



Lancaster Marketplace

LANCASTER, CA 93536

**FOR
LEASE**

STRATTONCRE.COM



CONTENTS

PROPERTY SUMMARY **4-17**

LOCATION SUMMARY **18-21**

SITE PLAN & TENANT ROSTER **22-23**

AVAILABLE SUITES **24-49**

Lancaster Marketplace

LANCASTER, CA 93536



Robert Stratton

CEO/President - DRE #01182000

Cell: 661-212-5699

Robert@StrattonCRE.com

The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

All product names, logos, and brands are property of their respective owners. All company, product and service names used in this brochure are for identification purposes only. Use of these names, logos, and brands does not imply endorsement.



44810

FRONTLINE FITNESS

NO
PARKING

PROPERTY SUMMARY

LANCASTER MARKETPLACE

COMMUNITY SHOPPING CENTER

Stratton Commercial Real Estate is pleased to present the opportunity to lease retail space at Lancaster Marketplace, a 270,000+ square foot shopping center centrally located in Lancaster, CA. The massive 23+ acre site and its 57' ft. tall electronic pylon sign rest along SR-14 with over 1,200 ft. of frontage to an average of 46,500 vehicles passing daily. Additional frontages include 1,322' feet along Valley Central Way, 359' feet along W. Lancaster Blvd and 1,331' on Mall Loop Rd. The center features five buildings located along the perimeter of the site with access points on Valley Central Way, W. Lancaster Blvd and Mall Loop Rd. Lancaster Marketplace features ample 5/1000 parking and CPD zoning allows for virtually any use.

With competitive rates, exceptional accessibility and terrific visibility, Lancaster Marketplace is an unmatched value for tenants seeking to lease space in the Antelope Valley.

Retail Center
PROPERTY TYPE

1994
YEAR BUILT

270,355± SF
BUILDING SIZE

1,014,512± SF
LOT SIZE

1
STORIES

15'
CEILING HT

CPD
ZONING

55%
OCCUPANCY

5.17/1,000 SF
PARKING

1,397 SPACES
PARKING















LOCATION SUMMARY

CITY OF LANCASTER

Lancaster is a thriving community of approximately 172,000+ located just 70 miles north of Downtown Los Angeles. Residents enjoy attainable housing, clean air and a strong commitment to business from local leaders.

Tight supply and the lack of new deliveries has dropped retail vacancies to around 7.4%. The bulk of new constructions underway are expected to arrive early to mid 2022.

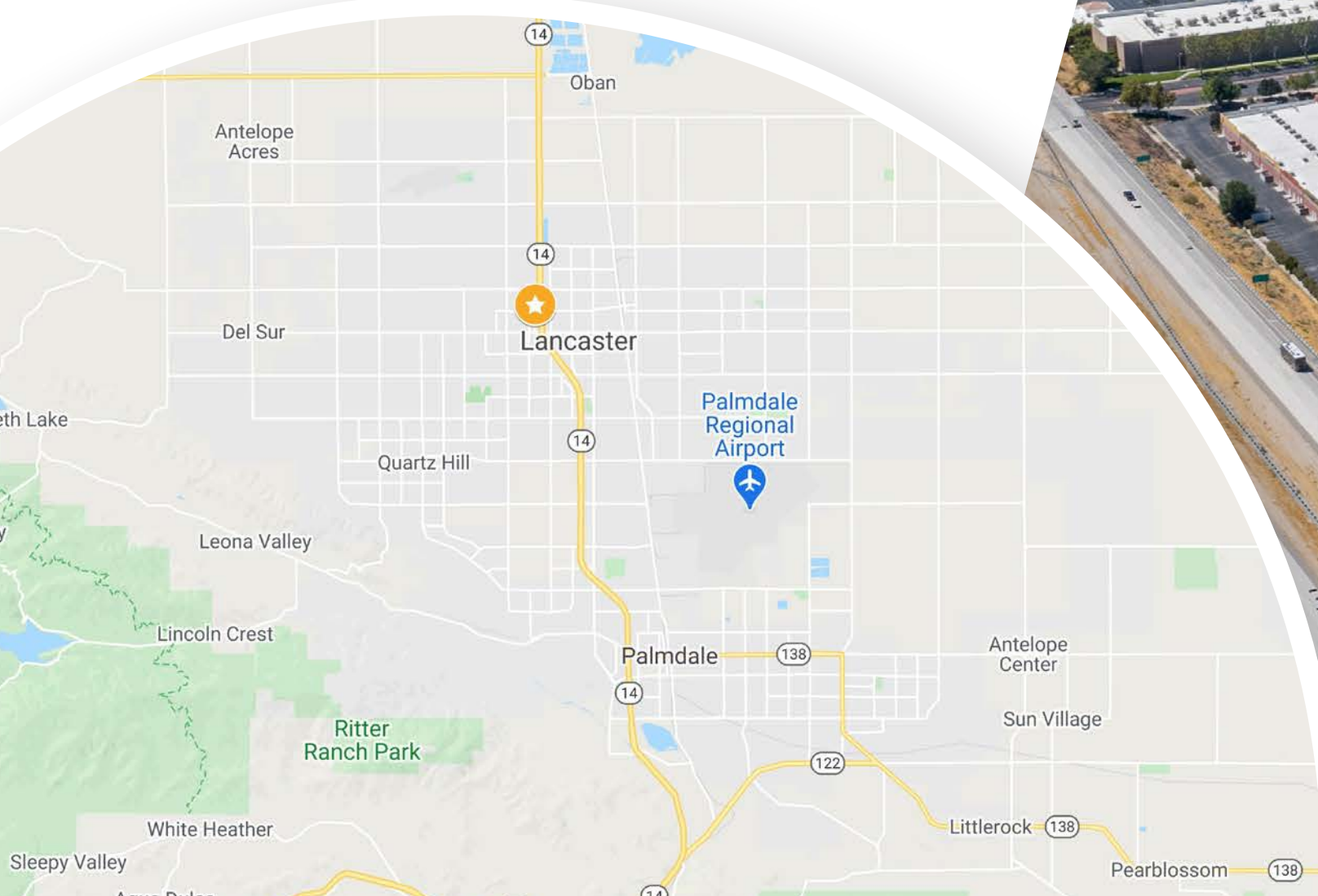
Lancaster is home to the annual California Poppy festival, drawing 40,000+ visitors every year. Additional attractions include a performing arts center, baseball stadium, acres of park space and much more.

