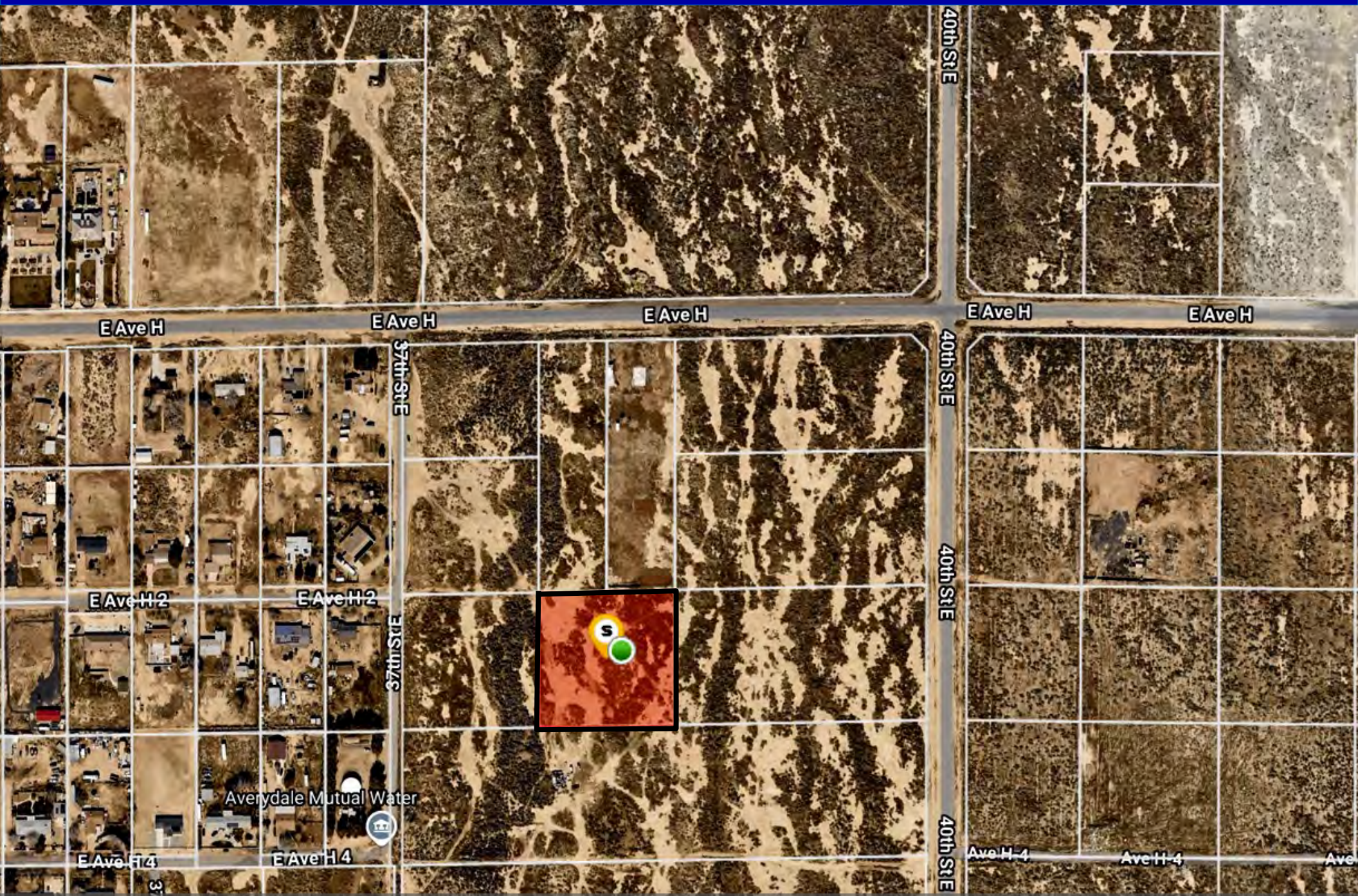
2.58 Acres Land in Lancaster California



Bashir Tariq **951-269-3000**

BashirTariq@msn.com

DRE# 01851484

KW COMMERCIAL

OFFERING SUMMARY

Location

2.58 Acres, Lot 42

