



# Commercial Space Available **FOR LEASE**

2701 West Avenue L • Lancaster, CA



## Property Highlights

- Highly visible end-cap space in West Lancaster Plaza
- Excellent co-tenancy within the center and on the neighboring corners
- Prominent signage available on the south and west fascia of the building, monuments, and entry to suite
- Space may be divisible to suit tenants needs
- More than 22,000 AADT - City of Lancaster 2019

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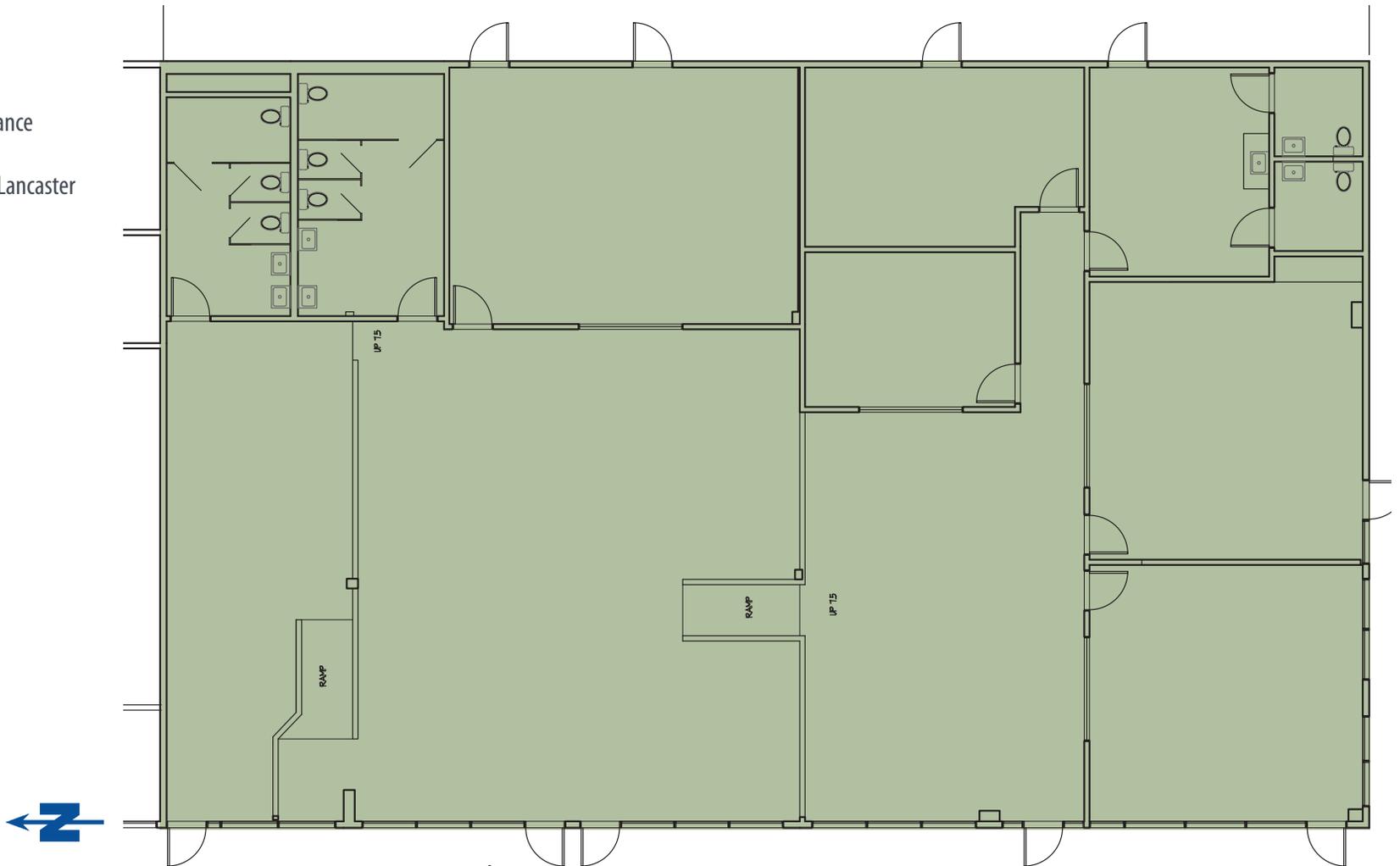
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## Floor Plan

### Property Details

- 5,650 SF
- \$1.50 PSF NNN
- Negotiable TI allowance
- Abundant parking
- Zoned CPD - City of Lancaster



