

# FOR LEASE



COMMERCIAL / RETAIL BUILDING

VALLEY REALTY

**44805-44819 10TH ST WEST, LANCASTER, CA 93534**



## PROPERTY OVERVIEW:

Take advantage of this PRIME retail location on the heels of a successful furniture store operating at this location for over 50 years! This building offers great visibility with a glass storefront displaying an expansive showroom and includes almost 5,000sf of warehouse space! This signalized, corner location is the entrance to “The Blvd.”, a unique shopping, dining, and entertainment destination that has also become the center of community activities! Situated at the signalized corner of 10<sup>th</sup> St West and Lancaster Blvd. the building falls within the “Gateway District” of the Downtown Specific Plan where a wide variety of retail, office, lodging on other commercial uses are permitted. This corner location offers multiple access points and plenty of parking!

Property Type	Commercial/Retail
Building Size	26,402+/-rsf
Lease Price	\$13,201/month (\$0.50/rsf)
Lease Type	Modified Gross
Construction	Block
Year Built	1953/1960
Traffic Count	ADT 10th St. W .....16,100 ADT Lancaster. Blvd.....14,300
Lot Size	.96+/- acre
APN	3121-003-016 & 002
Zoning	“Gateway District” Downtown Specific Plan

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STREET VIEW

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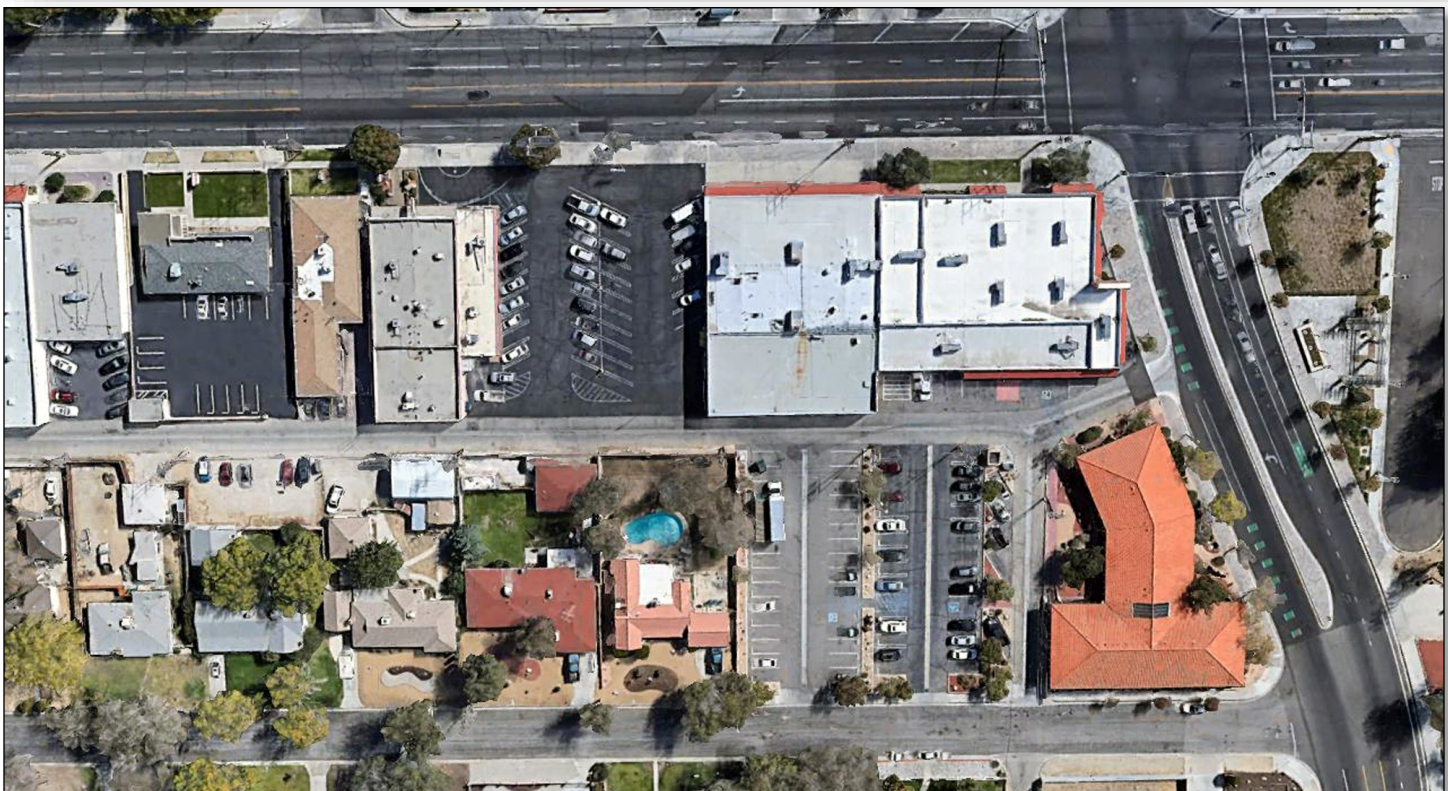
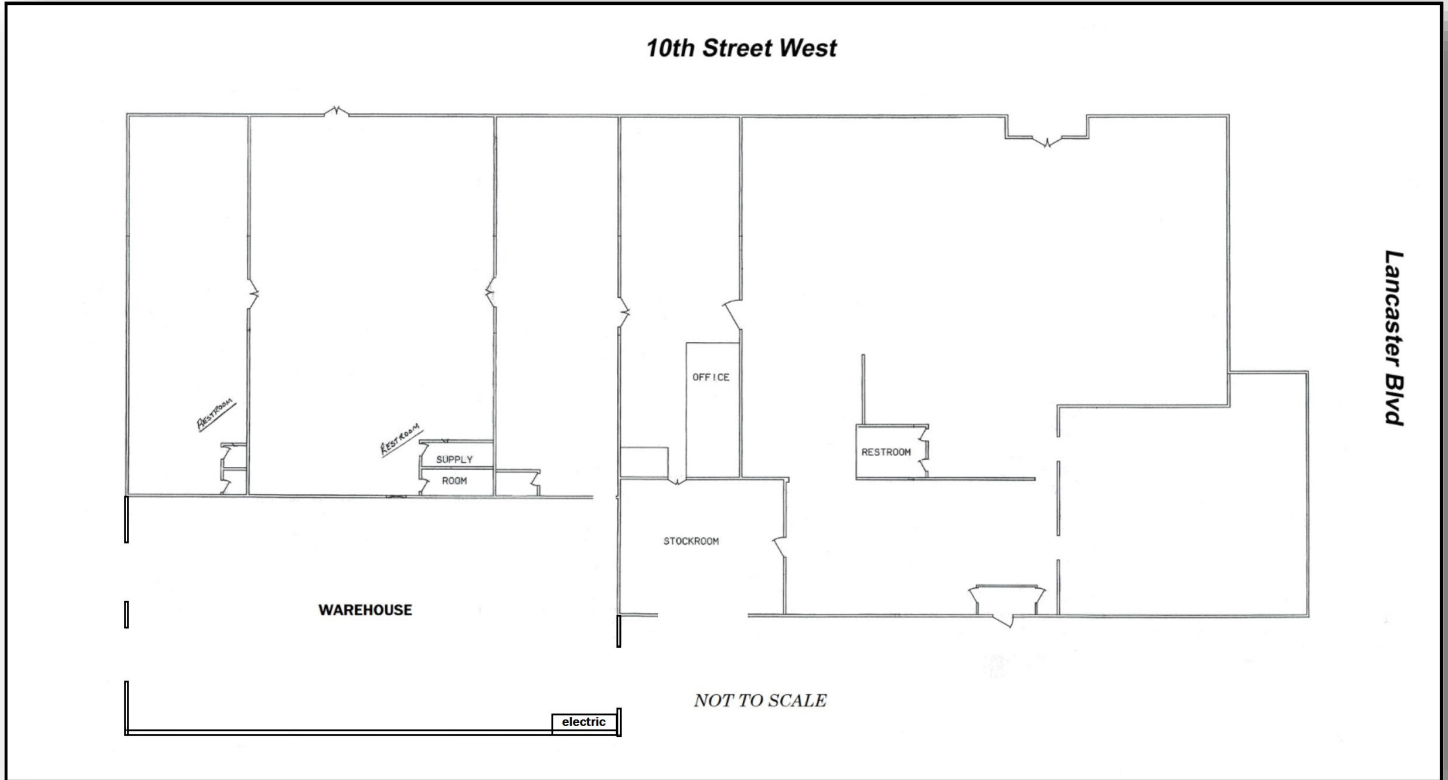
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## Floor Plan and Aerial

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## Aerial and Street Map

