

MIXED USE DEVELOPMENT OPPORTUNITY

FOR SALE 9.13 ACRES

20TH ST E & LANCASTER BLVD, LANCASTER, CA 93535



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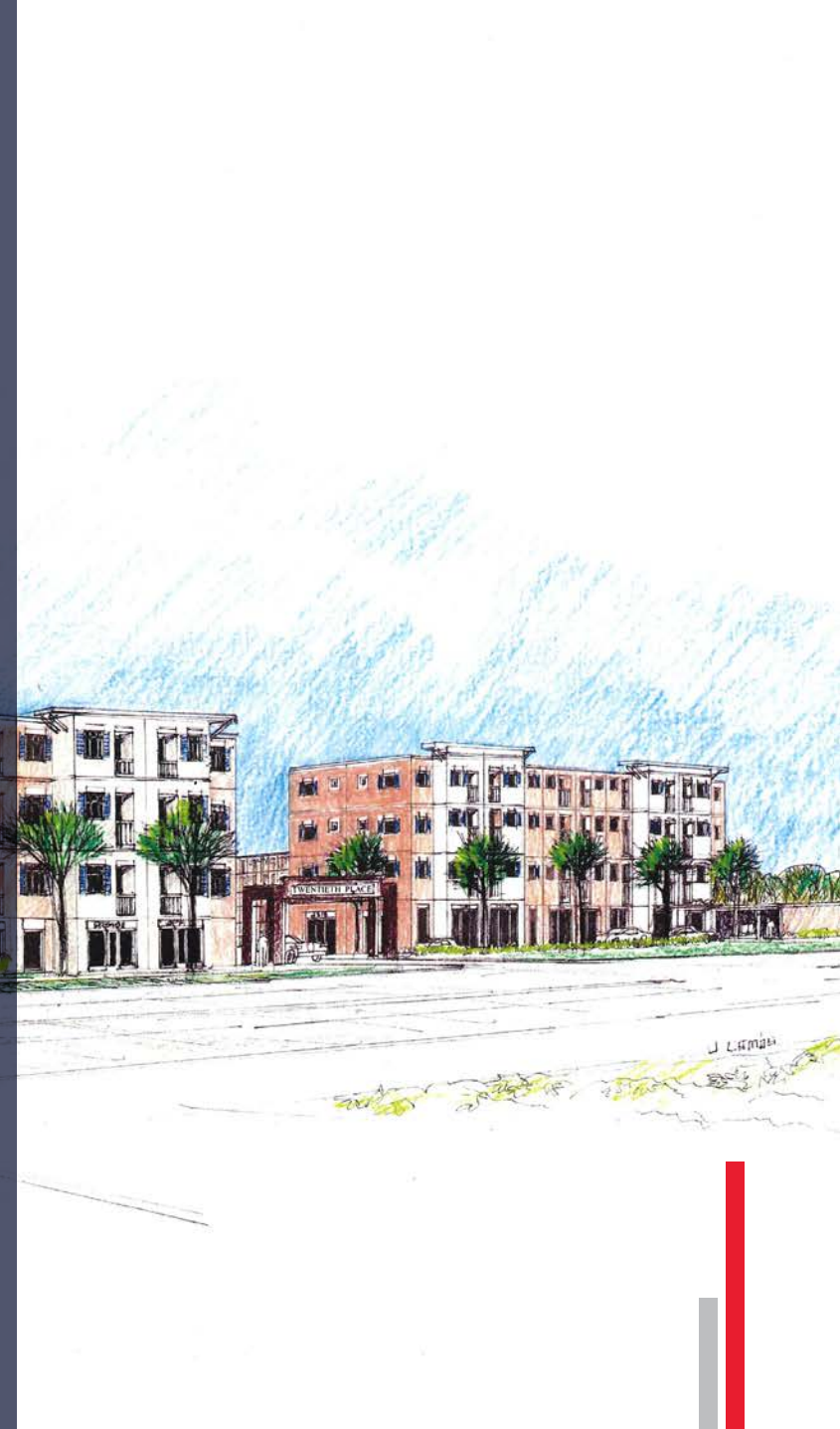
SPECTRUM
COMMERCIAL REAL ESTATE, INC.

