

LANCASTER, CA

SEQ Hwy 14 & W Ave L

DRIVE-THRU PADS & ANCHOR SPACE AVAILABLE
+/- 55,000 SF SHOPPING CENTER COMING SOON



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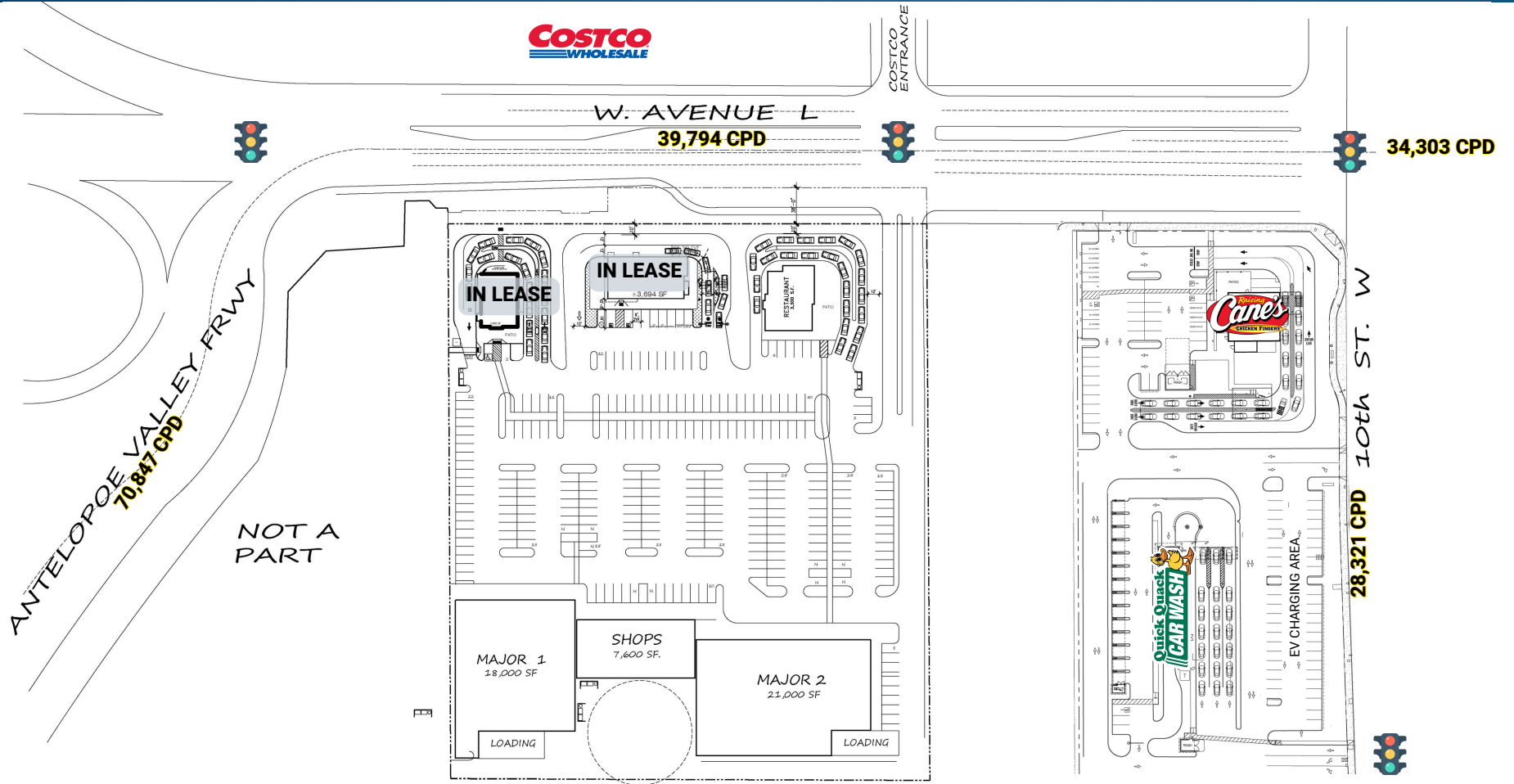
- Shares a traffic signal with Costco's main entrance
- Drive-thru pads and anchor space available across from Costco
- High trafficked intersection with great visibility
- Just off of interstate 14 freeway on/off ramp
- One block away from Antelope Valley Hospital





SITE PLAN

SEQ Hwy 14 & W Ave L
Lancaster, CA



SITE SUMMARY

SITE AREA	308,404 SF
BUILDING	
RETAIL	47,600 SF
RESTAURANT	9,394 SF
	56,994
PARKING	265 STALLS
RATIO	4.65 - 1,000 sf



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 34.6603/-118.1502

SEQ Hwy 14 & W Ave L, Lancaster, CA	1 mi radius	2 mi radius	3 mi radius	4 mi radius
Population				
2023 Estimated Population	7,902	29,401	77,146	139,295
2028 Projected Population	7,599	28,615	76,203	138,143
2020 Census Population	8,132	30,272	79,098	142,658
2010 Census Population	7,046	27,522	71,241	127,919
Projected Annual Growth 2023 to 2028	-0.8%	-0.5%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2023	0.9%	0.5%	0.6%	0.7%
2023 Median Age	32.8	35.0	35.6	34.7
Households				
2023 Estimated Households	3,405	11,180	26,937	45,630
2028 Projected Households	3,325	11,014	26,945	45,855
2020 Census Households	3,456	11,369	27,272	46,120
2010 Census Households	3,017	10,325	24,496	41,322
Projected Annual Growth 2023 to 2028	-0.5%	-0.3%	-	-
Historical Annual Growth 2010 to 2023	1.0%	0.6%	0.8%	0.8%
Race and Ethnicity				
2023 Estimated White	38.0%	38.1%	36.4%	35.3%
2023 Estimated Black or African American	23.5%	21.0%	21.3%	21.6%
2023 Estimated Asian or Pacific Islander	6.7%	6.6%	6.3%	6.6%
2023 Estimated American Indian or Native Alaskan	1.3%	1.4%	1.6%	1.5%
2023 Estimated Other Races	30.6%	32.8%	34.4%	35.1%
2023 Estimated Hispanic	39.1%	41.1%	43.3%	44.2%
Income				
2023 Estimated Average Household Income	\$67,167	\$82,517	\$88,639	\$95,987
2023 Estimated Median Household Income	\$58,087	\$67,316	\$71,652	\$77,212
2023 Estimated Per Capita Income	\$29,143	\$31,582	\$31,128	\$31,565
Education (Age 25+)				
2023 Estimated Elementary (Grade Level 0 to 8)	8.1%	7.0%	7.2%	7.6%
2023 Estimated Some High School (Grade Level 9 to 11)	8.0%	9.1%	9.0%	8.8%
2023 Estimated High School Graduate	23.5%	27.0%	29.1%	29.7%
2023 Estimated Some College	20.0%	22.7%	22.9%	22.2%
2023 Estimated Associates Degree Only	13.7%	10.9%	10.4%	9.7%
2023 Estimated Bachelors Degree Only	15.7%	13.3%	13.4%	13.8%
2023 Estimated Graduate Degree	11.0%	10.0%	8.0%	8.2%
Business				
2023 Estimated Total Businesses	594	2,054	3,449	4,901
2023 Estimated Total Employees	5,554	20,830	32,356	43,141
2023 Estimated Employee Population per Business	9.3	10.1	9.4	8.8
2023 Estimated Residential Population per Business	13.3	14.3	22.4	28.4