VIC 37TH STE AVE H2
LANCASTER, CA 93535

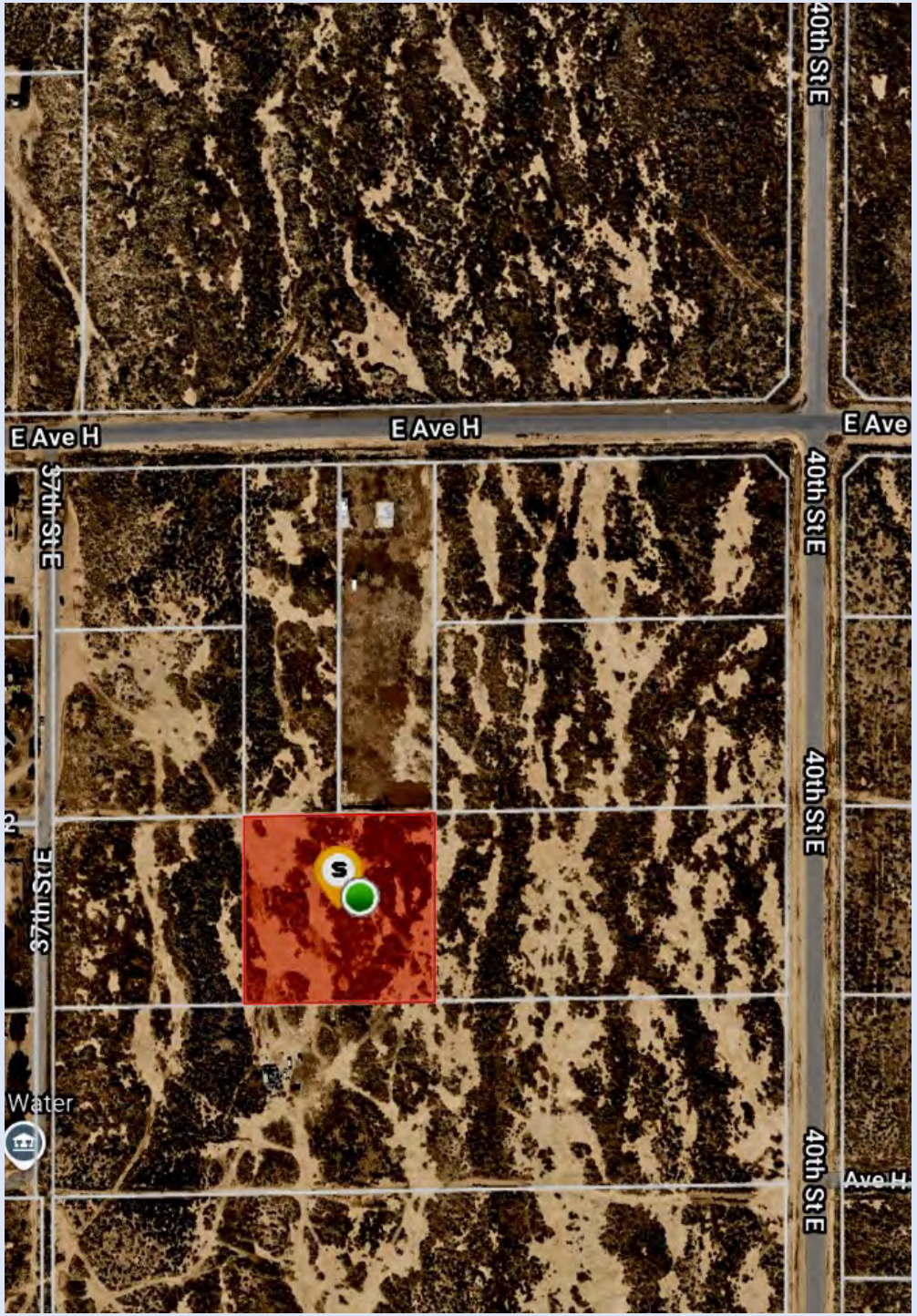
Offering Summary

Price	**$400,000** Seller Financing available
APN#	3154-005-042
Lot Size	112,472 SF 2.58 Acres
Zoning	LRD21*

