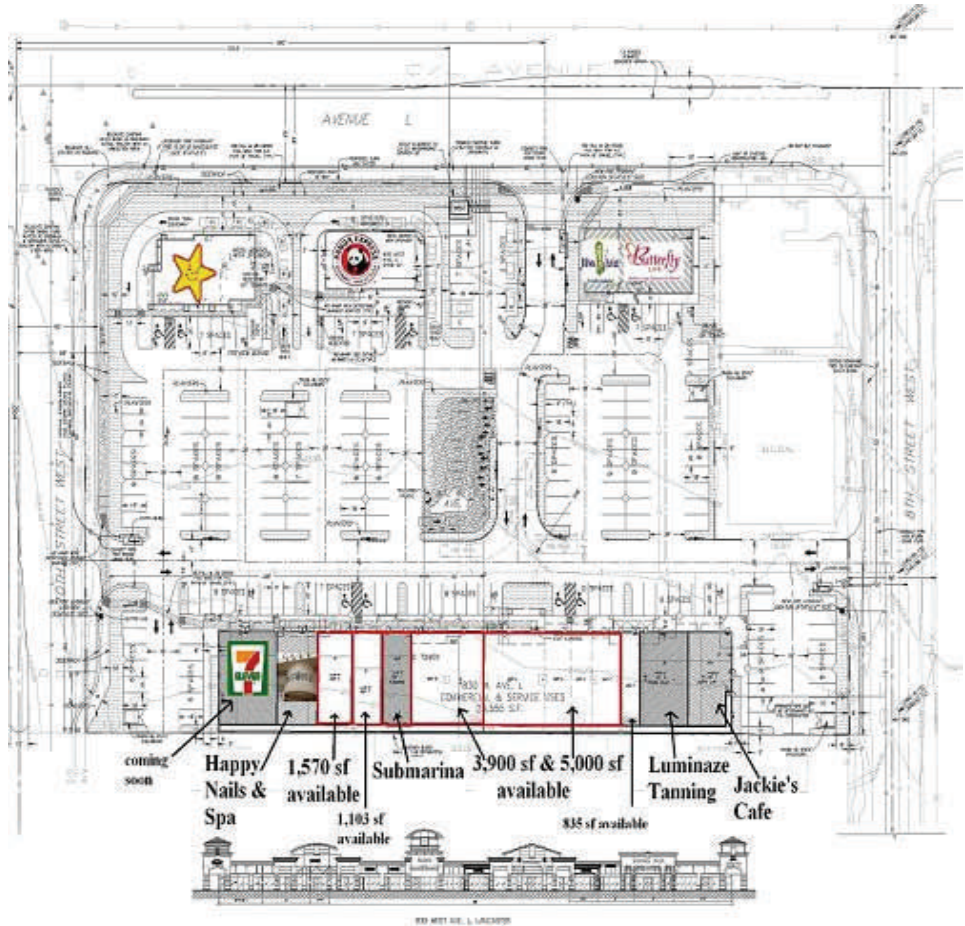


FOR LEASE

LANCASTER CONNECTION SEC 10th Street West & Avenue L Lancaster, California

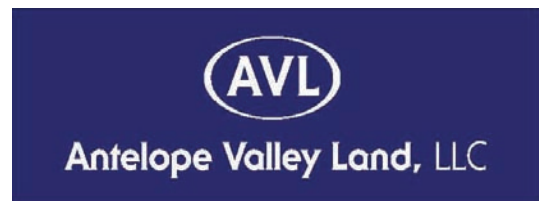
- ◆ Come join Carl's Jr., Panda Express, Butterfly Life, Keva Juice, Happy Nails & Spa, Submarina and Jackie's Café
- ◆ 836 sq.ft. to 10,000 sq.ft. shop space available. Lease rates from \$2.00 to \$2.80 NNN
- ◆ Across from Costco @ major intersection with 50,674 CPD
- ◆ Great access from 14 Freeway with on/off ramps in both directions
- ◆ Ideal for services, banks and a sit-down restaurant
- ◆ Great site for health, beauty and other retail stores



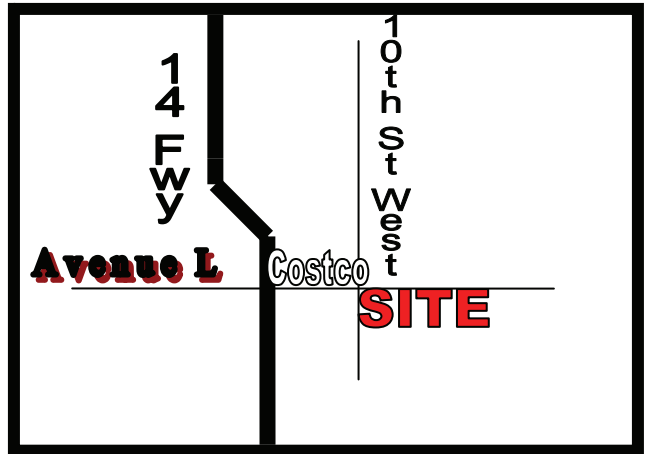
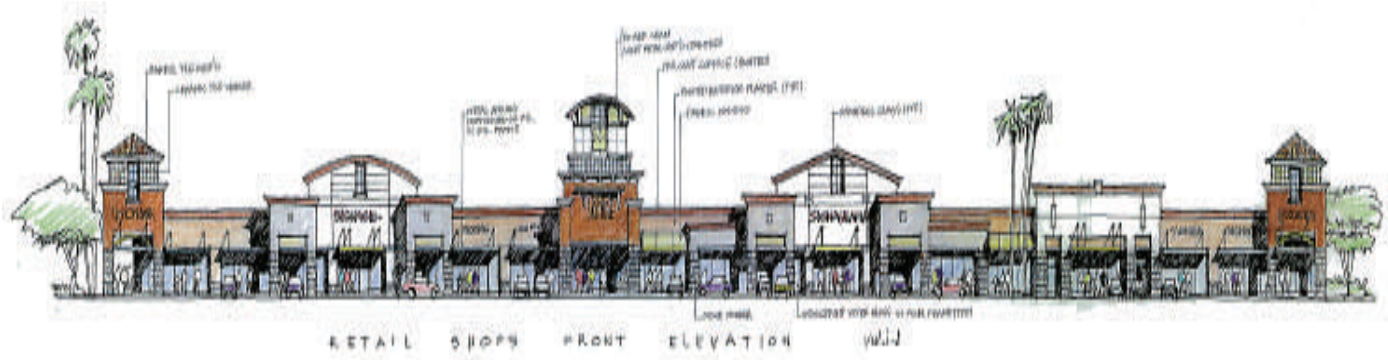
	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Daytime Employment:	6,005	68,900	156,902
Population:	5,098	36,770	56,727
Average Household Income:	\$51,511	\$56,590	\$62,334