PROPERTY HIGHLIGHTS

- › Prime Lancaster Corner Location
- › MU- N “Mixed Use Neighborhood Zoning”
- › Centrally Located between multiple developments
- › Minutes from all amenities
- › High traffic corner location
- › Investment/Development Opportunity
- › Multiple street frontage
- › Complete rendering included
- › 216 Two (2) Bedroom Units
- › 142 One (1) Bedroom Units

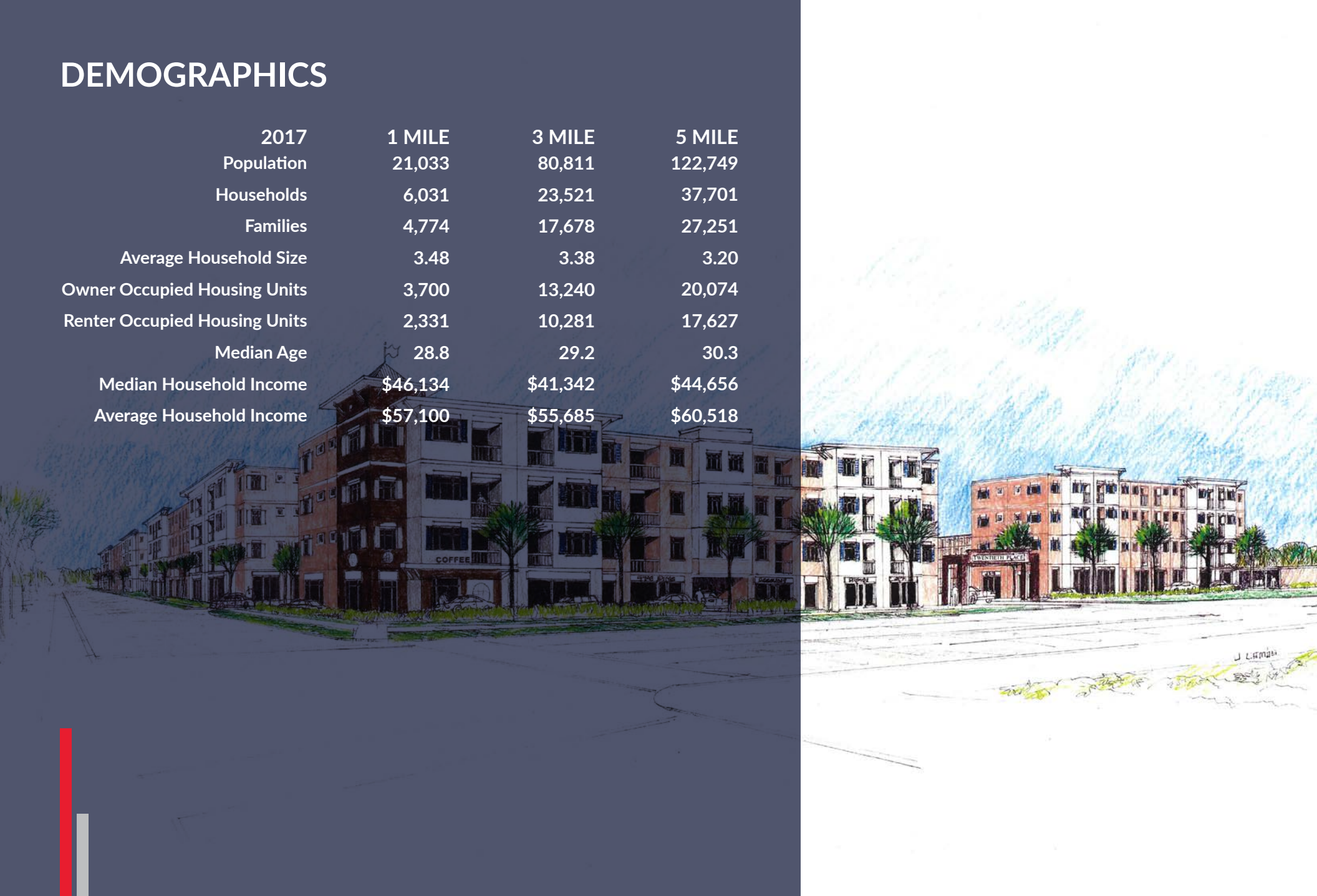
LOCATION HIGHLIGHTS

- › Central location in the heart of Lancaster
- › 6 Minutes to Lancaster Commuter Rail
- › 34,133 Average Daily Traffic
- › Unbelievable frontage
- › Close to schools and amenities
- › Minutes from the Antelope Valley Mall, Antelope Valley College, Antelope Valley Hospital, Hotels and Golf Courses.
- › Minutes from Freeway on ramps