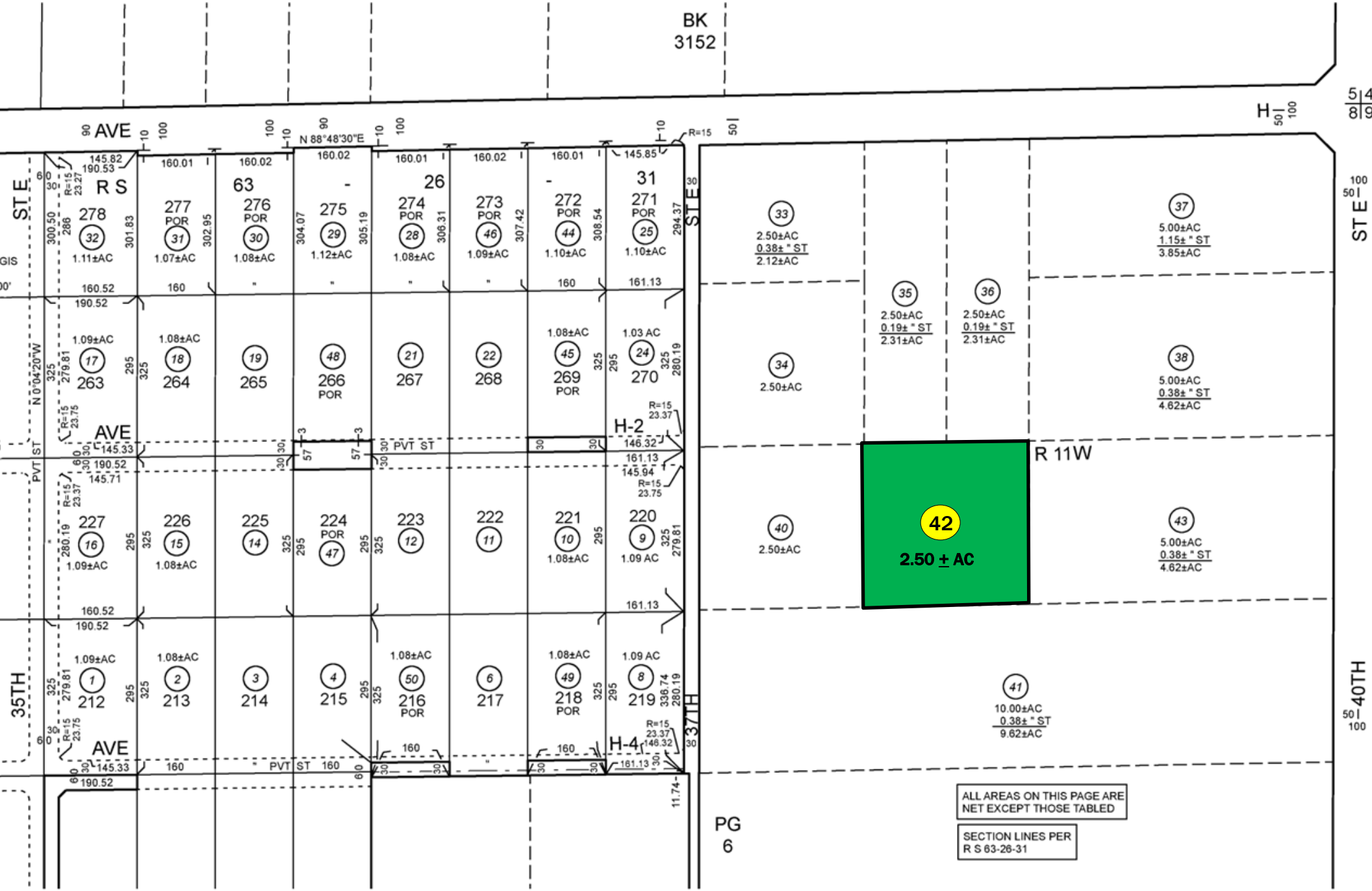
Seller Financing Available

Cash Offer, Close in 30 days

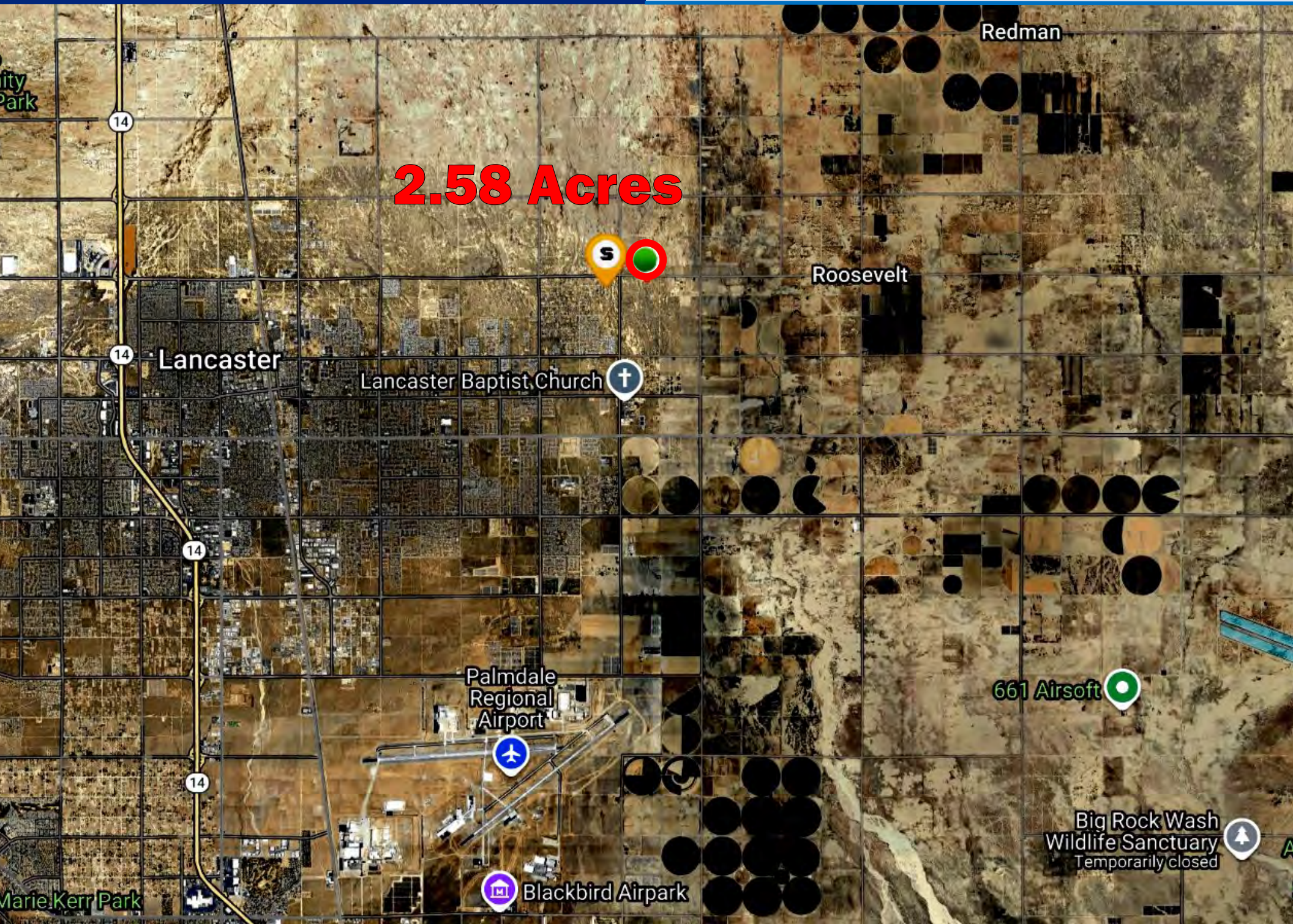
Seller will discount the price to $245,000



AERIAL OVERVIEW



AERIAL OVERVIEW



NEIGHBORHOOD AI SUMMARY

AVENUE H2 Neighborhood AI Summary

Welcome to the neighborhood around Avenue H2, located in the 93535 zip code area!

