



COR AVE G 10 STW, LANCASTER, CA 93536

113,256 SQ. FT. (2.6 ACRES)
FOR SALE

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The information above has been obtained from sources believed 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.

AERIAL MAP

FALLAS DISCOUNT STORES | USbank | Walmart | PartyCity | Payless SHOESOURCE
 HARBOR FREIGHT TOOLS | Chevron | Marshalls | Food4Less | PETSMART | GNC LIVE WELL
 McDonald's | planet fitness | Panda Express | TOLLER | sally beauty | GameStop | Michaels | 99¢ ONLY STORES

AEROSPACE HWY (+77,992)

CIB TRUST | PIZZA HUT | CHASE | WELLS FARGO
 STARBUCKS COFFEE | IN-N-OUT BURGER | ARCO | BANK OF AMERICA

BURGER KING | Auto Zone | KFC | RAC APPLIANCE REPAIR
 DOLLAR TREE | IHOP | DELTACO | TACO BELL

THE HOME DEPOT | Sam's Club | Sizzler
 PEPEBOYS | CVS pharmacy | dd's DISCOUNTS | AT&T
 Walgreens | SUPERCUTS

113,256 SF
(2.6 ACRES)

AVE J (+30,938 CPD)

WAVE I (+23,085 CPD)

10TH STREET W (+1,916 CPD)

W AVE G (+2,143 CPD)





Property Information



ADDRESS

Cor Ave G 10 STW
Lancaster, CA 93536



APN

3118-004-080



PRICE

\$50,000



PRICE PER SF

\$0.44 per Sq. Ft.



LAND SIZE

±113,256 Sq. Ft.
(+2.6 Acres)



ZONING

HI (Heavy Industrial)

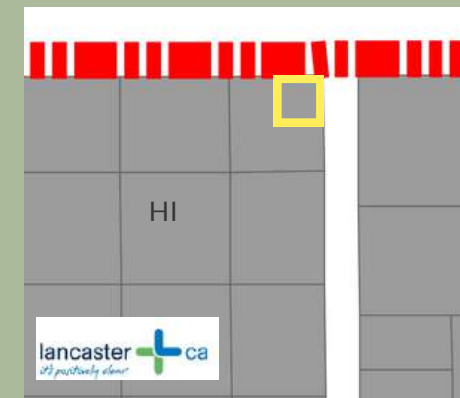


Property Highlights

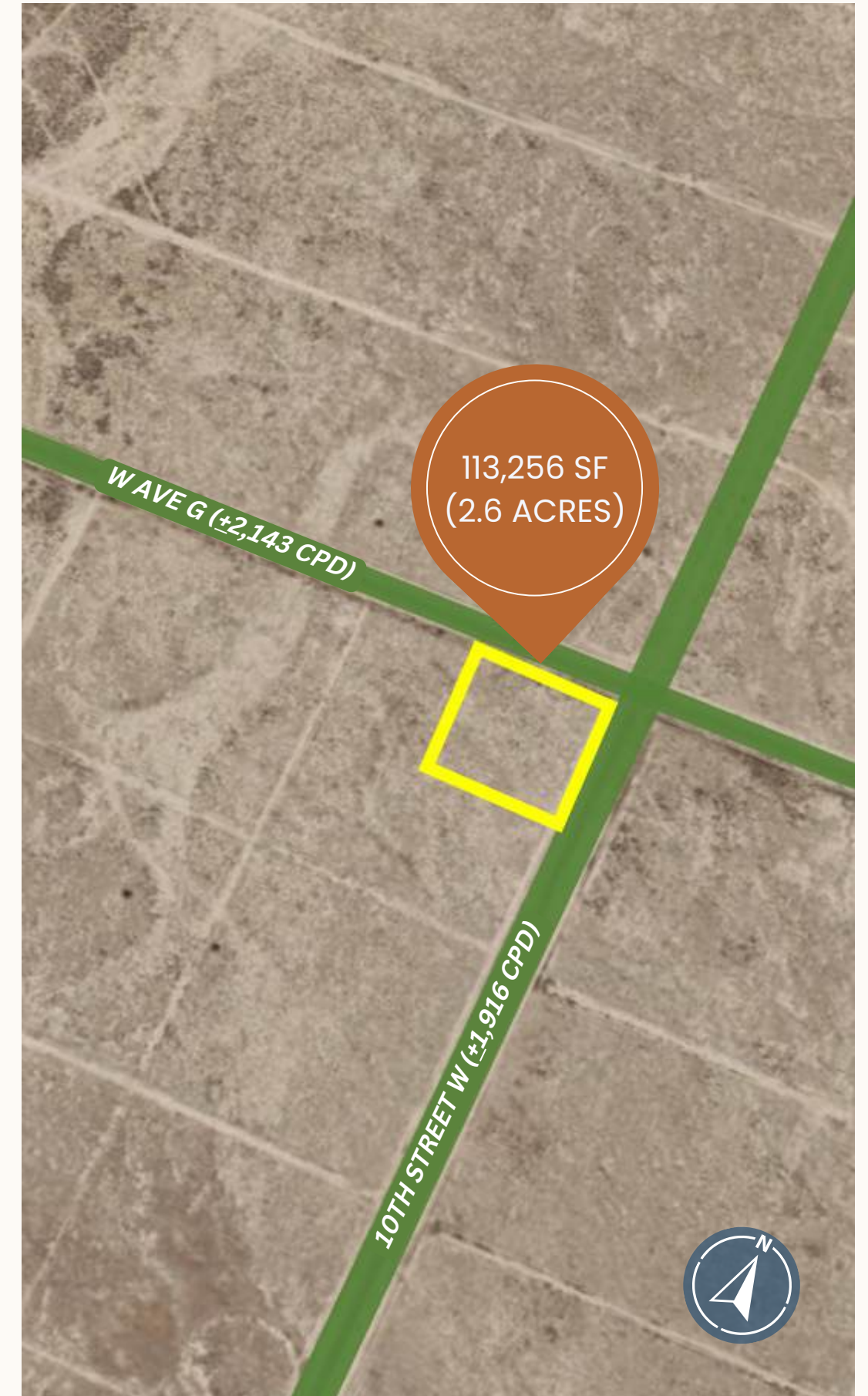
1. Frontage on W Ave G
2. SEC W Ave G and 10th Street W
3. Convenient (14) Freeway Access
4. Priced to Sell (\$0.44 per Sq. Ft.)
5. Future redevelopment potential



