



# ANTELOPE VALLEY PLAZA

2002-2072 WEST AVENUE J, LANCASTER, CA 93536



OFFERING MEMORANDUM

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# EXECUTIVE SUMMARY





# EXECUTIVE SUMMARY



Sale Price:  
**\$4,456,000**



NOI:  
**\$267,395**



CAP:  
**6%**



Lot Size:  
**+/- 0.42 AC**



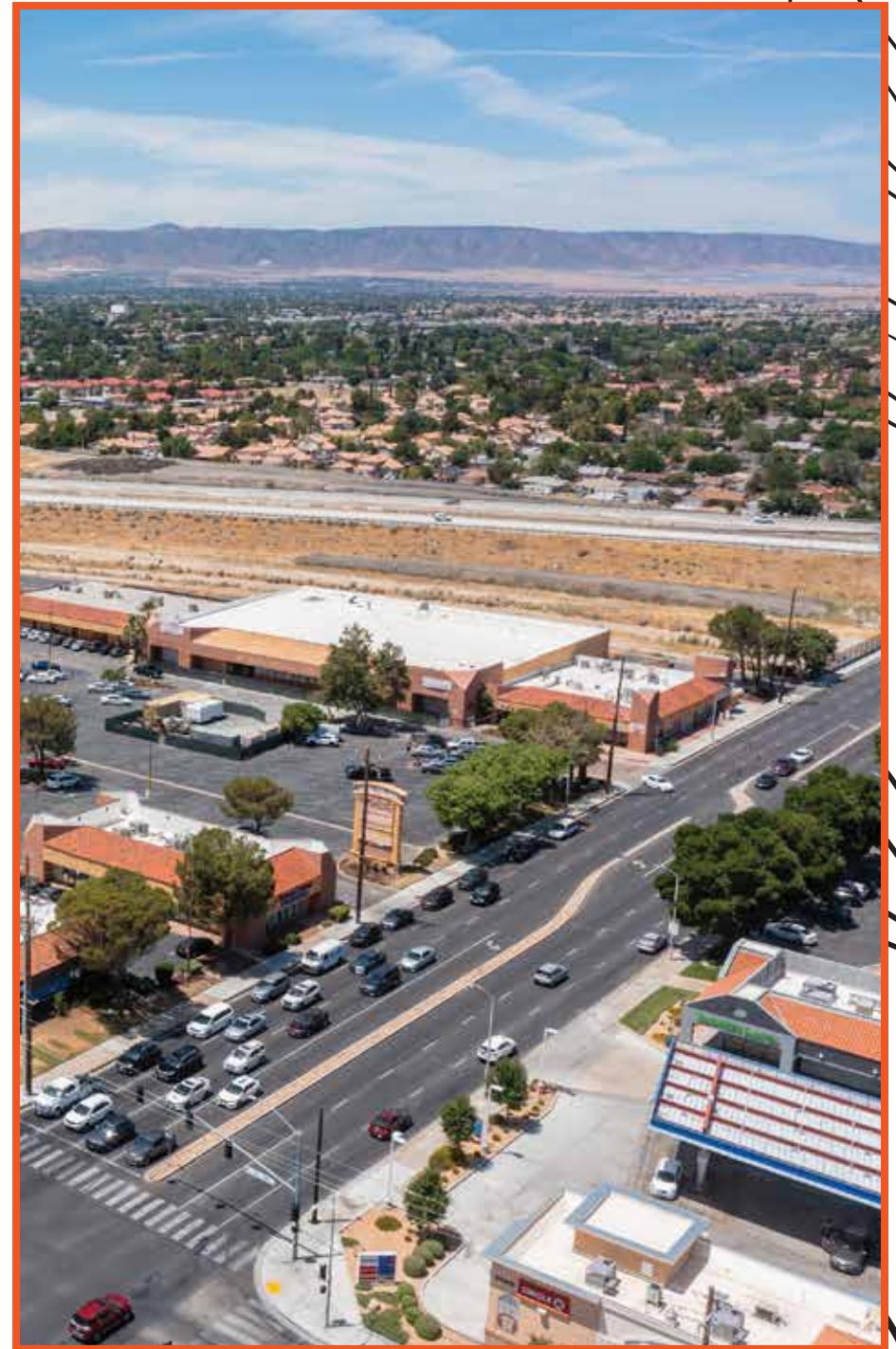
Building Size:  
**+/- 8119**



ADDRESS:  
**2002-2072 WEST AVENUE J,  
LANCASTER, CA 93536**



TRAFFIC COUNTS:  
**37,185+ Cars per day**



# INVESTMENT HIGHLIGHTS

- Shadow Anchored by Smart & Final Extra!
- Daily needs e-commerce proof Restaurant Tenants with good will value improvements.
- Co-tenants include CVS Pharmacy, dd's Discounts, AT&T Wireless, Supercuts, and Hallmark
- CVS Pharmacy is ranked by traffic in the 95th percentile Nationwide according to Placer.ai
- dd's Discounts is ranked #1 by traffic of stores within a 30-mile radius according to Placer.ai
- 100-Acre Medical Main Street Redevelopment Project Adjacent to the Subject Property. Aims to capitalize on the 100 acres of land surrounding the existing Antelope Valley Hospital (420 beds), re-purposing it for mixed-use facilities that integrate health care, health food stores, restaurants, and workout facilities bringing 1,000's of jobs to the Antelope Valley
- Outstanding Accessibility Located Immediately Adjacent to 14 Freeway at Avenue J and 20th Street
- On & Off Ramps
- Hard-Corner, Signalized Intersection Location at Avenue J and 20th Street; 60,000 Cars Per Day
- Adjacent to High-Performing Home Depot
- Ranked by traffic in the 91st percentile Nationwide and the #1 ranked location out of 5 within 30 Miles According to Placer.ai
- Dense Population; 178,000 People With \$80,000 Average Household Income in a 5-Mile Radius
- High Desert's Robust Economic Growth
- Often dubbed the "Aerospace Valley", the Antelope Valley region of Southern California is a hotbed of Aerospace innovation
- 37% Future Job Growth Predicted Over Next 10 Years in the Antelope Valley
- Major Area Employers Include the World's Largest Private Aerospace Companies Including Boeing, Lockheed Martin, and Northrop Grumman y Lockheed Martin is the Largest Defense Contractor in the Antelope Valley (3,700+ employees)