Here is some information about the local neighborhood to help you get acquainted:

SCHOOLS

◉ Columbia Elementary School

◉ Jack Northrop Elementary School

◉ Eastside High School

ATTRACTIONS

◉ Apollo Community Regional Park: A great place for outdoor activities like picnicking, hiking, and sports.

◉ DryTown Water Park: Perfect for a fun day out with family and friends, offering water slides, a lazy river, and more.

◉ The BLVD: A vibrant downtown area with shops, restaurants, and entertainment options.

Why It's a Great Place to Live:

◉ Family-Friendly Community: With nearby schools and parks, the neighborhood is ideal for families with children.

◉ Convenient Location: Close proximity to shopping centers, restaurants, and entertainment venues.

◉ Outdoor Recreation: Plenty of opportunities for outdoor activities such as hiking, biking, and picnicking.

◉ Diverse Dining Options: A variety of restaurants offering different cuisines to satisfy all tastes.

Overall, the neighborhood around Avenue H2 in the 93535 zip code offers a mix of educational opportunities, recreational activities, and amenities that make it a fantastic place to call home.











AREA OVERVIEW

LANCASTER - PALMDALE

LANCASTER: /ˈlæŋ.kæstər/ is a charter city in northern Los Angeles County, in the Antelope Valley of the western Mojave Desert in Southern California. As of the 2020 census, the population was 173,516, making Lancaster the 158th-most populous city in the United States and the 30th most populous in California. Lancaster is a twin city with its southern neighbor Palmdale; together, they are the principal cities within the Antelope Valley region. San Bernardino was named in 1810, when Spanish priest Francisco Dumetz led an expedition through the area. In 1839, the Mexican government granted Californio ranchero José del Carmen Lugo the right to settle the area, which was formalized when he was granted Rancho San Bernardino in 1842. Following the American Conquest of California, the community on the rancho incorporated as a city in 1854. The city grew significantly in the late 19th century as a commercial hub at the crossroads between Southern California and the American Southwest. Today, San Bernardino is an important hub for the Inland Empire and Southern California.

Lancaster is located approximately 70 miles (110 km) north (via I-5 and SR 14) of downtown Los Angeles and is near the Kern County line. It is separated from the Los Angeles Basin by the San Gabriel Mountains to the south and from Bakersfield and the San Joaquin Valley by the Tehachapi Mountains to the north. The population of Lancaster has grown from 37,000 at the time of its incorporation in 1977 to over 157,000 as of 2019.

PALMDALE: is a city in northern Los Angeles County in the U.S. state of California. The city lies in the Antelope Valley of Southern California. The San Gabriel Mountains separate Palmdale from the Los Angeles Basin to the south.

On August 24, 1962, Palmdale became the first city in Antelope Valley. Forty-seven years later, in November 2009, voters approved making it a charter city. Palmdale's population was 169,450 at the 2020 census, up from 152,750 at the 2010 census. Palmdale is the 33rd most populous city in California. Together with its immediate northern neighbor, the city of Lancaster, the Palmdale–Lancaster urban area had a population of 359,559 in 2020.

Palmdale refers to itself with the nickname the "aerospace capital of the United States", and has been the site of research, development, final assembly, flight testing and/or servicing/modifications of the Space Shuttle, B-1 Lancer, X-15, B-2 Spirit, B-21 Raider, F-117 Nighthawk, F-22 Raptor, F-35 Lightning II, SR-71 Blackbird, Lockheed L-1011 Tristar, and many other aircraft that have been used in the United States Air Force, NASA and air forces and airlines around the world. USAF Plant 42, where the aerospace projects occurred / occur is home to major operations of the following aerospace companies: Boeing, Lockheed Martin and its famed Skunk Works, and Northrop Grumman.[48] The Los Angeles World Airports owns the former Boeing hangar (formerly North American Rockwell) at Plant 42 near LA/Palmdale Regional Airport which is one of the largest buildings in the world. The hangar was used for the set of the 2004 film *The Terminal*, which featured an enormous replica of a JFK International Airport terminal. NASA's SOFIA program relocated its operation to this hangar at Site 9 from Edwards Air Force Base.