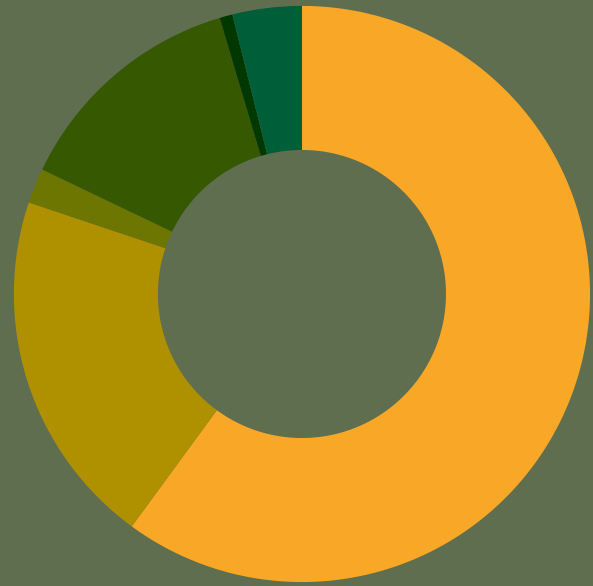
APN 3118-004-080



ZONING HI (Heavy Industrial)



Race & Ethnicity

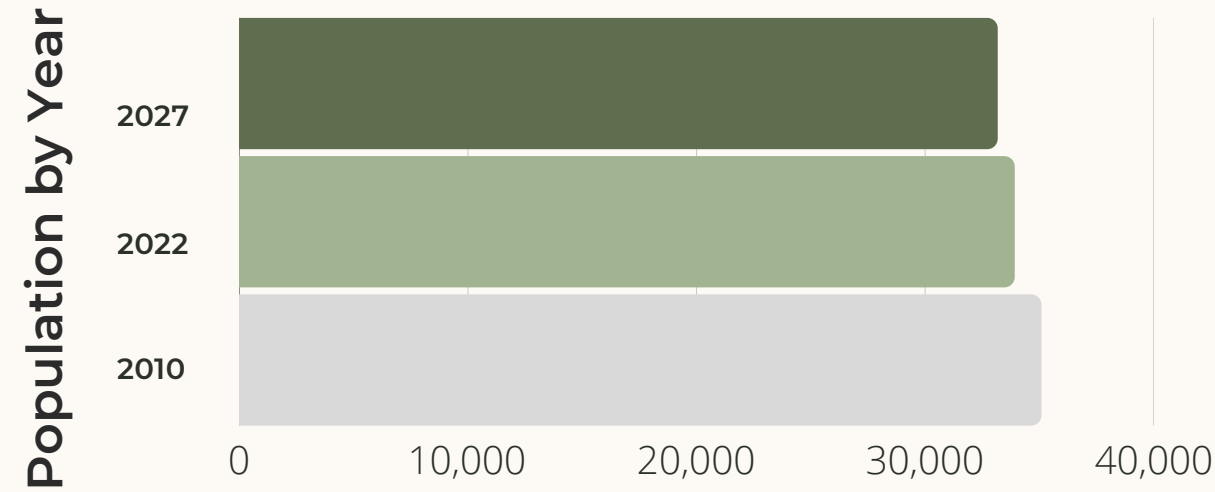


- White - 66.86%
- Black / African American - 22.36%
- American Indian - 2.19%
- Asian - 3.87%
- Native Hawaiian/
Other Pacific Islander - 0.39%
- Other Race - 4.33%

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Demographics

3-Mile Summary



POPULATION	1 MILE	3 MILES	5 MILES
2022 Population	295	33,920	112,228
2027 Population	289	33,176	110,533
2010 Population	304	35,093	112,069



HOUSEHOLD	1 MILE	3 MILES	5 MILES
2022 Households	75	10,568	35,708
2027 Households	74	10,334	35,205
2010 Households	79	10,937	35,420

