

FOR SALE

±8,858 SF
FREESTANDING OFFICE BUILDING

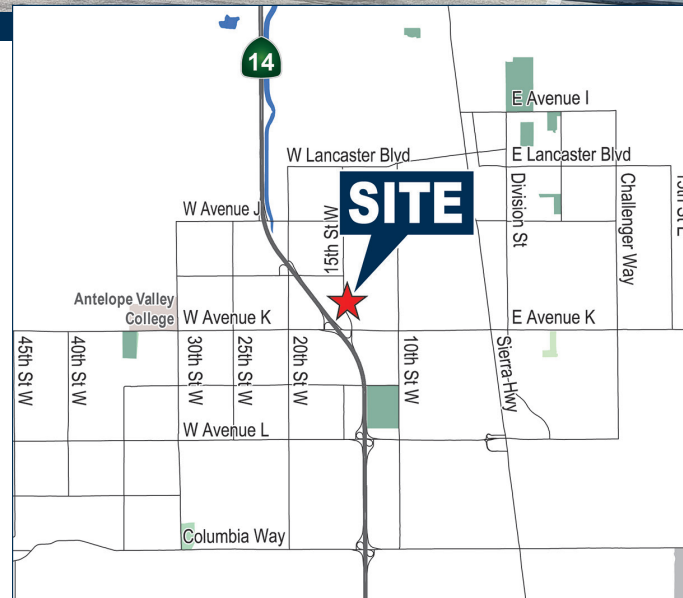
43816 15TH STREET | LANCASTER, CA



PROPERTY FEATURES

- ±8,858 SF Freestanding Office Building
- Prominent Front Entrance
- Drive Around Access
- Abundant ±7:1,000 Parking Ratio
- Highly Visible Monument Sign
- Rear Drive Through ATM Machine
- Functional Floor Plan with Some Available Furniture
- Flexible Zoning to Accommodate a Variety of Uses*
- Excellent Access to the **14** Freeway
- Numerous Nearby Retail Amenities
- **Seller to Lease Back the Property on a Short Term Basis (see next page)**

**Buyer to independently verify the suitability of its use at the property*



Exclusively Offered By:

Voit

REAL ESTATE SERVICES

2020 Main Street, Suite 100 | Irvine, CA 92614
License #01991785 www.voitco.com



MIKE CARGILE
Senior VP | Partner
License #00491668

(949) 263-5338
MCargile@voitco.com



LOREN CARGILE
Vice President | Partner
License #01431329

(714) 935-2306
LCargile@voitco.com

AERIAL



LEASEBACKSUMMARY

Schools First Credit Union 5th Largest Credit Union in United States by Asset Size

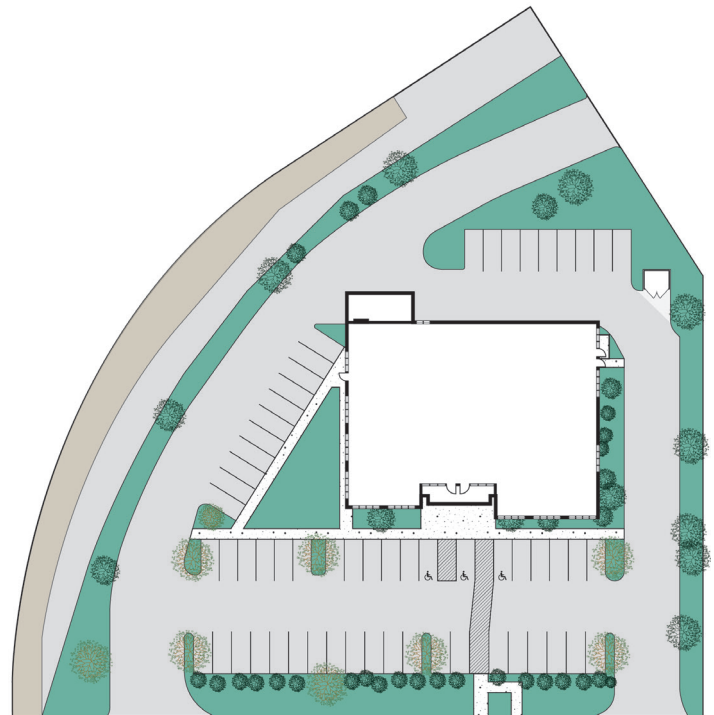
- Term: COE through September, 2023 (Subject to Change)
- Base Rent: \$14,000 Triple Net Per Month

AREA OVERVIEW

Lancaster is a charter city in northern Los Angeles County, in the Antelope Valley in Southern California. As of the 2010 census it had a population of 156,633 and in 2020 the population estimated at 176,516, the 30th largest city in California. Lancaster is part of a twin city complex with its southern neighbor Palmdale, and together they are the principal within the Antelope Valley region.

Lancaster is home to major defense contractors such as Boeing, Northrop Grumman, Lockheed Martin, BAE Systems, such as the NASA Armstrong Flight Research Center, which are all active in design, testing and manufacturing a variety of military and commercial equipment. Notable projects assembled and/or designed there include the Space Shuttle orbiters, body passenger jet aircraft. The region is also proximate to the Mojave Air & Space Port, which is famous for the base of operations for Virgin Galactic and Scaled Composites, the company that designed SpaceShipOne and won the X-Prize.

SITEPLAN



15th St

Exclusively Offered By:



REAL ESTATE SERVICES

2020 Main Street, Suite 100 | Irvine, CA 92614
License #01991785 www.voidco.com



MIKE CARGILE
Senior VP | Partner
License #00491668

(949) 263-5338
MCargile@voitco.com



LOREN CARGILE
Vice President | Partner
License #01431329

(714) 935-2306
LCargile@voitco.com

EXTERIORPHOTOS



Exclusively Offered By:



REAL ESTATE SERVICES

2020 Main Street, Suite 100 | Irvine, CA 92614
License #01991785 www.voitco.com



MIKE CARGILE
Senior VP | Partner
License #00491668

(949) 263-5338
MCargile@voitco.com



LOREN CARGILE
Vice President | Partner
License #01431329

(714) 935-2306
LCargile@voitco.com

RETAILAMENITIESMAP



Exclusively Offered By:



REAL ESTATE SERVICES
 2020 Main Street, Suite 100 | Irvine, CA 92614
 License #01991785 www.voitco.com



MIKE CARGILE
 Senior VP | Partner
 License #00491668

(949) 263-5338
 MCargile@voitco.com



LOREN CARGILE
 Vice President | Partner
 License #01431329

(714) 935-2306
 LCargile@voitco.com