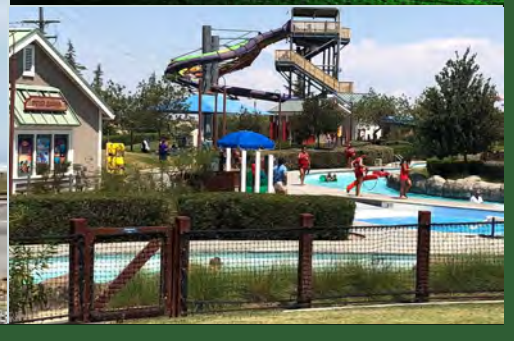












AREA OVERVIEW

PALMDALE - LANCASTER

- Palmdale-Lancaster is located around 64 miles north of Los Angeles, via CA-14
- Palmdale refers to itself with the nickname the “aerospace capital of the United States”
- The most important industry for Palmdale is the aerospace industry.
- Major employers are Lockheed Martin, Northrop Grumman, Boeing, which employees Thousands of defense contractors and workers
- Palmdale has been the site of research, development, final assembly, flight testing of the space shuttle, B-1, X-15, F117 Nighthawk, F-22 Raptor, F-35, SR-71 and many other aircrafts
- Other major employers are Antelope Valley Mall, Walmart, School Districts, Medical Center, LA County, various other retailers and Businesses, which also employees Thousands of workers
- Shopping Centers: Valley Central Way, Lancaster Blvd, Lancaster Commerce Center, West Lancaster Plaza Shopping Center