DEMOGRAPHIC DATA

LANCASTER DEMOGRAPHICS

Lancaster is home to an ethnically diverse community. Attainable housing and city development have made Lancaster an attractive choice for families and businesses looking to enjoy Southern California.

	2 MILE	5 MILE	10 MILE
POPULATION	39,865	152,048	259,932
GROWTH 2010-2020	-0.10%	+0.20%	+0.20%
HOUSEHOLDS	13,206	46,698	79,394
GROWTH 2010-2020	+0.00%	+0.30%	+0.20%
AVG HOUSEHOLD INCOME	\$67,260	\$68,860	\$76,430



Lancaster Marketplace

44950 VALLEY CENTRAL WAY

SUITE #	TENANT	SQ.FT.
1-101	AVAILABLE - FOR LEASE	10,000
1-102	Tapps Music	2,000
1-102A	Bakery	2,387
1-103	Republican Party Office	5,013
1-104	Leased	4,742
1-105	AVAILABLE - FOR LEASE	2,000
1-106	AVAILABLE - FOR LEASE	2,500
1-107	Dr. Tab Boyle DDS	2,500
1-108-110	FMC Dialysis	12,988
1-111	Leased - 3D TOUR	3,000
1-112	AV Banquet Hall	5,000
1-113	Leased	1,584
1-114	Ocean Nails	1,056

44830 VALLEY CENTRAL WAY

SUITE #	TENANT	SQ.FT.
2-101	Marketplace Warehouse	6,349
2-102	Leased - 3D TOUR	2,627
2-103	Living Word Worship	4,520
2-104	Living Word Worship	-
2-105-106	Leased	6,475
2-107-110	Leased - 3D TOUR	11,699
2-111	Leased	2,564
2-112-113	Leased - 3D TOUR	8,356
2-114	Rancherita's Mexican Grill	1,144

44810 VALLEY CENTRAL WAY

SUITE #	TENANT	SQ.FT.
2-201	K-Bob Korean BBQ	-

44840 VALLEY CENTRAL WAY

SUITE #	TENANT	SQ.FT.
3-101-102	Apex Fitness	14,500
3-103	Leased - 3D TOUR	4,500
3-104	Leased	4,214
3-104A	Martinez Barbershop	1,114
3-105	Leased	8,480
3-106B	King's Beauty Supply	-
3-106A-108	Sakura Buffet	-

44920 VALLEY CENTRAL WAY

SUITE #	TENANT	SQ.FT.
4-101	Leased - 3D TOUR	9,290
4-102	Leased - 3D TOUR	6,450
4-103	Famous Footwear	5,000
4-104	Leased - 3D TOUR	3,150
4-105	Mercantile Antiques	4,033
4-106	Twisted Exit Escape Room	2,400
4-107	Leased	2,890
4-108	Gino's Ristorante	5,257

2330 MALL LOOP RD

SUITE #	TENANT	SQ.FT.
5-101-105	Harbor Freight Tools	-
5-106	Leased	5,394
5-107	AVAILABLE - 3D TOUR	2,200
5-108	Leased - 3D TOUR	3,009
5-109	Ax & Dagger	2,968
5-110	AVAILABLE - FOR LEASE	2,000
5-111	Leased	2,800
5-112	AVAILABLE - FOR LEASE	3,000
5-113	AVAILABLE - 3D TOUR	4,000
5-114	Aloha Water	4,190
5-115	AVAILABLE - FOR LEASE	1,500
5-116-117	Home Furniture	-
5-118	AVAILABLE - 3D TOUR	3,450
5-119	American Travel	2,647
5-120	Leased	2,400
5-121	Leased	1,100



AVAILABLE FOR LEASE

Suite #5-107

CLIENT SERVICES

Suite #5-107 is an in-line 2,200 sq.ft. suite with a service build-out. The suite is configured as large open space with minimal build-out. The rear of the property is made up of private office space and a private restroom.

