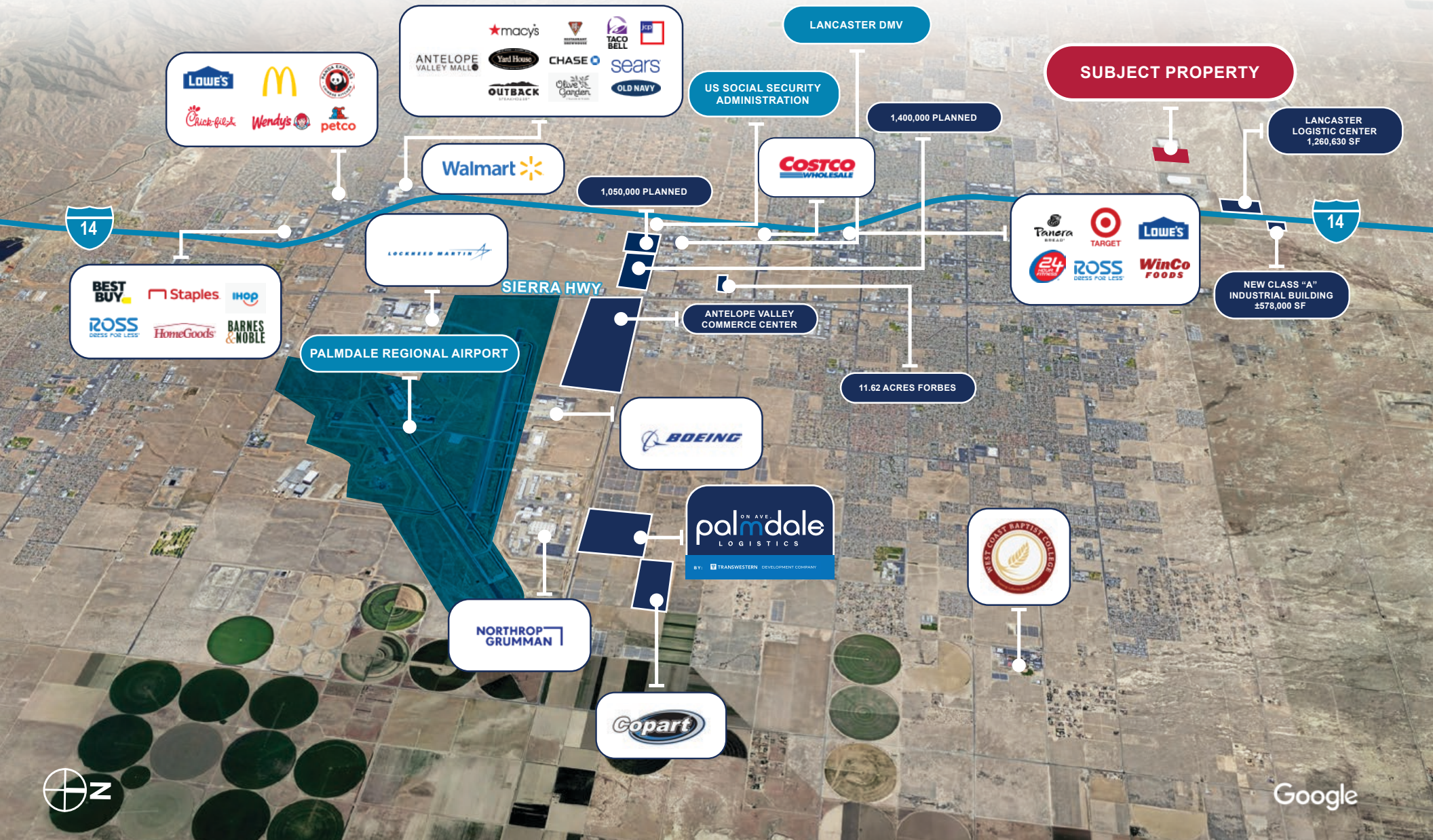
Lancaster is 72 miles north of downtown Los Angeles. It’s the northern most city in Los Angeles County, and is geographically isolated from suburban Los Angeles by the San Gabriel Mountains of the Angeles National Forest – a transverse range (east-west orientation). The north slope of the approximately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



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AMENITIES MAP



Google

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AMENITIES MAP

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



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DRAYAGE MAP
SUBJECT TO CHANGE

