



A DEVELOPMENT BY:



GOLDEN STAR INVESTMENTS

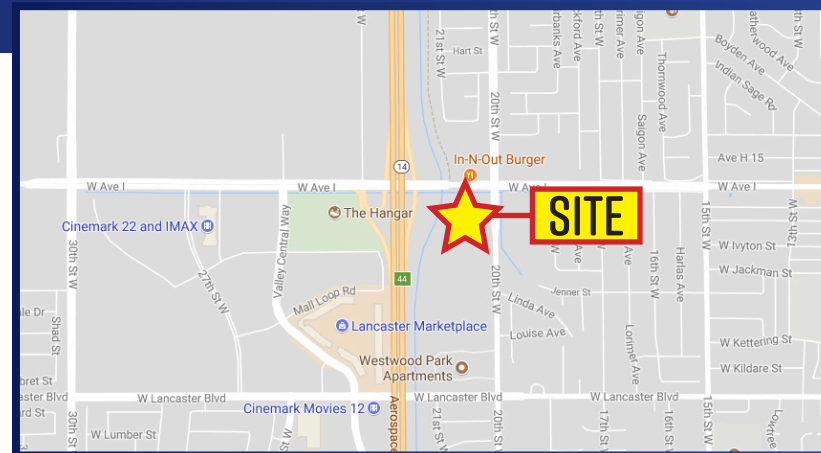
FOR GROUND LEASE OR BUILT-TO SUIT

+/-45,064 SQ. FT. SIT DOWN RESTAURANT / DRIVE-THRU PAD

SWQ WEST AVENUE I & 20TH STREET WEST | LANCASTER, CA

PROJECT HIGHLIGHTS:

- » +/-45,064 Sq. ft. Sit Down Restaurant / Drive-Thru Pad
- » Located at the Signalized Intersection of West Avenue I & 20th Street West
- » Excellent Access to Highway 14
- » Lancaster City Daytime Population Exceeds 158,000
- » Ideal Tenants: Fast Food, Cellular, Insurance, and other In-line Shop Tenants



NEARBY RETAILERS:



2017 Demographics	1-Mile	2-Miles	3-Miles
Est. Population 2017:	13,566	40,786	78,760
Avg. HH Income:	\$71,790	\$65,320	\$66,277
Projected Avg. HH Income 2022:	\$83,979	\$77,144	\$77,341
Daytime Population:	5,194	22,125	31,310
Avg. Household Size:	3.2	2.9	2.9

Source: Sites USA

FOR FURTHER INFORMATION, PLEASE CONTACT:



MATTHEW ARFA
 888-215-TEAM (8326)
 714-726-9909 Cell
 matthew@amsbrokers.com
 DRE #01788637