2,200± SF
SUITE SIZE

TBD
POWER



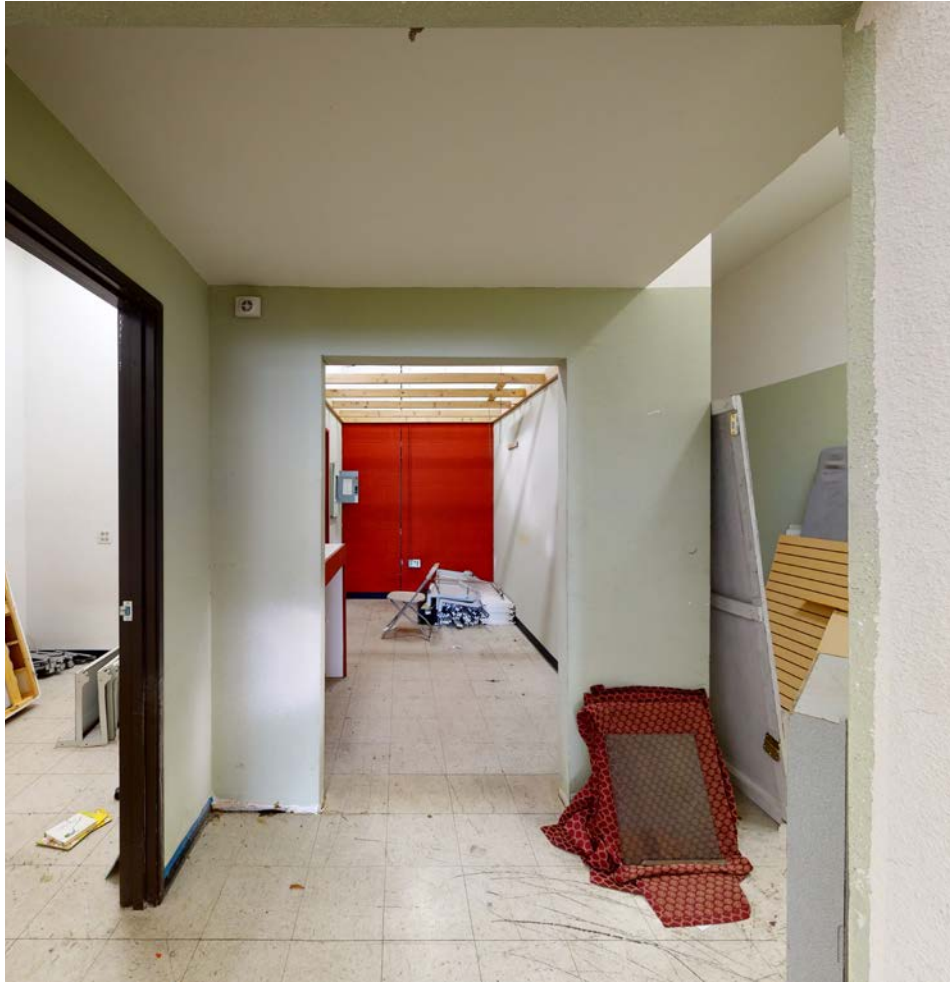
SCAN, TAP or CLICK!



