

# 44532 Trevor Avenue

WORKSHOP & YARD + BONUS PARCEL



LANCASTER, CA 93534

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**KW** COMMERCIAL<sup>SM</sup>

# 44532 Trevor Avenue ■ Lancaster, CA 93534

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An aerial photograph of an industrial property. The scene shows a large paved area in the foreground, likely a parking lot or loading zone. Behind it, there are several industrial buildings of varying sizes, some with corrugated metal roofs. Numerous trailers and mobile units are parked in the central area. The background features a line of trees and distant mountains under a clear blue sky. The entire image is framed by a thin yellow border.

# Property Summary

44532 Trevor Avenue

# Property Summary

ADDRESS	<ul style="list-style-type: none"><li>44532 Trevor Ave</li><li>Lancaster, CA 93534</li></ul>
LIST PRICE	<ul style="list-style-type: none"><li>\$995,000</li></ul>
PROFORMA CAP RATE	<ul style="list-style-type: none"><li>7%</li></ul>
BUILDING AREA ±	<ul style="list-style-type: none"><li>4,280± SF TOTAL</li></ul>
Parcel #1	<ul style="list-style-type: none"><li>7,502</li></ul>
Parcel #2	<ul style="list-style-type: none"><li>2,503</li></ul>
Parcel #3	<ul style="list-style-type: none"><li>2,503</li></ul>
Parcel #4 - Bonus Parcel	<ul style="list-style-type: none"><li>4,998</li></ul>
TOTAL LOT SIZE ±	<ul style="list-style-type: none"><li>17,506</li></ul>
PRICE/SF BUILDING	<ul style="list-style-type: none"><li>\$249</li></ul>
PRICE/SF LAND	<ul style="list-style-type: none"><li>\$57</li></ul>
YEAR BUILT	<ul style="list-style-type: none"><li>1953</li></ul>
LAND AREA ±	<ul style="list-style-type: none"><li>17,506</li></ul>
ZONING	<ul style="list-style-type: none"><li>TOD-WD Transit Oriented District Workshop District</li></ul>



## 44532 Trevor Avenue

Parcel #1 (Building Parcel)    ■    3138-014-030

Parcel #2 (Yard Space)    ■    3138-014-031

Parcel #3 (Yard Space)    ■    3138-014-032

Parcel #4 (Bonus on Trevor)    ■    3138-014-029





Lancaster City Hall

IPAC LANCASTER PERFORMING ARTS CENTER

REGENCY THEATRES

MOAH MUSEUM OF ART & HISTORY

Heroes Park

Lancaster Library

Sheriff's Dept

Arbor Fields

LA Career Center

Lancaster Community Center

METROLINK

TREVOR AVE

44532  
Trevor Avenue







44532 Trevor Avenue, a 4,280 square feet industrial building with over 17,500 square feet of land.

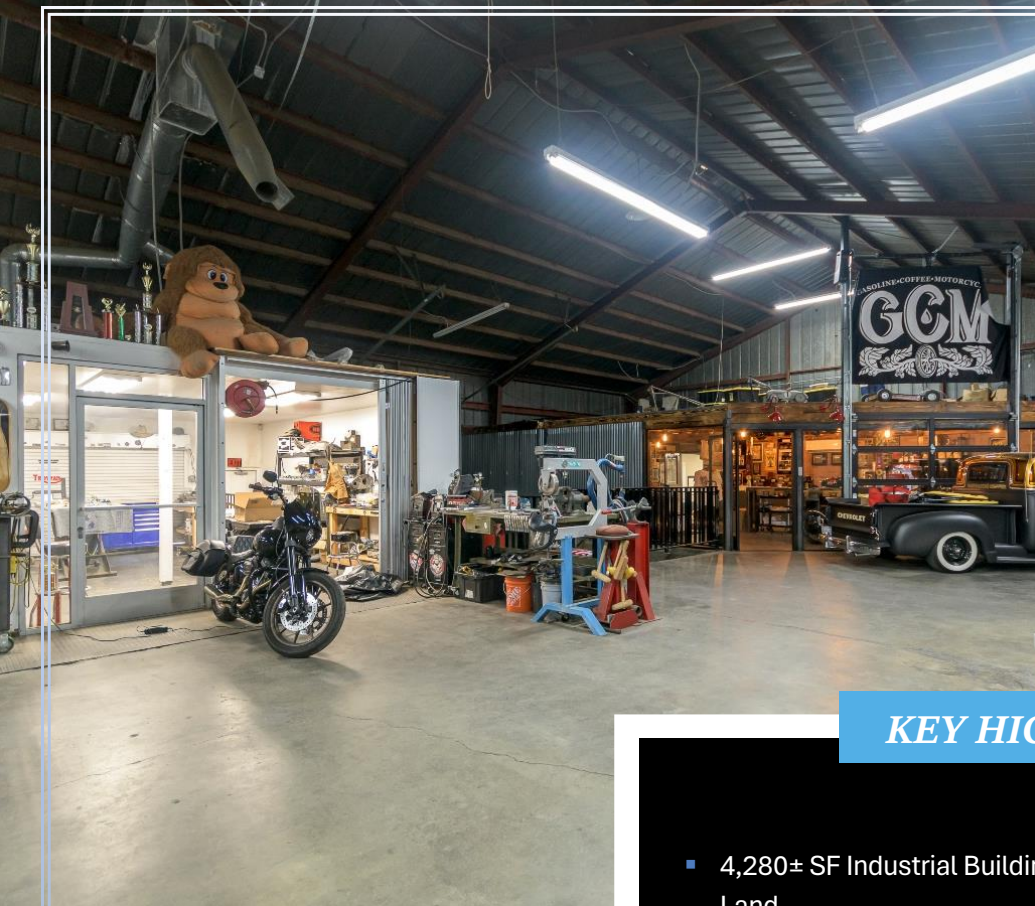
## ***4,280± SF Industrial Building*** ***Situated on 17,500± SF of Land***

