



Each office independently owned and operated

FOR SALE | INDUSTRIAL PROPERTY

AVENUE I HEAVY INDUSTRIAL . RETAIL

307 W AVENUE I, LANCASTER, CA 93534-1605, CA, CA 93534-1605

RE/MAX ONE

6355 Topanga Canyon Blvd | Suite 100

Woodland Hills, CA 91367

REMAXONECRE.COM



FOR MORE
INFORMATION
CONTACT:

ROY BELSON

S.V.P. RE/MAX ONE COMMERCIAL

818.620.2020

royremaxca@gmail.com

CalDRE #01345852

AVENUE I HEAVY INDUSTRIAL . RETAIL

307 W AVENUE I, LANCASTER, CA 93534-1605, CA, CA 93534-1605



PROPERTY DESCRIPTION

Rare opportunity to own multiple large buildings on this 1.1-acre lot. Significant traffic as main three buildings off the street. the front two show on tax records only. This main street location has been home to historically automotive-related businesses. Presently automotive on the main parcel with automotive transmission parts on the second section with a separate entry. The back area is a tire resale area with a private entry area. There are double security gates on the main street, The property has great signage. Avenue I is home to many established businesses. The location has had a very successful business in the past. Make this your new location and collect rent from the other two Blocked walls fenced businesses presently El Cavos Tires and Auto Parts. Both have their own private.

entries. Front buildings both have storefronts with office and attached warehouse areas, Bathrooms, and great retail frontage with signage. The present zoning gives the owner a great opportunity to build a large warehouse or distribution center in the back area where tire and auto parts are located and keep retail operations, Two digitally controlled double gates, in a great area with a large inside with

OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	1.1 Acres
Building Size:	6,885 SF
NOI:	\$100,800.00
Cap Rate:	6.72%

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	5,108	47,104	88,592
Total Population	13,745	137,619	269,314
Average HH Income	\$40,029	\$63,239	\$71,922



ONE

Each office independently owned and operated

ROY BELSON

S.V.P. RE/MAX ONE COMMERCIAL

818.620.2020

royremaxca@gmail.com

CalDRE #01345852

REMAXONECRE.COM

6355 Topanga Canyon Blvd | Suite 100
Woodland Hills, CA 91367

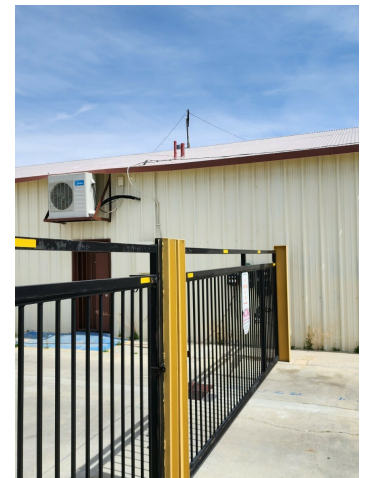
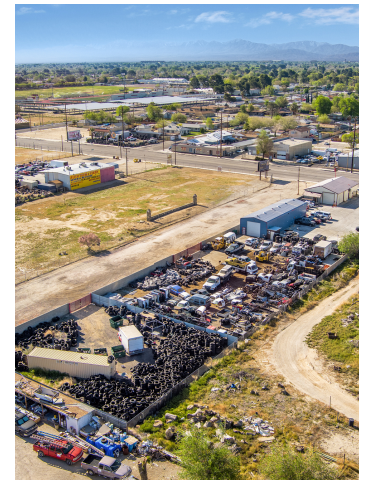
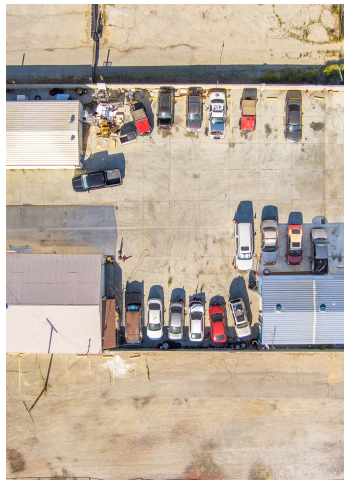
FOR SALE

INDUSTRIAL PROPERTY

ADDITIONAL PHOTOS

AVENUE I HEAVY INDUSTRIAL . RETAIL

307 W AVENUE I, LANCASTER, CA 93534-1605, CA, CA 93534-1605



ONE
Each office independently owned and operated

ROY BELSON
S.V.P. RE/MAX ONE COMMERCIAL
818.620.2020
royremaxca@gmail.com
CalDRE #01345852
REMAXONECRE.COM