3D TOUR



FLOORPLAN



AVAILABLE FOR LEASE

Suite #5-113

RETAIL STORE

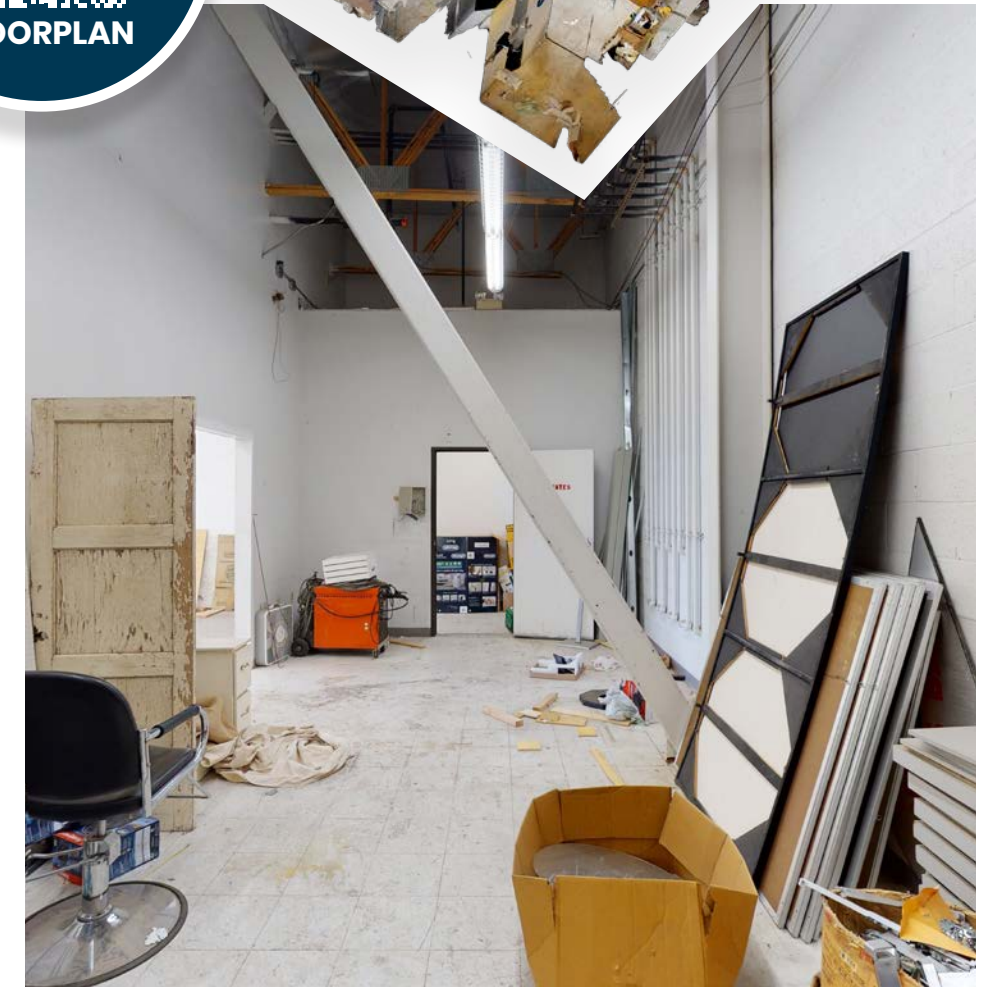
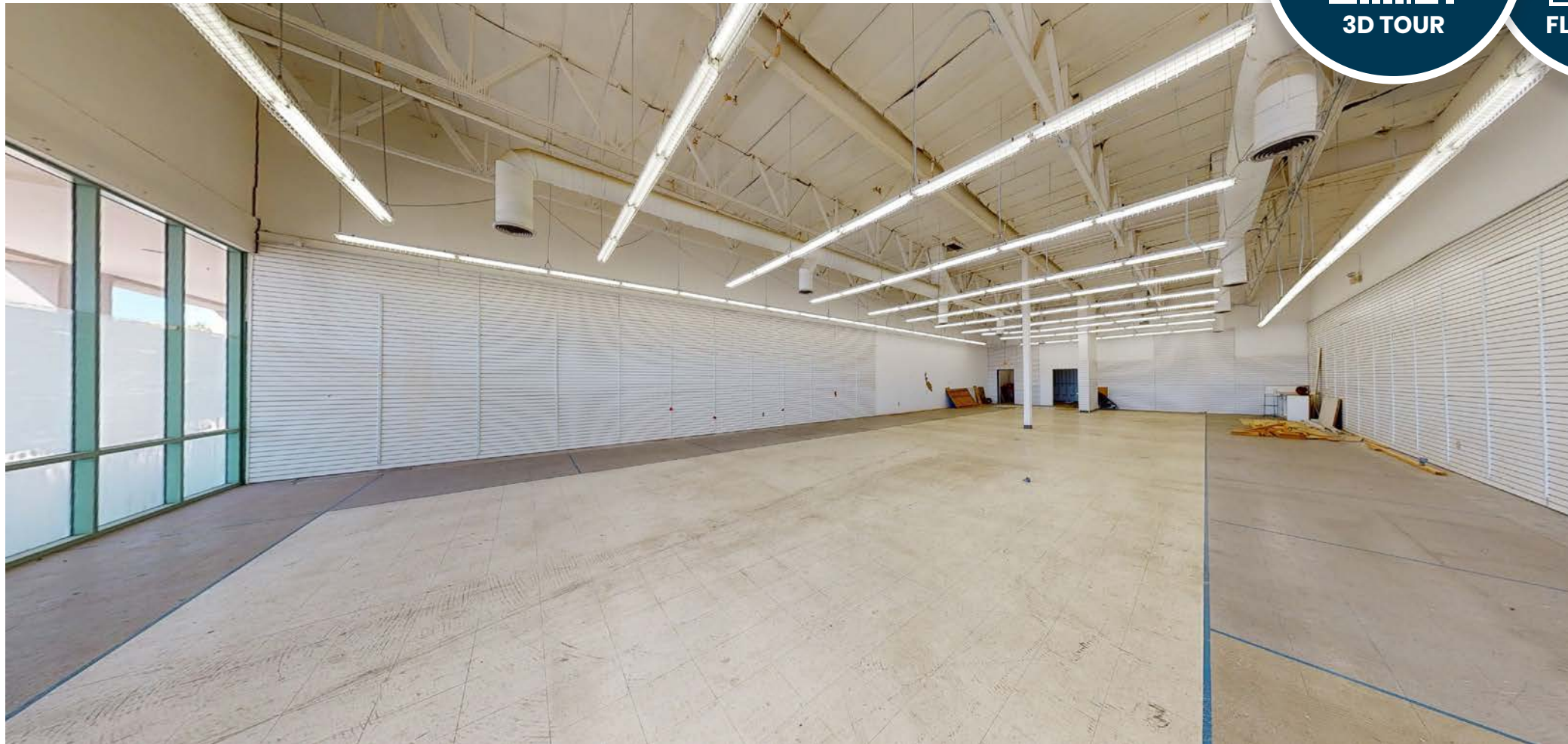
Suite #5-113 is an in-line retail shell with a modern feel thanks to its clear span and high ceilings. The suite features a large open space, office space, storage and a private restroom.

4,000± SF
SUITE SIZE

TBD
POWER



SCAN, TAP or CLICK!