We are pleased to present 44532 Trevor Avenue, a 4,280 square feet industrial building with over 17,500 square feet of land. The building has recently undergone significant renovations with a brand-new office buildout, electrical power upgrade, installation of an additional roll up door leading to the yard, plus high speed internet upgrades. The property includes a total of 4 parcels; 3 parcels totaling 12,500 square feet, plus an additional 5,000 square foot bonus parcel on Trevor Avenue. Together the property enjoys over 250' of frontage on Trevor Avenue and stretches from the corner of Ovington Street to Oldfield Street.

The Building contains high clearance ceilings and 3 roll up doors; 2 dock highs and 1 ground level leading to the yard. Regarding zoning, the property is within the City of Lancaster's Transit Oriented District (TOD) and within that zone the main building is in the "Workshop District" (WD). This zoning allows for a wide range of uses. A link to the City Zoning table of Allowable Uses is provided inside the OM.

There is a Month-to-Month tenant who has occupied the property since June of 2020. Please do not disturb the tenant and contact the listing agent to arrange property tours.





## KEY HIGHLIGHTS

- 4,280± SF Industrial Building Situated on 17,500± SF of Land
- Brand New Office Buildout & Additional Tenant Improvements
- High-Speed Internet Infrastructure Has Recently Been Installed
- Tall Roof Clearance with Open Space Interior
- Includes 3 Roll up Doors With 1 Ground Level & 2 Dock Highs
- Separate 5,000 SF Bonus Parcel on Trevor Avenue
- Has Over 250' of Frontage on Trevor Avenue

