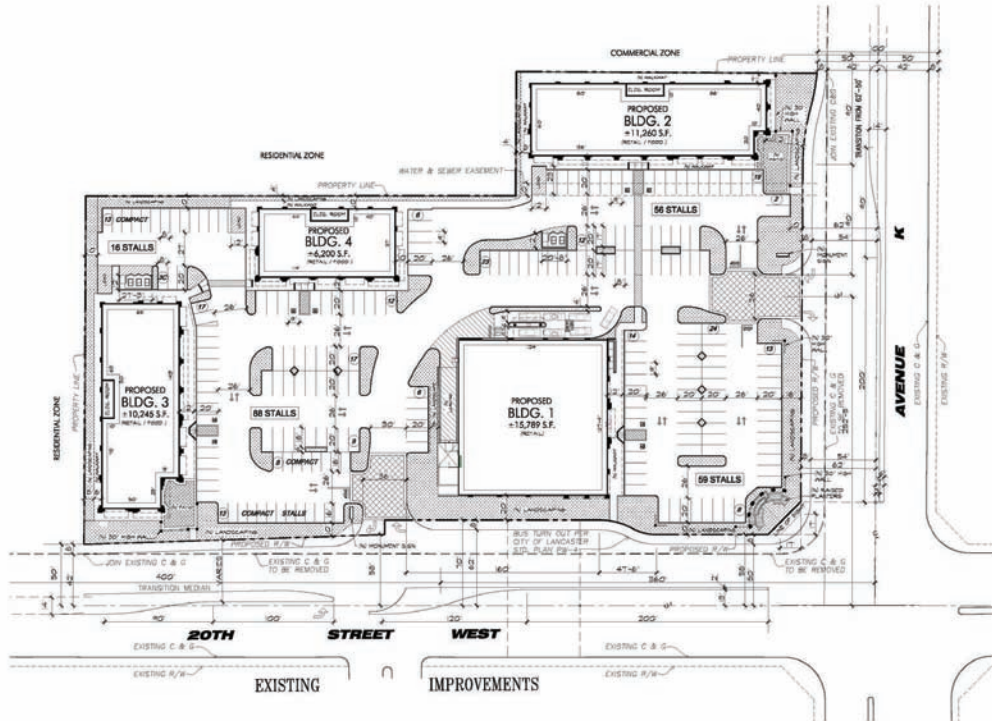


FOR LEASE

TWENTY K PLAZA NEC 20th Street West & Avenue K Lancaster, California



For Leasing Information Contact:

Eric Knudson
310-252-7656 x 154
eric@rnlp.biz
www.rnlp.biz

- ◆ Proposed new 15,000 sq.ft. CVS Drug Store
- ◆ Great location in West Lancaster
- ◆ Approximately 47,000 square feet of retail
- ◆ Major intersection with approximately 58,000 CPD
- ◆ Both streets have on/off ramps at Antelope Valley Freeway (14)
- ◆ Ideal for banks, sit-down restaurants, offices, quick-casual



	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Daytime Employment:	5,696	22,351	78,881
Population:	13,799	47,001	78,881
Average Household Income:	\$60,105	\$59,326	\$57,945

This information has been furnished from sources which we believe to be reliable; however, we do not guarantee its accuracy and assume no liability. Do not rely on any of the information contained herein without verifying it yourself



**TWENTY K PLAZA
NEC 20th Street West & Avenue K
Lancaster, California**



Pop-Facts: Demographic Quick Facts 2005 Report

Prepared For: Retail Net Lease Properties
Project Code:

Order #: 964013373
Site: 01

Trade Area: 20TH ST W AT W AVENUE K, LANCASTER, CA 93534, aggregate

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Description	0.00 - 1.00 miles		0.00 - 2.00 miles		0.00 - 3.00 miles	
	Radius	%	Radius	%	Radius	%
Population						
2010 Projection	14,639		49,931		85,640	
2005 Estimate	13,799		47,001		78,881	
2000 Census	12,906		44,122		72,036	
1990 Census	12,541		40,536		64,906	
Growth 1990 - 2000	2.91%		8.85%		10.99%	
Households						
2010 Projection	5,936		18,575		29,927	
2005 Estimate	5,508		17,277		27,495	
2000 Census	5,091		16,081		25,138	
1990 Census	4,612		14,036		22,175	
Growth 1990 - 2000	10.39%		14.57%		13.36%	
2005 Est. Population by Single Classification Race						
White Alone	9,303	67.42	31,166	66.31	49,494	62.75
Black or African American Alone	1,937	14.04	7,050	15.00	12,612	15.99
American Indian and Alaska Native Alone	73	0.53	375	0.80	782	0.99
Asian Alone	778	5.64	2,217	4.72	3,295	4.18
Native Hawaiian and Other Pacific Islander Alone	40	0.29	132	0.28	187	0.24
Some Other Race Alone	1,072	7.77	3,926	8.35	8,650	10.97
Two or More Races	597	4.33	2,134	4.54	3,862	4.90
2005 Est. Population Hispanic or Latino						
Hispanic or Latino	2,670	19.35	9,782	20.81	19,910	25.24
Not Hispanic or Latino	11,129	80.65	37,219	79.19	58,971	74.76
2005 Tenure of Occupied Housing Units						
Owner Occupied	2,398	43.54	8,885	51.43	15,111	54.96
Renter Occupied	3,110	56.46	8,392	48.57	12,384	45.04
2005 Average Household Size						
	2.48		2.64		2.80	



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Description	0.00 - 1.00 miles		0.00 - 2.00 miles		0.00 - 3.00 miles	
	Radius	%	Radius	%	Radius	%
2005 Est. Households by Household Income	5,508		17,277		27,495	
Income Less than \$15,000	654	11.87	2,498	14.46	4,371	15.90
Income \$15,000 - \$24,999	626	11.37	2,095	12.13	3,467	12.61
Income \$25,000 - \$34,999	707	12.84	2,028	11.74	3,194	11.62
Income \$35,000 - \$49,999	916	16.63	2,667	15.44	4,183	15.21
Income \$50,000 - \$74,999	1,150	20.88	3,328	19.26	5,278	19.20
Income \$75,000 - \$99,999	692	12.56	2,087	12.08	3,140	11.42
Income \$100,000 - \$149,999	506	9.19	1,782	10.31	2,624	9.54
Income \$150,000 - \$249,999	205	3.72	636	3.68	956	3.48
Income \$250,000 - \$499,999	39	0.71	125	0.72	217	0.79
Income \$500,000 and over	14	0.25	32	0.19	64	0.23
2005 Est. Average Household Income	\$60,105		\$59,326		\$57,945	
2005 Est. Median Household Income	\$47,563		\$46,348		\$44,735	
2005 Est. Per Capita Income	\$24,213		\$22,133		\$20,436	

*In contrast to Claritas Demographic Estimates, "smoothed" data items are Census 2000 tables made consistent with current year estimated and 5 year projected base counts.



Area Map

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20TH ST W AT W AVENUE K
LANCASTER, CA 93534
Coord: 34.675000, -118.165733
Radius - See Appendix for Details