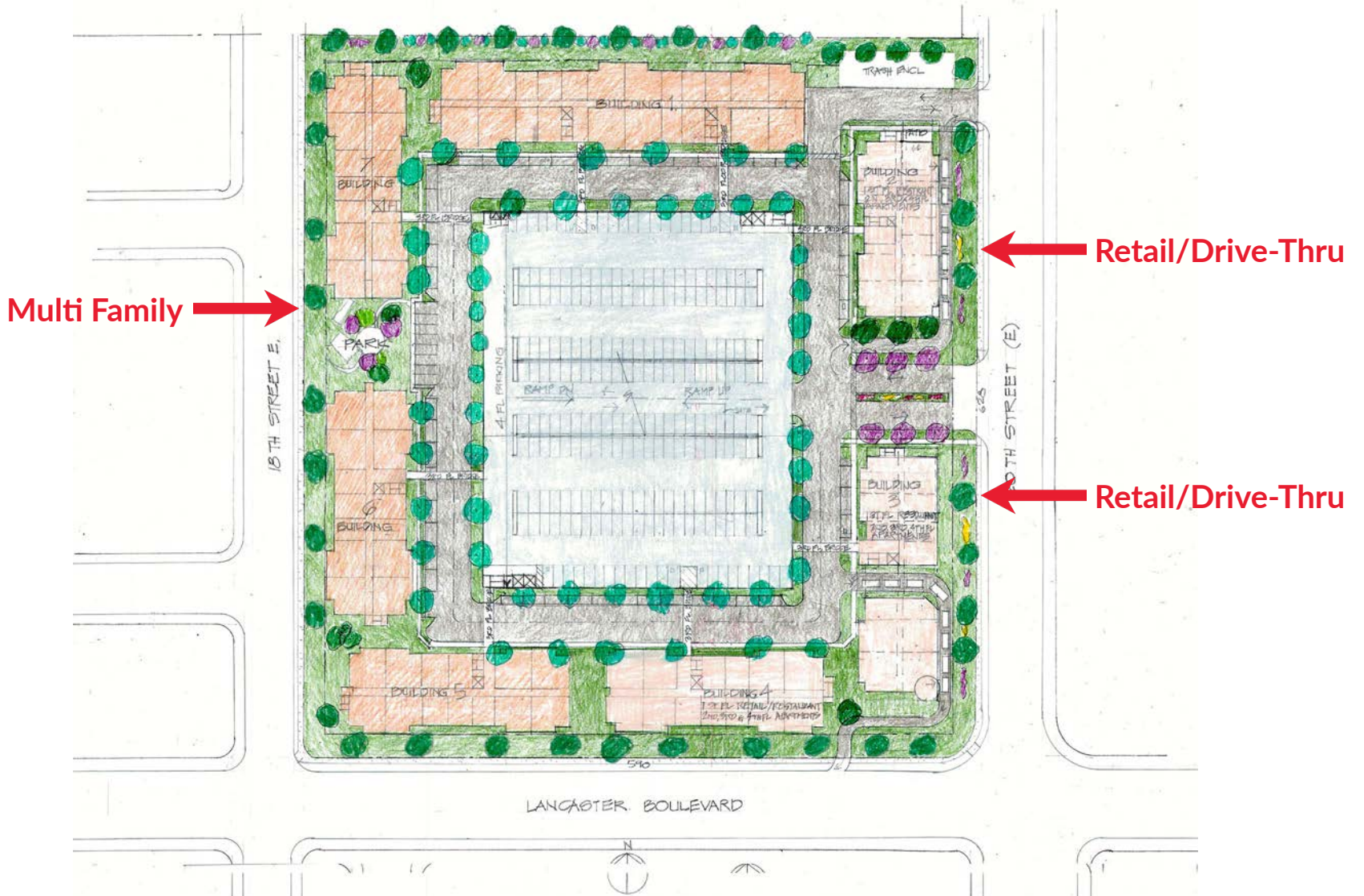


DEMOGRAPHICS

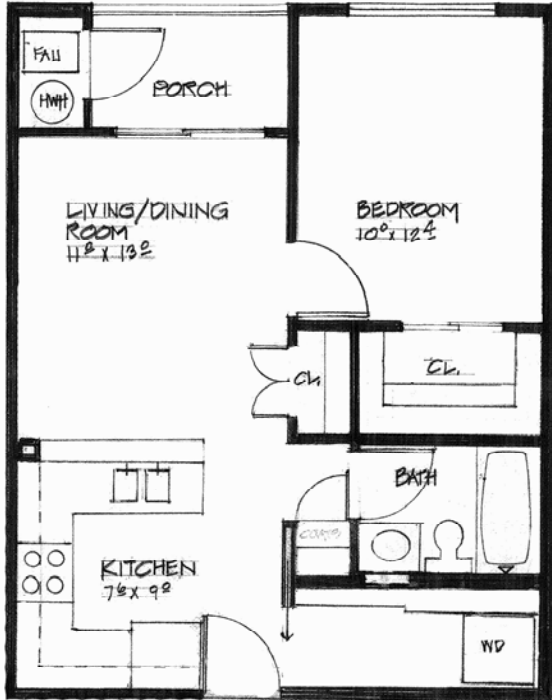
2017	1 MILE	3 MILE	5 MILE
Population	21,033	80,811	122,749
Households	6,031	23,521	37,701
Families	4,774	17,678	27,251
Average Household Size	3.48	3.38	3.20
Owner Occupied Housing Units	3,700	13,240	20,074
Renter Occupied Housing Units	2,331	10,281	17,627
Median Age	28.8	29.2	30.3
Median Household Income	\$46,134	\$41,342	\$44,656
Average Household Income	\$57,100	\$55,685	\$60,518



