

# Lancaster Commerce Center

Highway 14 and West Ave K, Lancaster, CA

Join 550,000 sf on 55 acres of Prime Retail Shopping



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**Anchor Tenants include:**

Target, Ross Dress For Less, Big Lots, 24-Hour Fitness, H&E Home Improvement, Factory 2-U, Automobile Club of Southern California, Big 5, Bank of America, Washington Mutual, McDonalds, Kentucky Fried Chicken, Walden Books, Kragen Auto Supply and Keller Williams Realty

**Other Tenants include:**

Aaron's Rental, Advance America, American General Finance, Avenue, Cingular, CitiFinancial, City Funding, Don Cucos Mexican restaurant, Fashion Gal, First City Credit Union, Fox Trot Hair Salon, GNC, Greenhouse Café, Jackson Hewitt Tax Service, H&R Block, Hiro Sushi, Jenny Craig, Kaiser Permanente, Luxury Perfumes, Mac's Pool & Spa Supply, Max Muscle, Maui Wowi Hawaiian Coffee, Payless Shoes, Quizno's, Radio Shack, Rent To Own, See's Candy, Styles 4-U, Subway, Vista Golf, US Flooring and many others.

**Features**

- **Excellent major & national retailers, fashion oriented and home furnishing stores, specialty shops and restaurants**
- **Excellent visibility from Antelope Valley Highway 14**
- **4 signalized intersections border the Center**
- **Located in high commercial growth retail corridor of 10th Street West**
- **Across from the new Lowes Center**
- **Continued residential growth**
- **A growing work force with supportive City**
- **Strong demographics**

**For Further Leasing Information**

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**Demographic Highlights**

| Demographics   | 1 mile                                  | 3 mile                      | 5 mile   |
|--|---|-----------------------------|----------|
| Population   | 14,232                                  | 86,469                      | 151,143  |
| Avg Age  | 33.91                                   | 33.90                       | 33.68    |
| Avg HH Income  | \$50,352                                | \$57,023                    | \$61,492 |
| Source: Claritas 9/2005                                      |   |                             |          |
| Traffic Counts   | 73,700 Ave K & 10 <sup>th</sup> St West |                             | ADT      |
| Source: City of Lancaster                                    |   | Freeway Traffic 100,000 ADT |          |
| Population:  | City of Lancaster:                      | 150,000 people              |          |
| Population:  | Antelope Valley:                        | 500,000 people              |          |
| Lancaster Commerce Center serves the entire Antelope Valley. |   |                             |          |

The information contained herein was obtained from sources deemed reliable, however, we make no guarantees, warranties or representations as to the completeness or accuracy thereof.