



**SIZE**

120,279 square feet

**DEMOGRAPHICS**

	1 mile	3 mile	5 mile
<b>Population</b>	9,161	80,509	153,768
<b>Households</b>	2,983	26,291	49,856
<b>Median HH Income (\$)</b>	82,272	95,705	84,056

**MAJOR TENANT(S)**

- Vons
- CVS
- AutoZone
- Chase Bank

**LEASING CONTACT**

Marissa Visconsi  
 Mobile (303) 547-4386  
 mvisconsi@phillipsedison.com

**MORE INFO**

www.phillipsedison.com



**LOCATION**

4033 West Avenue L | Lancaster, CA 93536

**PROPERTY HIGHLIGHTS**

- Vons anchored center located in the affluent community of Quartz Hill in the Antelope Valley
- Also featuring CVS, AutoZone, Chase Bank, Baskin Robbins and Subway
- More than 80,500 residents in a three-mile radius, with an average annual household income over \$116,900
- Excellent visibility and access for a total of more than 30,600 VPD passing the center on West Avenue L and 40th St. West
- Development Opportunity



# QUARTZ HILL TOWNE CENTRE

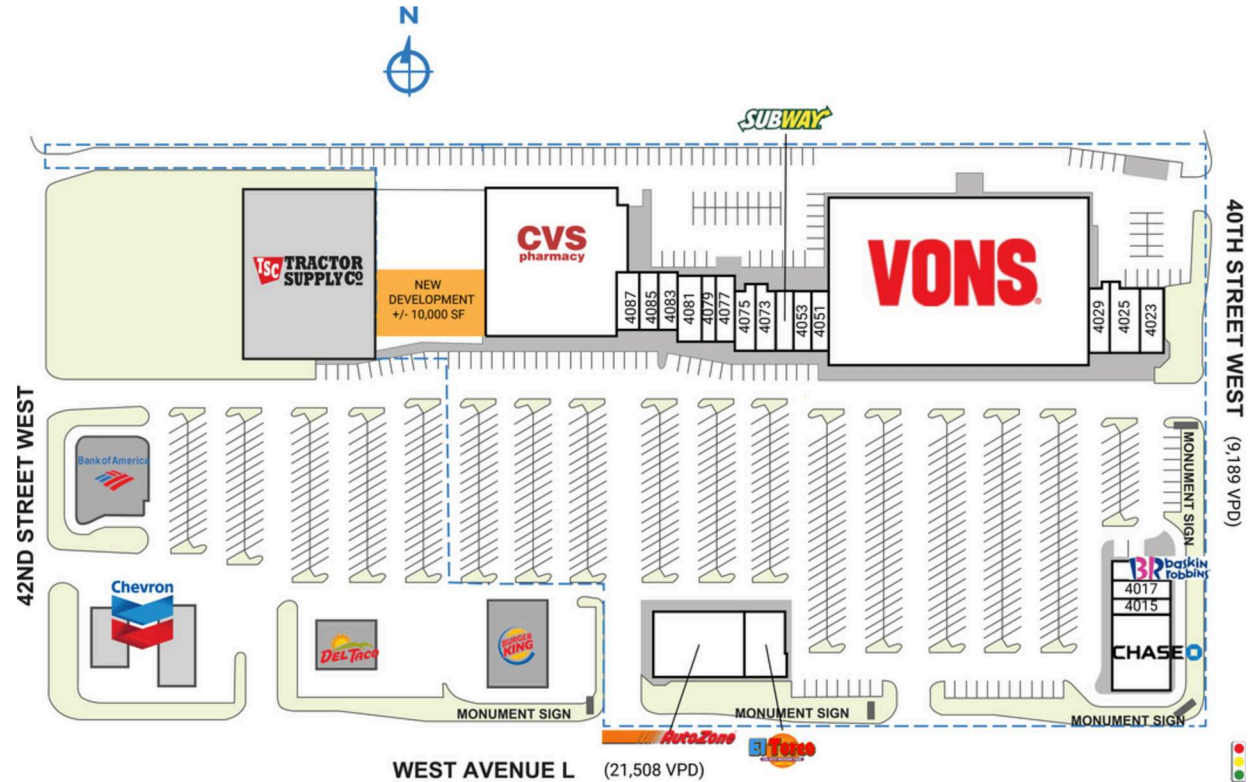
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SPACE	TENANT	SQ. FT.		SQ. FT.
	4053 Dragon Han Martial Arts			1,300 SF
SHAD1	Bank of America		4055 Subway	1,300 SF
SHAD2	Burger King		4061 El Toreo Restaurant	2,870 SF
SHAD3	Del Taco		4065 AutoZone	6,650 SF
I	Dollar Tree		4073 Smoke 4 Less	1,300 SF
4007	Chase Bank	4,680 SF	4075 Gyu Jinya	1,300 SF
4015	#1 Nails	900 SF	4077 Okinawa BBQ & Onigiri	1,400 SF
4017	Cutting Edge Barber Shop	1,020 SF	4079 Quartz Hill Donuts	1,050 SF
4019	Baskin Robbins	1,080 SF	4081 Karen's Kitchen	1,750 SF
4023	All Family Dental Care	1,750 SF	4083 Ave L Mail N More	1,200 SF
4025	Shanghai Kitchen	2,100 SF	4085 Tea Box Cafe	1,200 SF
4029	Westside Cleaners	1,750 SF	4087 Poke Junction	1,500 SF
4033	Vons	49,860 SF	4105 CVS	23,046 SF
4051	Relax Spa I	1,300 SF	<b>TOTAL SQ. FT.</b>	<b>120,279</b>