PROPOSED SITEPLAN



PROPOSED ONE (1) & TWO (2) BEDROOM PLAN

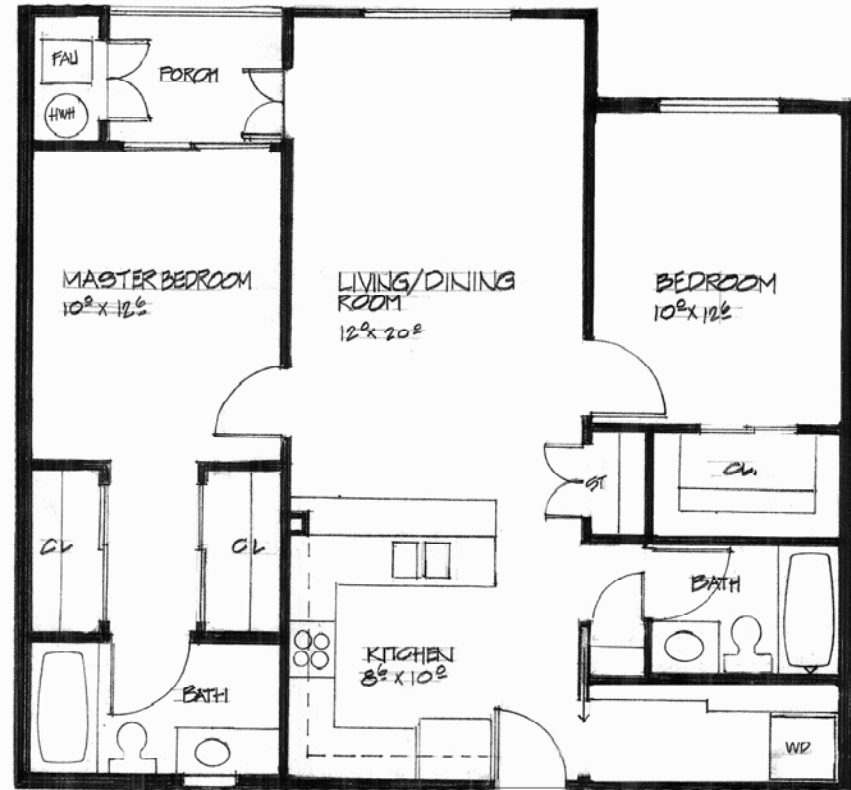


CORRIDOR

ONE BEDROOM PLAN

1/4" = 1'-0"

607.2.F.



TWO BEDROOM PLAN

1/4" = 1'-0"

1014.2.F.