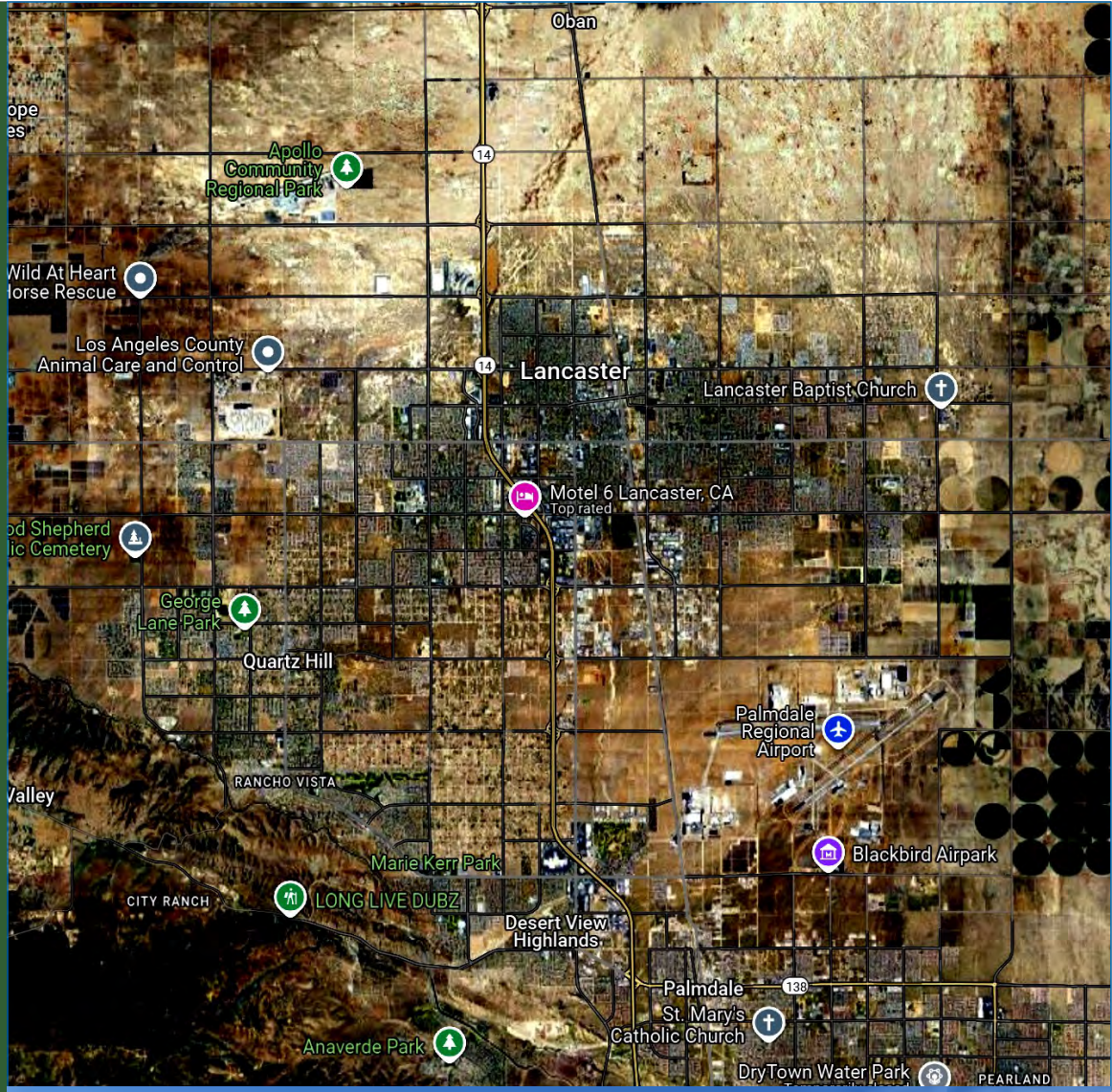






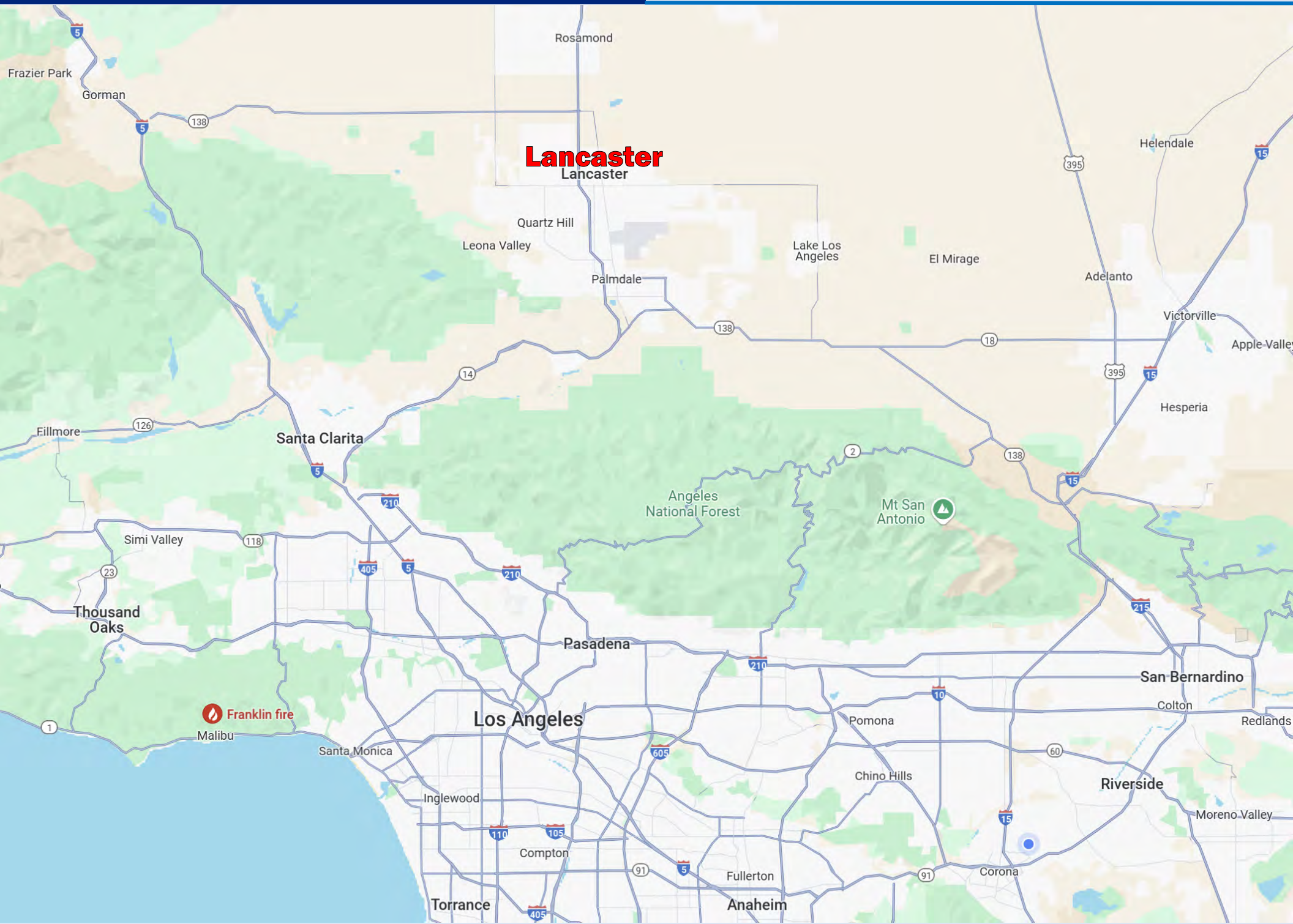








REGINAL MAP


Rosamond
Frazier Park
Gorman
Lancaster
Lancaster
Quartz Hill
Leona Valley
Lake Los Angeles
El Mirage
Palmdale
Adelanto
Helendale
Victorville
Apple Valley
Hesperia
Fillmore
Santa Clarita
Angeles National Forest
Mt San Antonio
Simi Valley
Thousand Oaks
Pasadena
San Bernardino
Colton
Redlands
Franklin fire
Malibu
Los Angeles
Pomona
Santa Monica
Chino Hills
Riverside
Inglewood
Moreno Valley
Compton
Fullerton
Corona
Torrance
Anaheim

Presented By:



Bashir Tariq

DRE# 01851484 | Corp DRE# 01898399

KW Commercial Director:

Business Sales and Commercial Real Estate

4010 Barranca Pkwy, Suite 100, Irvine CA 92604

Direct: 951-269-3000 | Email: BashirTariq@msn.com

Confidentiality & Disclaimer

Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

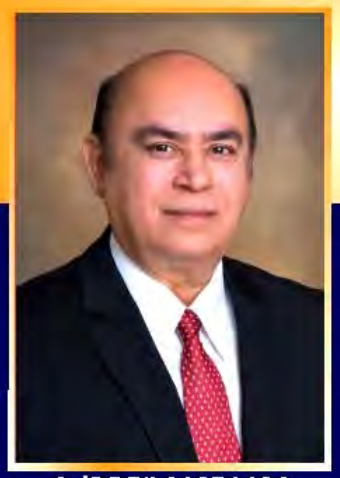
This Offering Memorandum has been provided to you as a short overview of the business and/or property details. It does not provide a complete and thorough description of the business and/or property and does not include all the information and details that a buyer may require to make an informed decision regarding the purchase of such business and/or property. The buyer must do his or her own due diligence and must take appropriate steps to verify all necessary details. Such steps must include using buyer's own sources to inspect and investigate all the details; to verify and analyze any and all information by consulting with all appropriate professionals; and obtaining, reading, and understanding all relevant reports, documents, and materials regarding rules, regulations, financial statements, environmental assessments, and whatever else may be available. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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KW Professional and its affiliates, along with the Owner, expressly reserve the right at their sole discretion, and with or without notice, to terminate all discussions and communications regarding the sale and purchase of the business and/or to reject any or all expressions of interest or offers to purchase the business and/or property. KW Professional, its affiliates, and the Owner have no legal commitment or obligations to any entity reviewing this Offering Memorandum or making an offer to purchase the business and/or property.



BASHIR TARIQ

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Director Business Sales and Commercial Real Estate

★★★★★

KW COMMERCIAL℠

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CalDRE# 01851484

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- Auto Service Centers
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- Apartments-Hotels-Motels
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- Retail Stores, or Any other Business you that you own

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#2 Top REGIONAL CLOSED UNITS Bashir Tariq 2024 KELLERWILLIAMS REALTY kw SOUTHERN CA REGION COMMERCIAL

Top REGIONAL GCI EARNER Bashir Tariq 2023 KELLERWILLIAMS REALTY kw SOUTHERN CA REGION COMMERCIAL

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