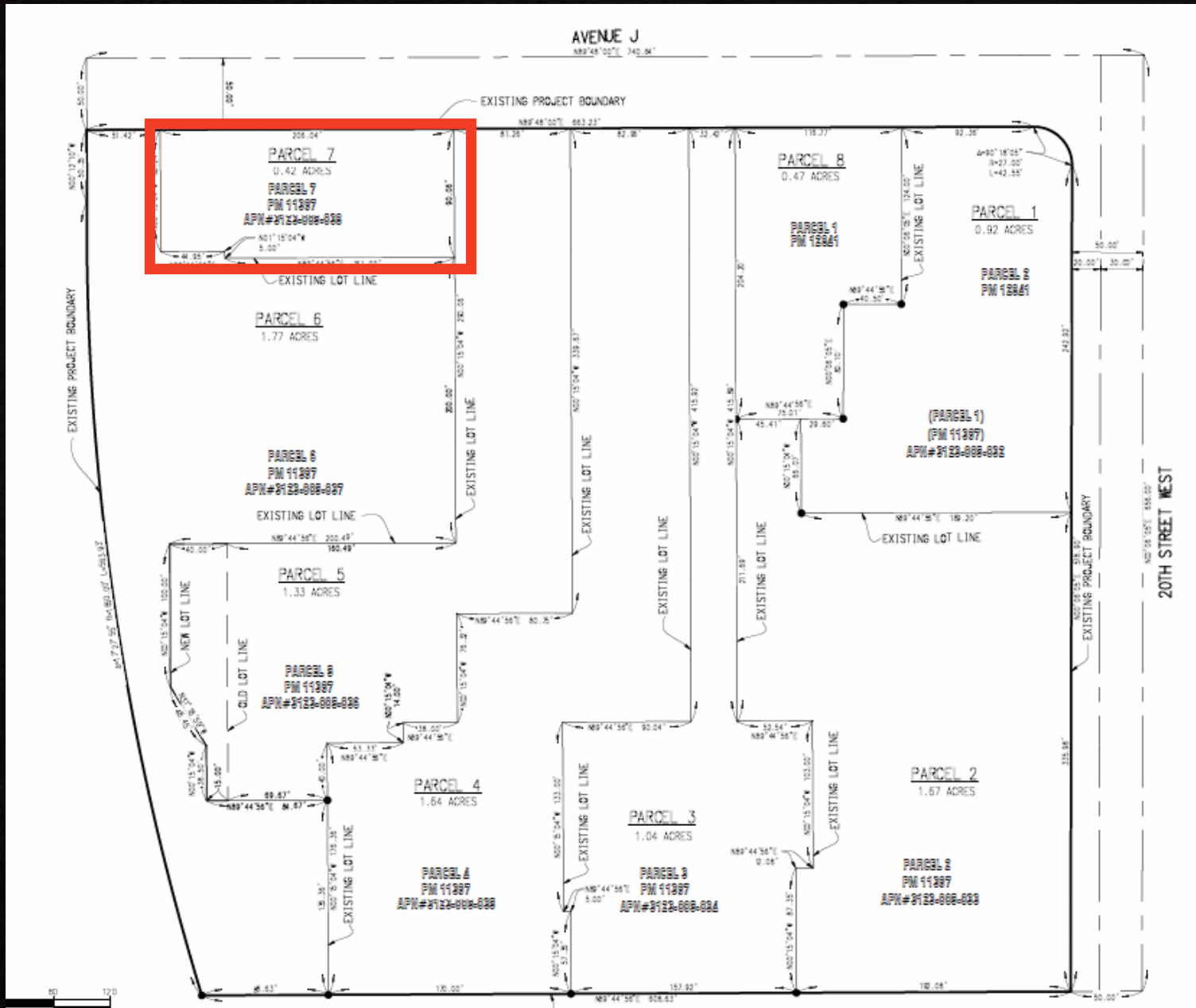


# PROPERTY AERIAL



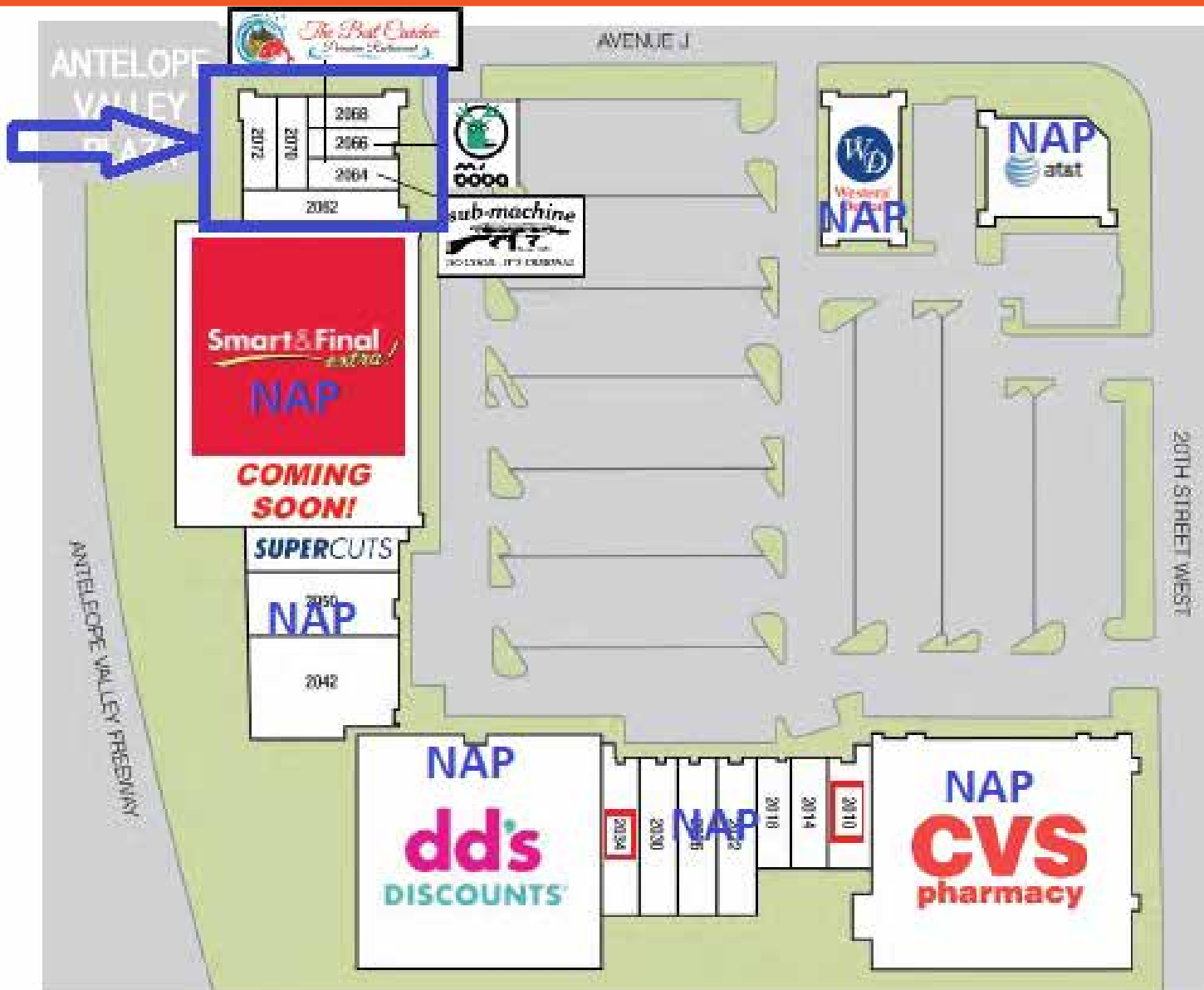


# PARCEL MAP





# SITE PLAN



# FINANCIAL ANALYSIS





# INCOME & EXPENSES

## Income

Rent Income	\$267,395.88
NNN Income	\$62,019.00
Total Income	\$329,414.88
NOI	\$267,414.88
at 6% CAP	\$4,456,914.67
Center Vacancy	0%

## Occupancy

100%



Property: **Smart & Final Extra!**

Address: **2058 WEST AVENUE J, LANCASTER, CA 93536**

#	Unit	Tenant	Security Deposit	Square Foot	\$ per sq ft +/-	base rent	\$ per sqft +/-	CAM	Total	term	Lease Start	Lease End	% inc	mo/year inc	Option
15	2062	Pho Stop	\$ 2,580.00	2,064	\$ 2.39	\$ 4,926.82	\$ 0.50	\$ 1,032.00	\$ 5,958.82	3	March 1, 2018	February 28, 2024	3%	Mar-23	(1) 3yr
16	2064	Sub Machine	\$ 1,120.00	1,200	\$ 3.34	\$ 4,008.47	\$ 0.50	\$ 600.00	\$ 4,608.47	5	October 1, 2014	September 1, 2026	3%	Oct-22	NONE