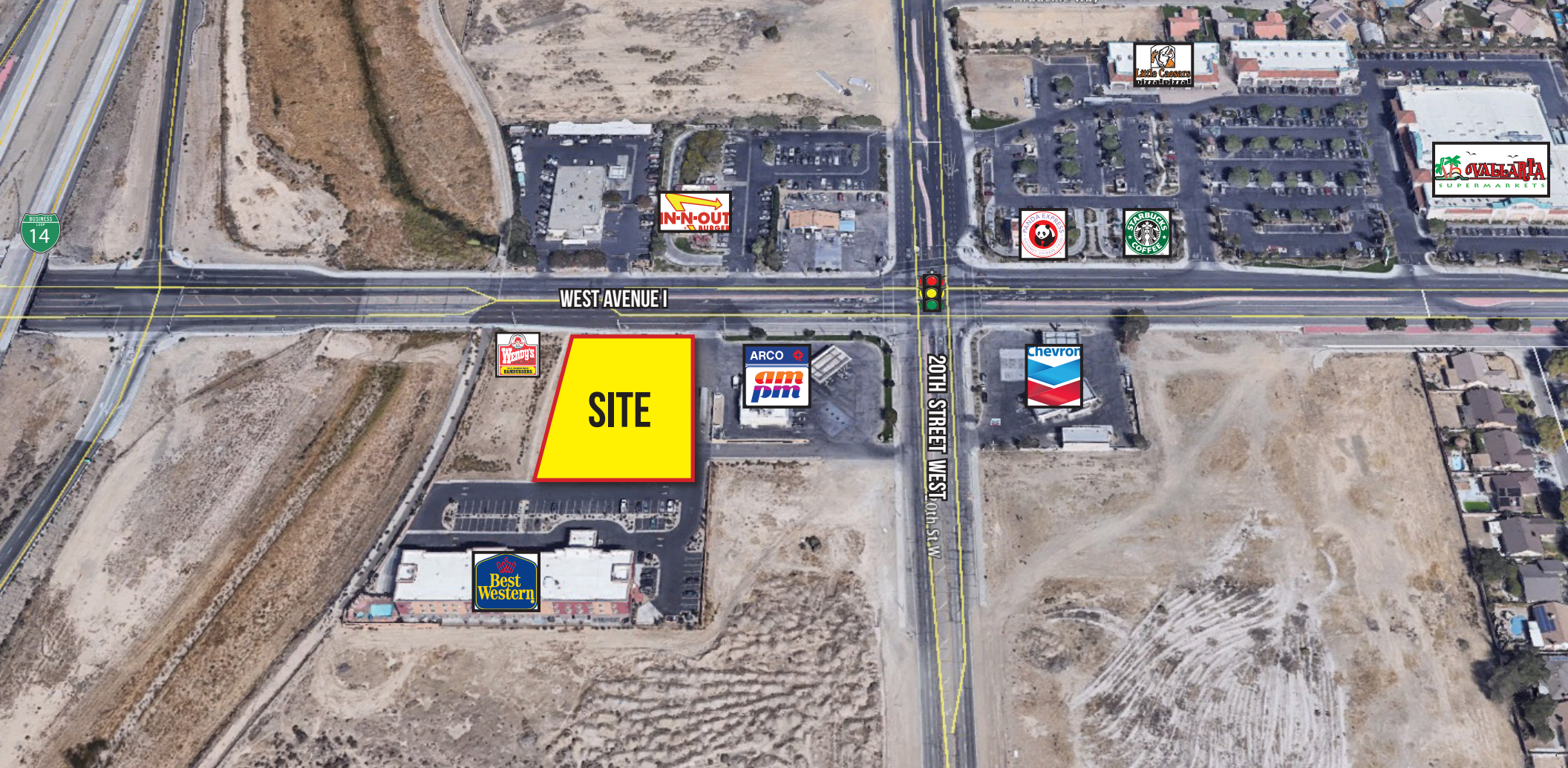


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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix and availability are subject to change without notice.

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MORTGAGE - MANAGEMENT - DEVELOPMENT

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SITE PLAN - OPTION I

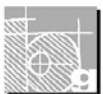


SITE INFORMATION

TOTAL AREA: ±45,064 SF (1.03 AC)
TOTAL BUILDING AREA: ±4,600 SF

PARKING INFORMATION

STALLS PROVIDED: 39
PARKING RATIO: 8.47 / 1,000 SF



**BICKEL GROUP
ARCHITECTURE**
BICKEL GROUP INCORPORATED
3600 BIRCH STREET, SUITE 120
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RESTAURANT
WEST AVENUE I & 20TH STREET WEST
LANCASTER, CALIFORNIA

SITE PLAN OPT 1

Scale: 1" = 40'
October 13, 2017

F:\17\17A140 - Lancaster, W Avenue I & 20th Street
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SITE PLAN - OPTION II

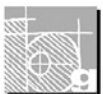


SITE INFORMATION

TOTAL AREA: ±45,064 SF (1.03 AC)
TOTAL BUILDING AREA: ±4,600 SF

PARKING INFORMATION

STALLS PROVIDED: 51
PARKING RATIO: 11.08 / 1,000 SF



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SITE PLAN OPT 2

Scale: 1" = 40'
October 13, 2017

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SITE PLAN - OPTION III

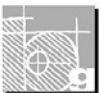


SITE INFORMATION

TOTAL AREA: ±45,064 SF (1.03 AC)
TOTAL BUILDING AREA: ±5,500 SF

PARKING INFORMATION

STALLS PROVIDED: 54
PARKING RATIO: 9.81 / 1,000 SF



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SITE PLAN OPT 3

Scale: 1" = 40'
October 13, 2017

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