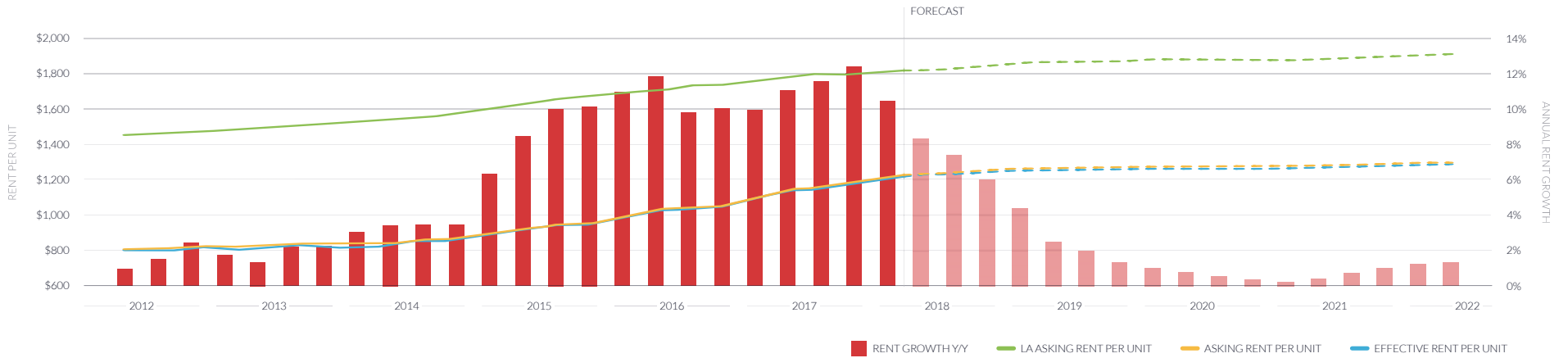
20TH STREET E & LANCASTER BLVD

FOR SALE

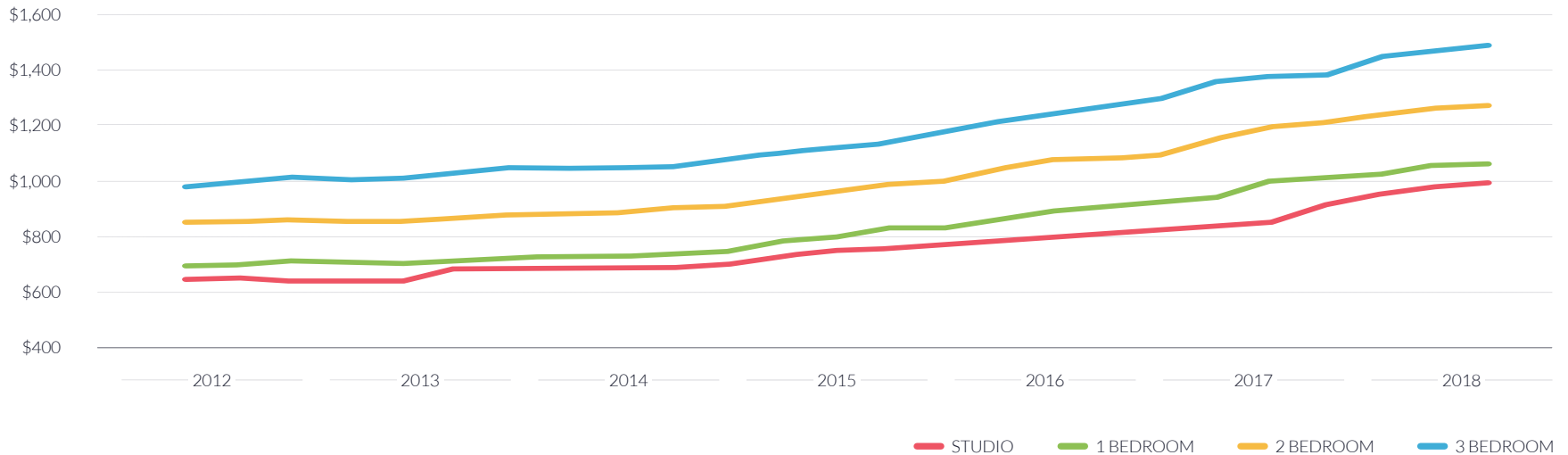
APARTMENT, RETAIL & RESTAURANT ANALYSIS

APARTMENT AND RETAIL/ RESTAURANT ANALYSIS				
			Units	Area
BUILDING 1	12 Two Bedroom Units x 4 floors =	48 Units		
	10 One Bedroom Units x 4 floors =	<u>40 Units</u>		
		84 Units	84Units	
BUILDING 2	Retail/Restaurant, First Floor			8,990 s.f.
	8 Two Bedroom Units x 3 floors =	24 Units		
	2 One Bedroom Units x 3 floors =	<u>6 Units</u>		
		30 Units	30 Units	
BUILDING 3	Retail/Restaurant, First Floor			11,780 s.f.
	8 Two Bedroom Units x 3 floors=	24 Units		
	7 One Bedroom Units x 3 floors =	<u>21 Units</u>		
		45 Units	45 Units	
BUILDING 4	Retail/Restaurant, First Floor			<u>13,000 s.f.</u>
	Total Retail Space			33,770 s.f.
	8 Two Bedroom Units x 3 floors=	24 Units		
	5 One Bedroom Units x 3 floors=	<u>15 Units</u>		
		39 Units	39Units	
BUILDING 5	8 Two Bedroom Units x 4 floors=	32 Units		
	5 One Bedroom Units x 4 floors=	<u>20 units</u>		
		52 Units	52 Units	
BUILDING 6	8 Two Bedroom Units x 4 floors=	32 Units		
	5 One Bedroom Unit x 4 floors=	<u>20 Units</u>		
		52 Units	52 Units	
BUILDING 7	8 Two Bedroom Units x 4 floors=	32 Units		
	5 One Bedroom Units x 4 floors=	<u>20 Units</u>		
		52 Units		
	Total Units+		<u>52 Units</u>	
			354 Units	
PERCENT OF RETAIL TO APARTMENTS				
305,502 s.f. Apartments				
33,550 s.f. Retail/ Restaurants				
10.09% Retail and 89.91% Apartments				

ASKING RENT PER UNIT & RENT GROWTH



ASKING RENT PER UNIT BY BEDROOM



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ABSORPTION, NET DELIVERIES & VACANCY





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