6355 Topanga Canyon Blvd | Suite 100
Woodland Hills, CA 91367

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

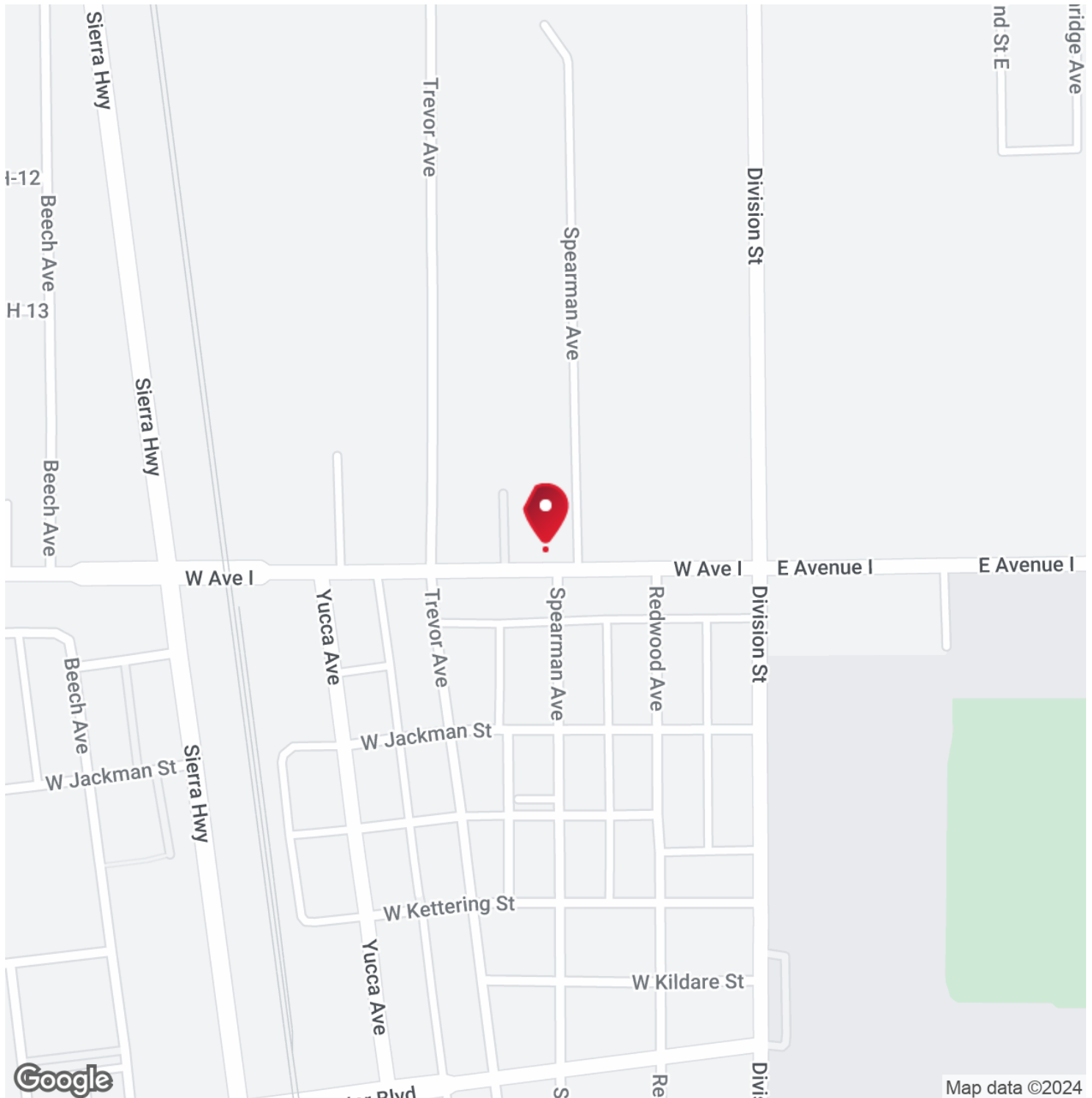
FOR SALE

INDUSTRIAL PROPERTY

LOCATION MAP

AVENUE I HEAVY INDUSTRIAL . RETAIL

307 W AVENUE I, LANCASTER, CA 93534-1605, CA, CA 93534-1605



Google

Map data ©2024

RE/MAX
COMMERCIAL®

ONE
Each office independently owned and operated

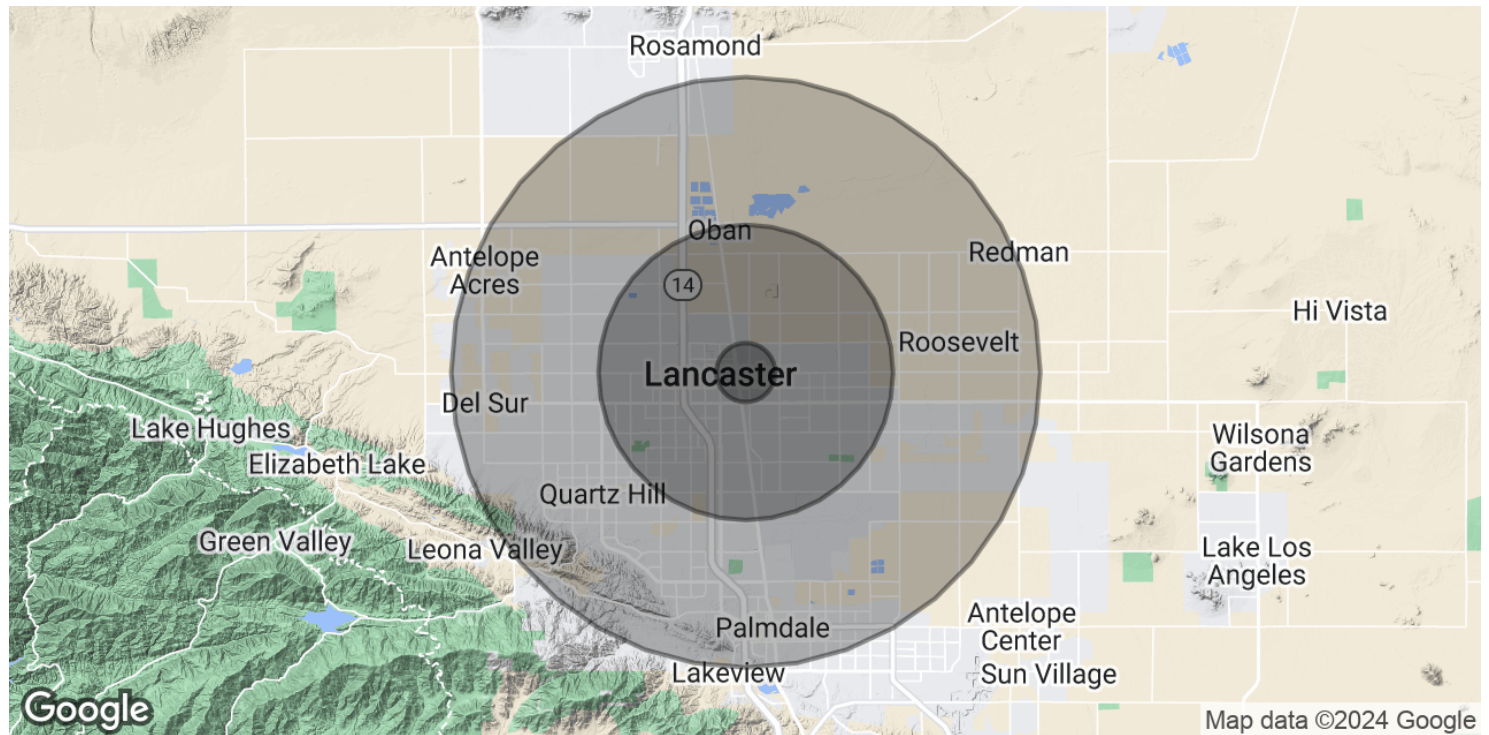
ROY BELSON
S.V.P. RE/MAX ONE COMMERCIAL
818.620.2020
royremaxca@gmail.com
CalDRE #01345852
REMAXONECRE.COM

6355 Topanga Canyon Blvd | Suite 100
Woodland Hills, CA 91367

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

AVENUE I HEAVY INDUSTRIAL . RETAIL

307 W AVENUE I, LANCASTER, CA 93534-1605, CA, CA 93534-1605



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	13,745	137,619	269,314
Average Age	32.3	33.2	34.4
Average Age (Male)	29.1	31.3	32.7
Average Age (Female)	34.4	34.9	34.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	5,108	47,104	88,592
# of Persons per HH	2.7	2.9	3.0
Average HH Income	\$40,029	\$63,239	\$71,922
Average House Value	\$177,620	\$230,868	\$267,795

* Demographic data derived from 2020 ACS - US Census



ONE
Each office independently owned and operated

ROY BELSON

S.V.P. RE/MAX ONE COMMERCIAL

818.620.2020

royremaxca@gmail.com

CalDRE #01345852

REMAXONECRE.COM

6355 Topanga Canyon Blvd | Suite 100
Woodland Hills, CA 91367

AVENUE I HEAVY INDUSTRIAL . RETAIL

307 W AVENUE I, LANCASTER, CA 93534-1605, CA, CA 93534-1605



LOCATION DESCRIPTION

Located on Lancaster's busy avenue at the heart of automotive and Industrial businesses.

LOCATION DETAILS

County

Los angeles



ONE

Each office independently owned and operated

ROY BELSON

S.V.P. RE/MAX ONE COMMERCIAL

818.620.2020

royremaxca@gmail.com

CalDRE #01345852

REMAXONECRE.COM

6355 Topanga Canyon Blvd | Suite 100
Woodland Hills, CA 91367