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## Property Photos



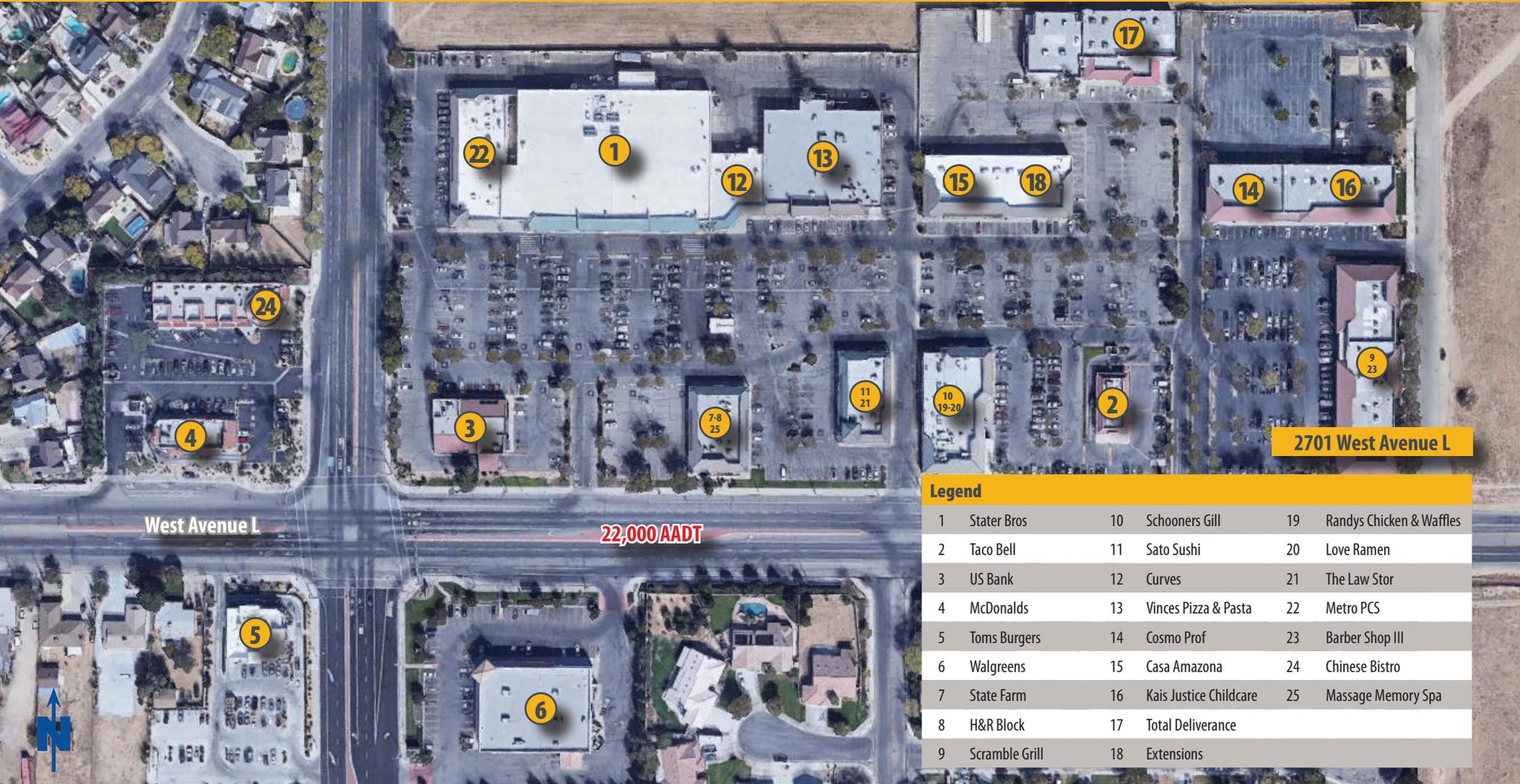
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## Aerial Map



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Legend					
1	Stater Bros	10	Schooners Gill	19	Randys Chicken & Waffles
2	Taco Bell	11	Sato Sushi	20	Love Ramen
3	US Bank	12	Curves	21	The Law Stor
4	McDonalds	13	Vinces Pizza & Pasta	22	Metro PCS
5	Toms Burgers	14	Cosmo Prof	23	Barber Shop III
6	Walgreens	15	Casa Amazona	24	Chinese Bistro
7	State Farm	16	Kais Justice Childcare	25	Massage Memory Spa
8	H&R Block	17	Total Deliverance		
9	Scramble Grill	18	Extensions		

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