AVAILABLE FOR LEASE

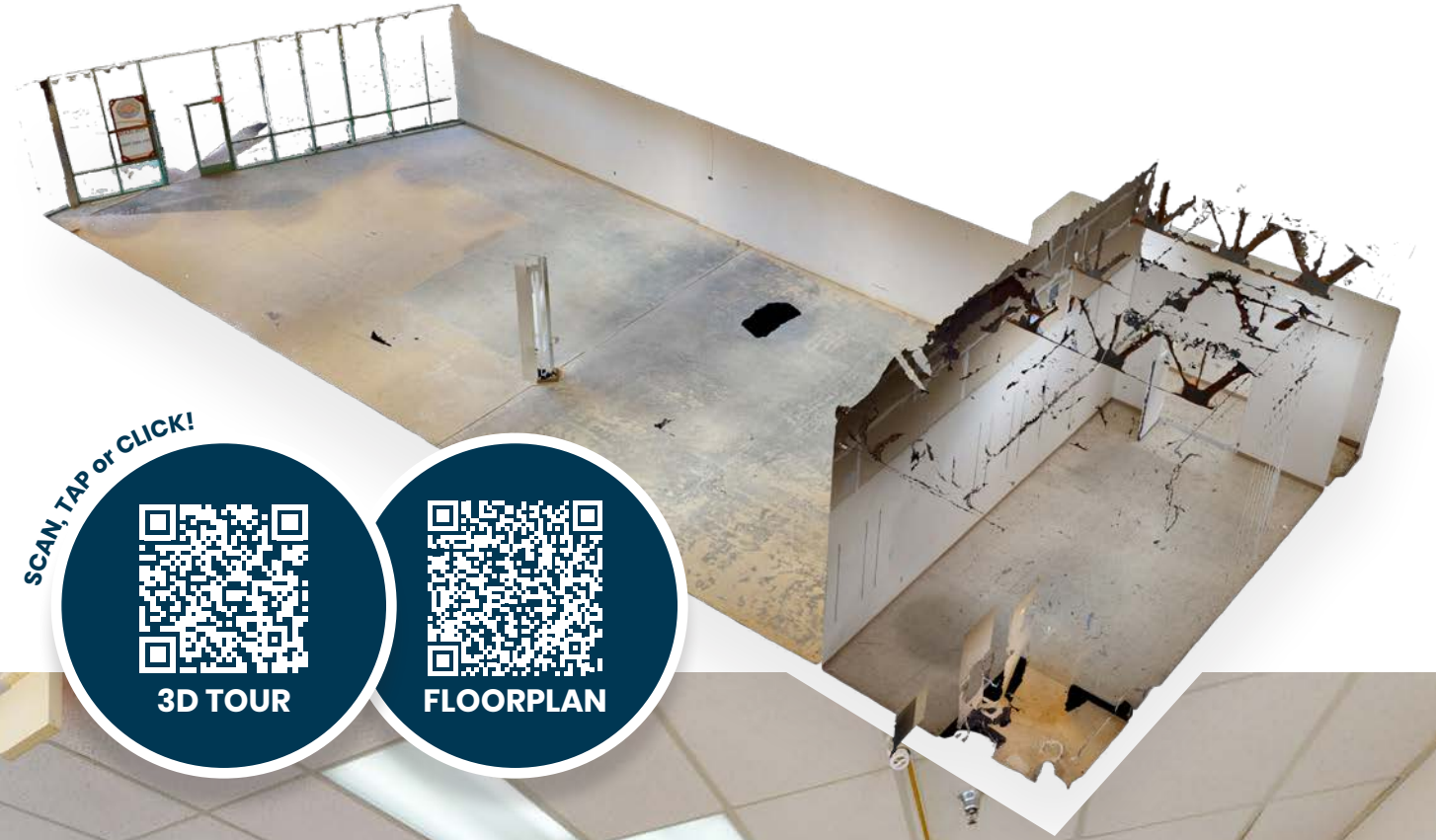
Suite #5-118

SHELL SPACE

Suite #5-118 is an in-line retail shell with a large open span and rear storage space. The suite features high drop-ceilings with an open span. One private restroom is located at the rear of the property.

3,440± SF
SUITE SIZE

TBD
POWER



AVAILABLE FOR LEASE

Suite #1-111

TURN-KEY MMA, DANCE, GYMNASIUM

Suite #1-111 is an in-line suite with an instructional area. The suite is configured as an open space with padded floor, large mirrors, administrative office and a private restroom.

LEASED!

3,000± SF
SUITE SIZE

TBD
POWER



SCAN, TAP or CLICK!



3D TOUR



FLOORPLAN



AVAILABLE FOR LEASE

Suite #2-102

SHELL SPACE

Suite #2-102 is an in-line shell space with a drop ceiling and an exposed duct system. The suite features a large open area, storage space and a rest room.



2,627± SF
SUITE SIZE

TBD
POWER



SCAN, TAP or CLICK!



AVAILABLE FOR LEASE

Suite #2-107-110

TURN-KEY MEDICAL HOSPITAL

Suite #2-107-110 is a turn-key medical hospital complete with exam rooms, surgical wing, and procedure rooms. The suite is turn-key with all infrastructure in-place including power-assisted double doors, gas lines, digital read-outs and much more.

LEASED!

11,699± SF
SUITE SIZE

TBD
POWER



SCAN, TAP or CLICK!



3D TOUR



FLOORPLAN



AVAILABLE FOR LEASE

Suite #2-112-113

INDOOR SOCCER ARENA

Suite #2-112-113 is a turn-key indoor arena. The suite is on the second floor and features two soccer fields, a break room, private office space and restrooms.