17	2066	Boba Tea Yue Li	\$ 3,240.00	1,080	\$ 2.73	\$ 2,950.00	\$ 0.50	\$ 540.00	\$ 3,490.00	5	May 1, 2019	April 30, 2024	3%	May-23	(1) 5yr
18	2068	Salvadorian Restaurant	\$ 5,981.25	1,375	\$ 3.00	\$ 4,125.00	\$ 0.45	\$ 1,856.25	\$ 5,981.25	3	July 1, 2023	June 30, 2026	3%	Jul-24	(1)3Yr
19	2070	La Ramadita, Inc.	\$ 2,500.00	1,200	\$ 2.65	\$ 3,182.70	\$ 0.60	\$ 600.00	\$ 3,782.70	5	August 1, 2021	August 2, 2026	3%	Aug-22	(1) 5yr
20	2072	Erika V. Hidalgo dba The Best Ceviche	\$ 3,540.00	1,200	\$ 2.58	\$ 3,090.00	\$ 0.45	\$ 540.00	\$ 3,630.00	5	March 23, 2022	March 22, 2025	3%	NONE	NONE
Property Data		3123-005-038		8,119											



# MARKET OVERVIEW





# NEARBY BUSINESSES



POPULATION

90,525

within a 3-mile radius

INCOME

\$65,186

average household income  
within a 3-mile radius

TRAFFIC COUNT

37,185+

cars per day





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## CONTACTS

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