**SITE LEGEND**

- Available
- Leased (not occupied)
- Occupied
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



# QUARTZ HILL TOWNE CENTRE

4033 West Avenue L | Lancaster, CA 93536





# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections  
 Calculated using TAS Retrieval Retrieval  
 Apr 17, 2024



Latitude: 34.661537 Longitude: -118.203161

Quartz Hill Towne Centre Lancaster, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	9,161	80,509	153,768
	2028 Projected Population	9,422	82,729	156,671
	2010 Census Population	8,713	76,305	143,681
	2000 Census Population	7,723	53,962	109,059
	1990 Census Population	7,107	43,116	85,492
	Historical Annual Growth 1990 to 2000	0.83%	2.27%	2.46%
	Historical Annual Growth 2000 to 2010	1.21%	3.53%	2.80%
	Estimated Annual Growth 2010 to 2023	0.36%	0.39%	0.49%
	Projected Annual Growth 2023 to 2028	0.56%	0.55%	0.37%
	Median Age	36.4	38.2	37.3
Households	Q4 2023 Estimated Households	2,983	26,291	49,856
	2028 Projected Households	3,069	27,005	50,782
	2010 Census Households	2,761	23,939	45,111
	2000 Census Households	2,505	17,646	35,594
	1990 Census Households	2,209	13,933	28,669
	Historical Annual Growth 1990 to 2000	1.26%	2.39%	2.19%
	Historical Annual Growth 2000 to 2010	0.98%	3.10%	2.40%
	Estimated Annual Growth 2010 to 2023	0.56%	0.68%	0.73%
	Projected Annual Growth 2023 to 2028	0.57%	0.54%	0.37%
	Population per Household	3.07	2.96	2.99
Population by Race	White	40.4%	39.7%	34.1%
	Black or African American	10.9%	12.7%	15.8%
	Asian & Pacific Islander	3.1%	6.2%	5.6%
	Other Races	6.9%	5.7%	5.3%
	Hispanic Population	38.7%	35.7%	39.2%
Income	Average Household Income	\$106,411	\$116,929	\$105,737
	Median Household Income	\$82,272	\$95,705	\$84,056
	Per Capita Income	\$34,699	\$38,387	\$34,505
Education (Age 25+)	Elementary	3.5%	5.4%	6.3%
	Some High School	9.6%	8.2%	9.0%
	High School Graduate	25.3%	24.6%	26.4%
	Some College	28.0%	24.0%	24.7%
	Associates Degree Only	12.0%	10.2%	9.2%
	Bachelors Degree Only	12.9%	16.3%	14.6%
	Graduate Degree	8.8%	11.3%	9.9%
Business	Number of Businesses	177	2,278	5,979
	Total Number of Employees	1,041	17,515	51,688
	Employees per Business	5.87	7.69	8.65
	Residential Population per Business	51.67	35.35	25.72

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.