

NOW PRE-LEASING

**±6,000 SQ. FT. END-CAP DRIVE-THRU /
FAST FOOD / RETAIL**

SWQ WEST AVE I & 20TH ST WEST
LANCASTER, CA 93536



Contact:
MATTHEW ARFA
(714) 726-9909 Cell
Matthew@amsbrokers.com

AMS Real Estate Services
(888) 215-TEAM (8326)
www.amsbrokers.com
DRE #01788637

A Development by:

GS INVESTMENT
PROPERTIES

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, details and availability are subject to change without notice.

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PROJECT HIGHLIGHTS

- ◆ ±6,000 Sq. Ft. End-Cap Drive-Thru / Fast Food / Retail
- ◆ Located at the Signalized Intersection of West Avenue I & 20th Street West
- ◆ Excellent Access to Highway 14
- ◆ Lancaster City Daytime Population Exceeds 158,000
- ◆ Ideal Tenants: Fast Food, Cellular, Insurance, and other In-line Shop Tenants

NEARBY RETAILERS:



2018 Demographics	2-Mile	3-Miles	5-Miles
Est. 2018 Population:	8,257	76,901	151,570
Avg. Household Income:	\$86,290	\$60,437	\$63,821
Daytime Population:	22,125	33,490	50,383
Average Household Size:	2.9	3.0	3.1

Source: CoStar



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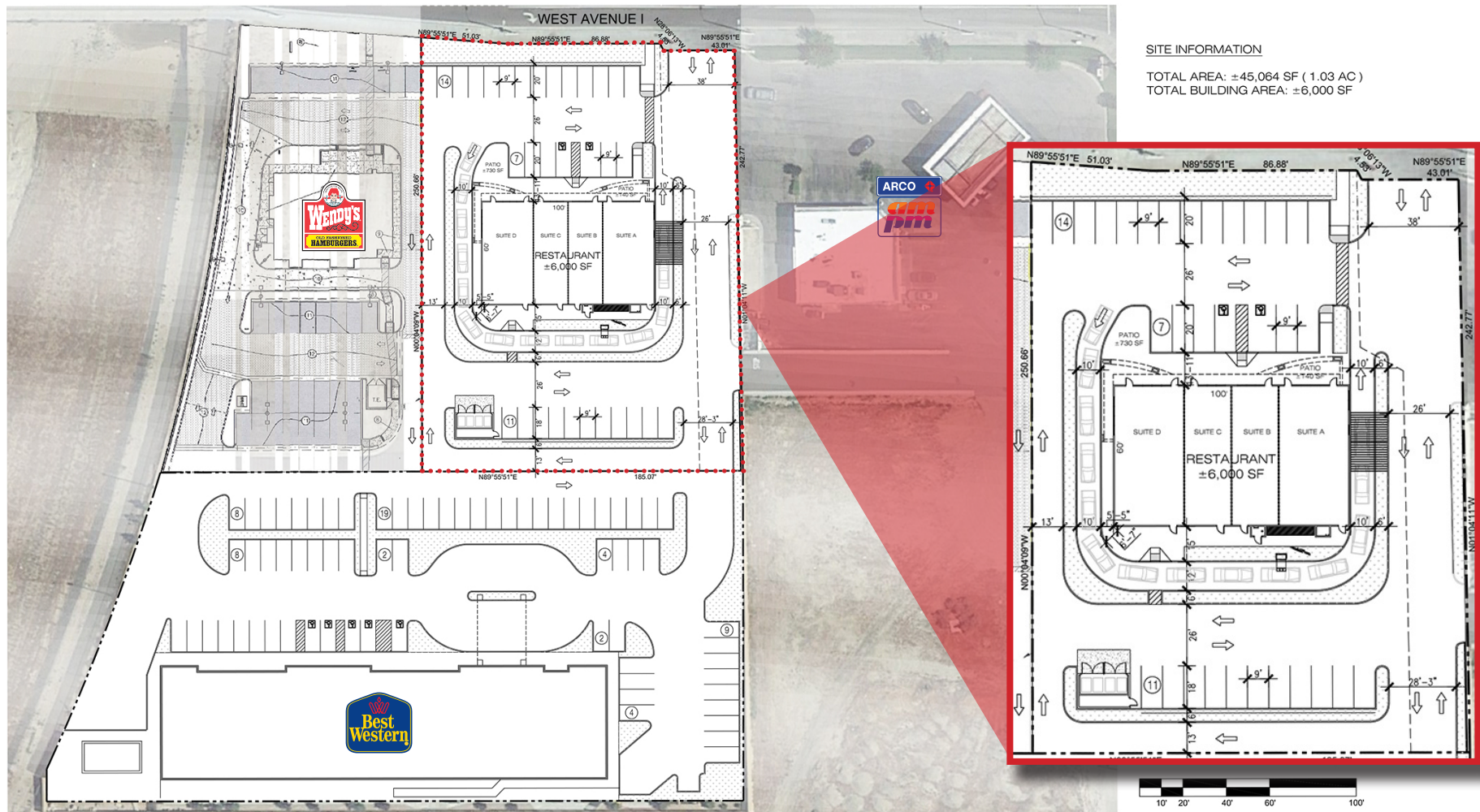
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BICKEL GROUP
ARCHITECTURE
BICKEL GROUP INCORPORATED
3600 BIRCH STREET, SUITE 120
NEWPORT BEACH, CA 92660
P: 949.757.0411 F: 949.757.0511
W: W.W.DICKGROUP.COM

MULTI-TENANT

WEST AVENUE I & 20TH STREET WEST
LANCASTER, CALIFORNIA



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EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



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