For Leasing Information Contact:

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



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



Pop-Facts: Demographic Quick Facts 2005 Report

Prepared For: Retail Net Lease Properties
Project Code:

Order #: 964040829
Site: 01

Trade Area: 10TH ST W AT W AVENUE L, LANCASTER, CA 93534, aggregate

Trade Area: 10TH ST W AT W AVENUE L, LANCASTER, CA 93534, aggregate

Trade Area: 10TH ST W AT W AVENUE L, LANCASTER, CA 93534, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius	%	Radius	%	Radius	%
Population						
2010 Projection	6,264		72,187		173,288	
2005 Estimate	6,005		68,990		156,902	
2000 Census	5,785		66,104		140,007	
1990 Census	5,728		60,234		114,932	
Growth 1990 - 2000	1.00%		9.75%		21.82%	
Households						
2010 Projection	2,887		25,475		56,867	
2005 Estimate	2,714		24,236		51,743	
2000 Census	2,570		23,189		46,569	
1990 Census	2,410		20,888		39,047	
Growth 1990 - 2000	6.64%		11.02%		19.26%	
2005 Est. Population by Single Classification Race						
2005 Est. Population by Single Classification Race	6,005		68,990		156,902	
White Alone	3,570	59.45	43,198	62.61	97,250	61.98
Black or African American Alone	1,385	23.06	11,548	16.74	25,131	16.02
American Indian and Alaska Native Alone	47	0.78	682	0.99	1,577	1.01
Asian Alone	194	3.23	2,771	4.02	6,384	4.07
Native Hawaiian and Other Pacific Islander Alone	19	0.32	188	0.27	357	0.23
Some Other Race Alone	507	8.44	7,311	10.60	18,343	11.69
Two or More Races	283	4.71	3,292	4.77	7,861	5.01
2005 Est. Population Hispanic or Latino						
2005 Est. Population Hispanic or Latino	6,005		68,990		156,902	
Hispanic or Latino	1,192	19.85	16,879	24.47	41,794	26.64
Not Hispanic or Latino	4,813	80.15	52,111	75.53	115,107	73.36
2005 Tenure of Occupied Housing Units						
2005 Tenure of Occupied Housing Units	2,714		24,236		51,743	
Owner Occupied	546	20.12	12,904	53.24	33,903	65.52
Renter Occupied	2,168	79.88	11,332	46.76	17,840	34.48
2005 Average Household Size						
2005 Average Household Size	2.19		2.77		2.99	



Pop-Facts: Demographic Quick Facts 2005 Report

Prepared For: Retail Net Lease Properties
Project Code:

Order #: 964040829
Site: 01

Trade Area: 10TH ST W AT W AVENUE L, LANCASTER, CA 93534, aggregate

Trade Area: 10TH ST W AT W AVENUE L, LANCASTER, CA 93534, aggregate

Trade Area: 10TH ST W AT W AVENUE L, LANCASTER, CA 93534, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius	%	Radius	%	Radius	%
2005 Est. Households by Household Income	2,714		24,236		51,743	
Income Less than \$15,000	481	17.72	3,972	16.39	7,135	13.79
Income \$15,000 - \$24,999	475	17.50	3,002	12.39	5,715	11.04
Income \$25,000 - \$34,999	354	13.04	2,827	11.66	5,540	10.71
Income \$35,000 - \$49,999	430	15.84	3,735	15.41	7,720	14.92
Income \$50,000 - \$74,999	505	18.61	4,768	19.67	10,568	20.42
Income \$75,000 - \$99,999	234	8.62	2,709	11.18	6,560	12.68
Income \$100,000 - \$149,999	120	4.42	2,231	9.21	5,866	11.34
Income \$150,000 - \$249,999	77	2.84	782	3.23	2,081	4.02
Income \$250,000 - \$499,999	26	0.96	165	0.68	430	0.83
Income \$500,000 and over	13	0.48	45	0.19	129	0.25
2005 Est. Average Household Income	\$51,511		\$56,590		\$62,334	
2005 Est. Median Household Income	\$36,671		\$44,305		\$49,537	
2005 Est. Per Capita Income	\$23,341		\$20,161		\$20,711	

*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

Prepared For: Retail Net Lease Properties
Project Code:

Order #: 964040829
Site: 01

10TH ST W AT W AVENUE L
LANCASTER, CA 93534
Coord: 34.660300, -118.147800
Radius - See Appendix for Details