8,356± SF
SUITE SIZE

TBD
POWER



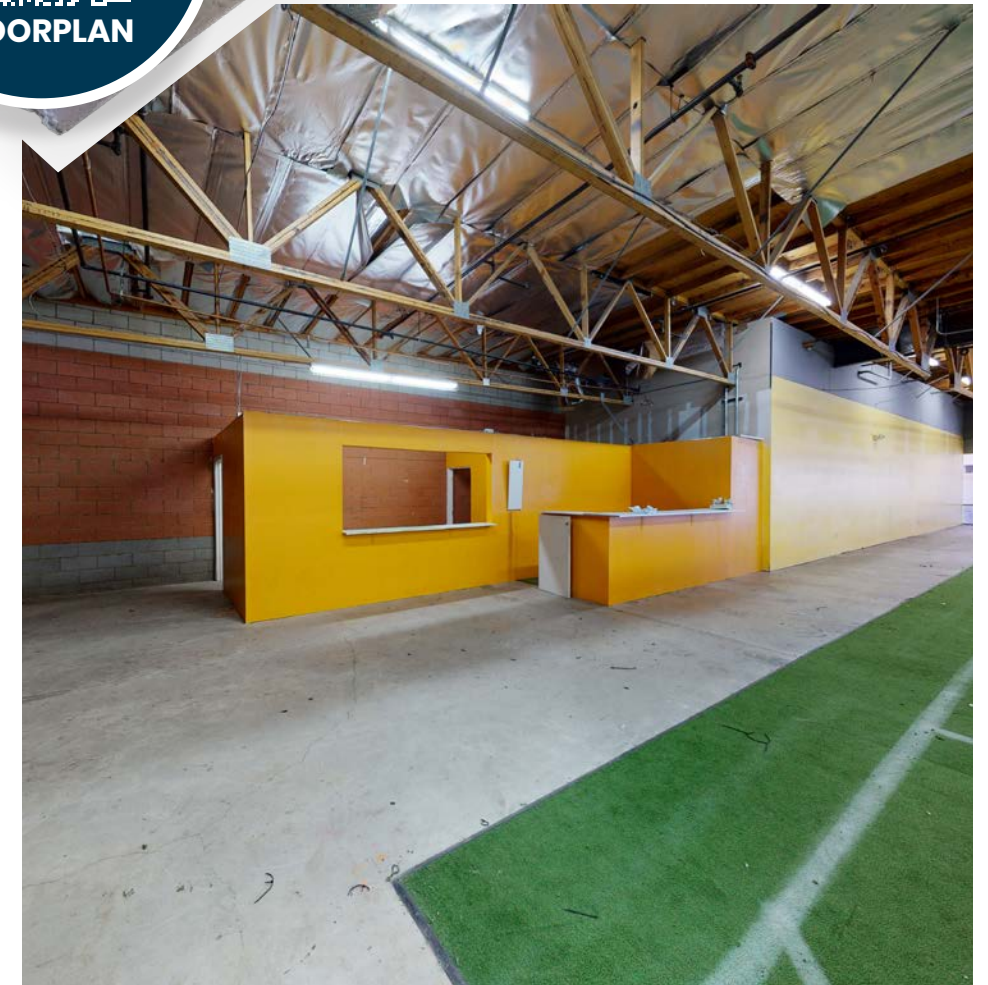
SCAN, TAP or CLICK!



3D TOUR



FLOORPLAN



AVAILABLE FOR LEASE

Suite #3-103

SHELL SPACE

Suite #3-103 is an in-line shell space with a large open span and high ceilings. Secure storage space is available. Restroom is located at the rear of the space.



4,500± SF
SUITE SIZE

TBD
POWER



SCAN, TAP or CLICK!



3D TOUR



FLOORPLAN



AVAILABLE FOR LEASE

Suite #4-101

CLOTHING STORE

Suite #1-111 is a prime clothing store located at the **Water Marketplace**. The clothing store features a large fitting room, numerous changing rooms, administrative office space and tall warehouse space. The suite comes furnished as pictured.

LEASED!

9,290± SF
SUITE SIZE

TBD
POWER



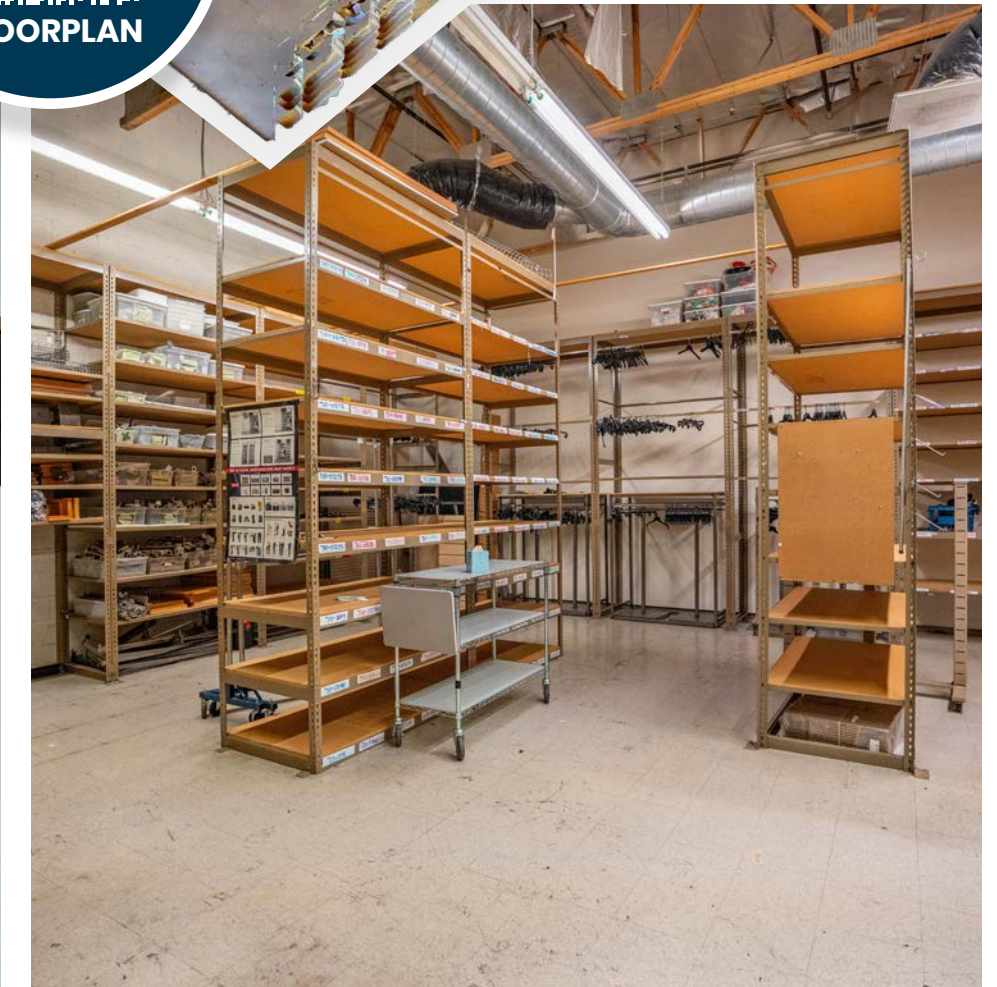
SCAN, TAP or CLICK!



3D TOUR



FLOORPLAN



AVAILABLE FOR LEASE

Suite #4-102

CLOTHING STORE

Suite #4-102 is an in-line of... near the entrance... place. The suite features... space with a central register... the rear of the property are fitting rooms, warehouse space and a private restroom.

LEASED!

6,450± SF
SUITE SIZE

TBD
POWER



AVAILABLE FOR LEASE

Suite #4-104

RETAIL SUPPLY STORE

Suite #4-104 is an in-line retail build-out, suitable for supply stores. The open floor plan with retail space, private office space and a private restroom.

LEASED!

3,150± SF
SUITE SIZE

TBD
POWER



SCAN, TAP or CLICK!



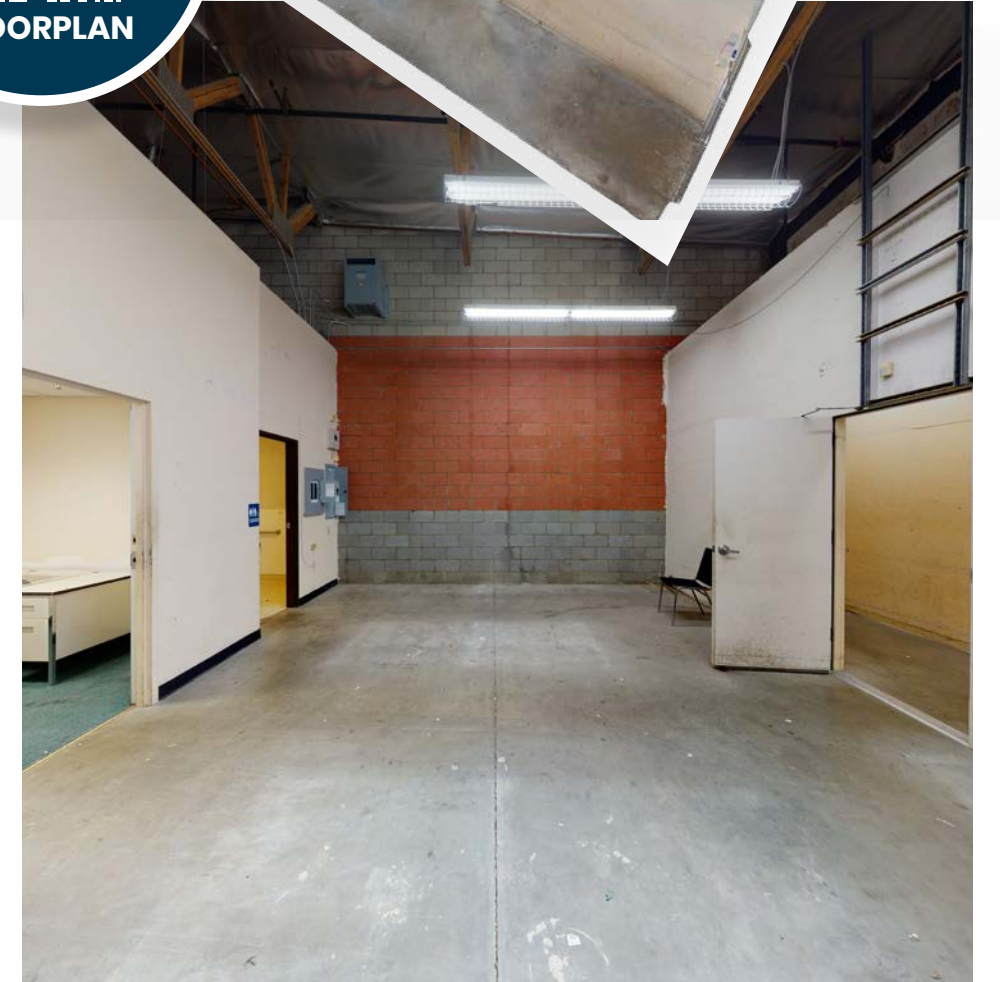
3D TOUR



FLOORPLAN



Jovan Pulitzer



AVAILABLE FOR LEASE

Suite #5-108

THEATER / PERFORMING ARTS

Suite #5-108 is an in-line performing arts suite. The layout is a large open space with a stage area and a green screen area. The suite has a reception that flows through the space to the main stage room. The property is private office space, creative warehouse space and a private restroom.

LEASED!

3,009± SF
SUITE SIZE

TBD
POWER



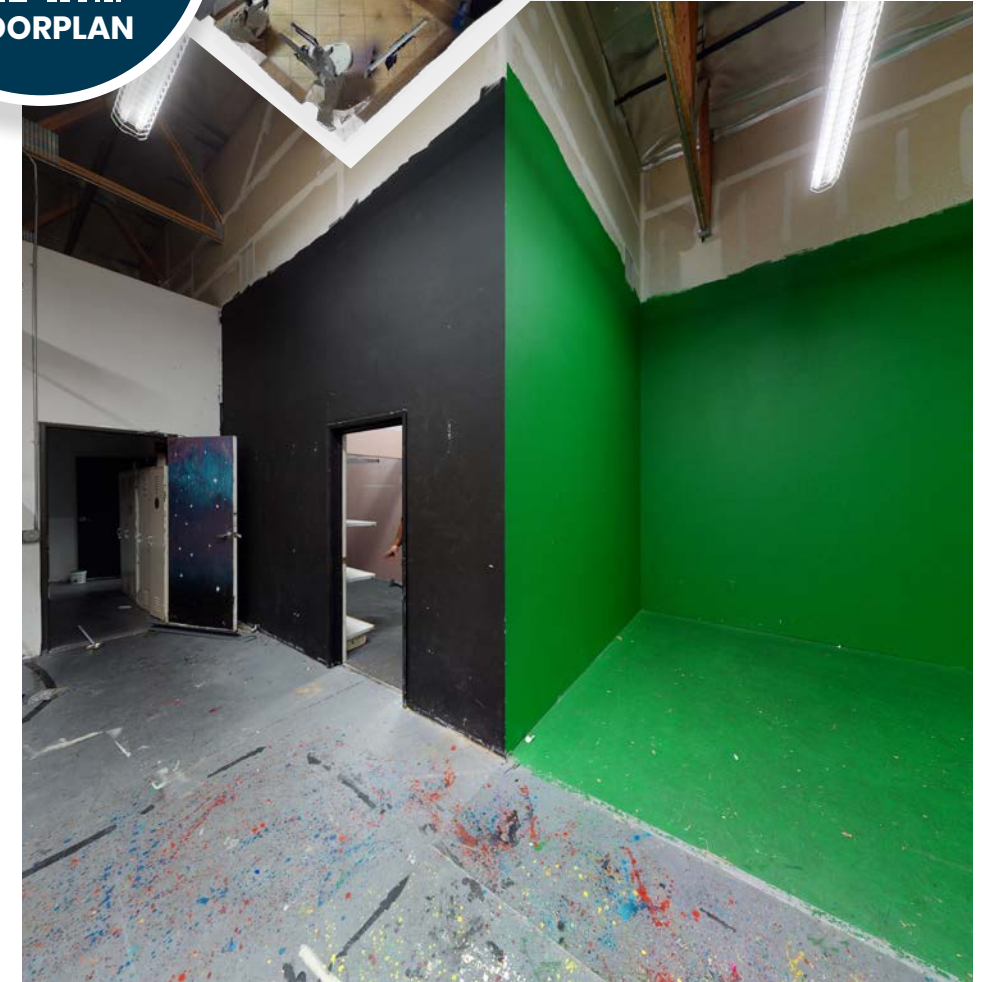
SCAN, TAP or CLICK!



3D TOUR



FLOORPLAN



AVAILABLE FOR LEASE

Suite #5-111

RETAIL STORE

Suite #5-111 is an in-line retail store with office build-out. The build-out includes a retail counter, computer workstations, private office space, and restrooms.

LEASED!

6,450± SF
SUITE SIZE

TBD
POWER



SCAN, TAP or CLICK!



3D TOUR



FLOORPLAN





SAKURA BUFFET

44840

44920



Lancaster Marketplace

LANCASTER, CA 93536

SPACE FOR LEASE
1,500-25,000+ SQUARE FEET SUITES
RETAIL / WAREHOUSE / DISTRIBUTION

PREPARED BY



Robert Stratton

CEO/President - DRE #01182000

Cell: 661-212-5699

Robert@StrattonCRE.com

The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

All product names, logos, and brands are property of their respective owners. All company, product and service names used in this brochure are for identification purposes only. Use of these names, logos, and brands does not imply endorsement.