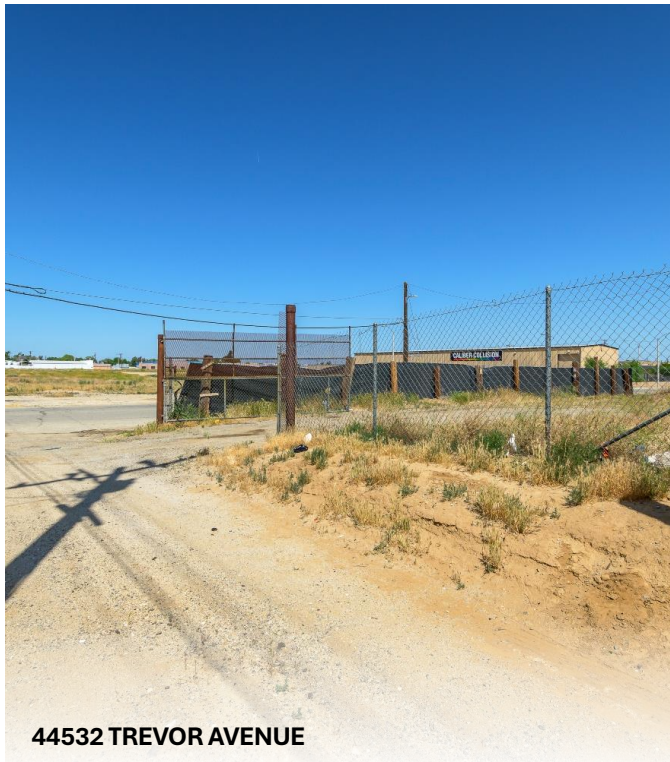


44532 TREVOR AVENUE





## WORKSHOP & YARD + BONUS PARCEL

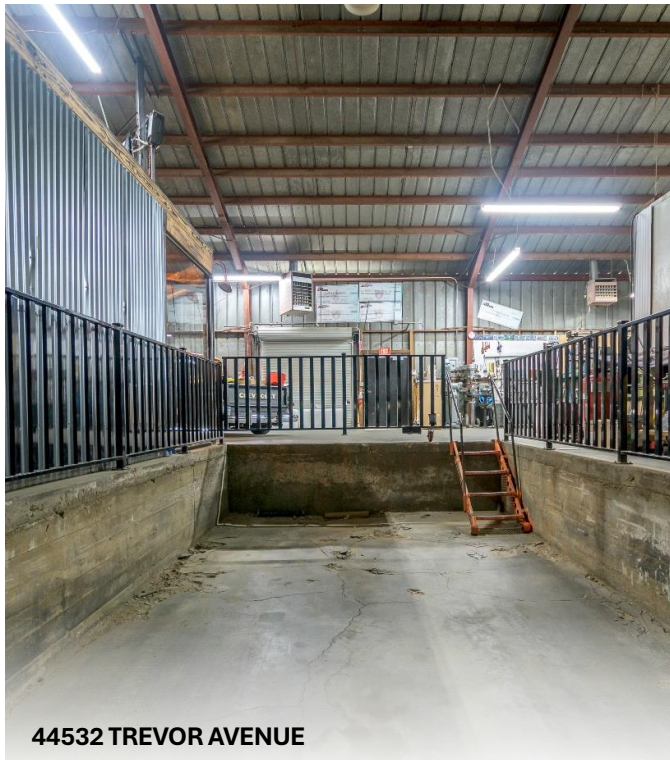


44532 TREVOR AVENUE

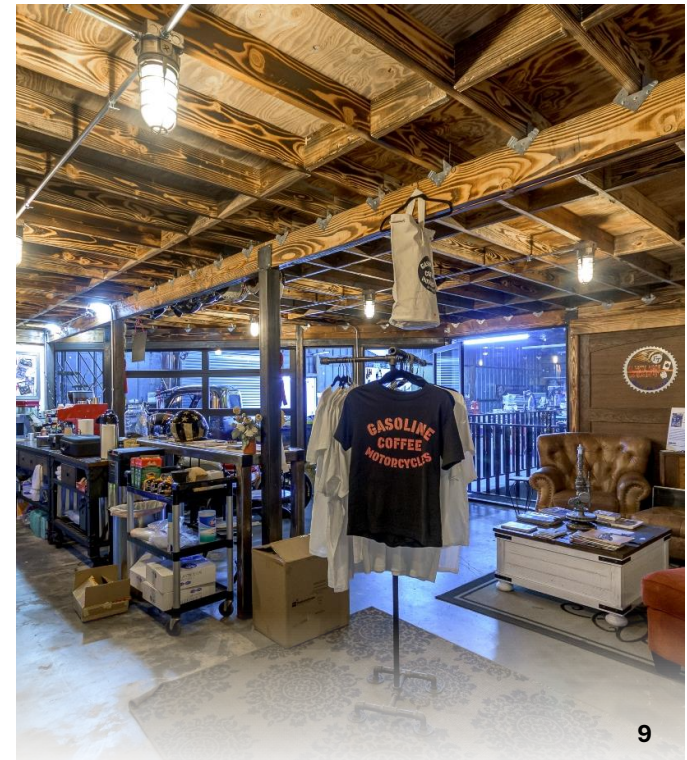




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44532 TREVOR AVENUE







44532 TREVOR AVENUE



## Amenities Package

BUILDINGS      ■ 1

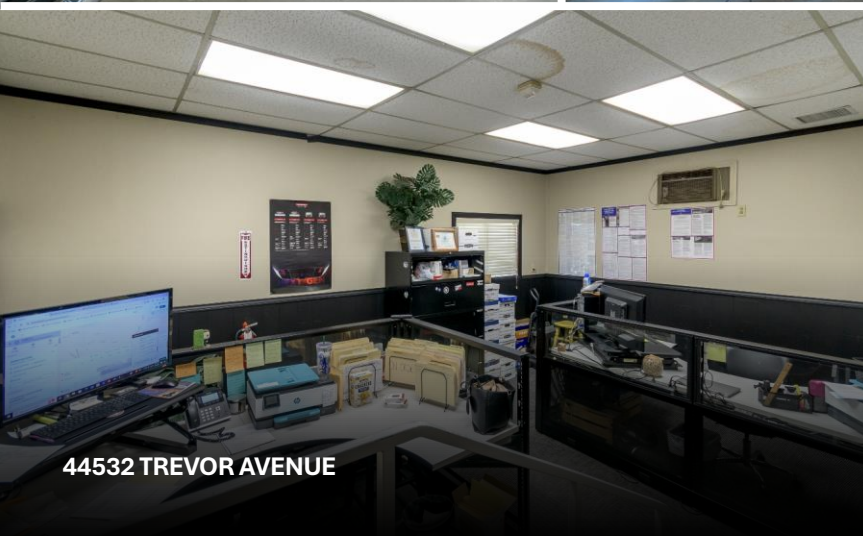
PARCELS      ■ 4

GAS METERS      ■ 1

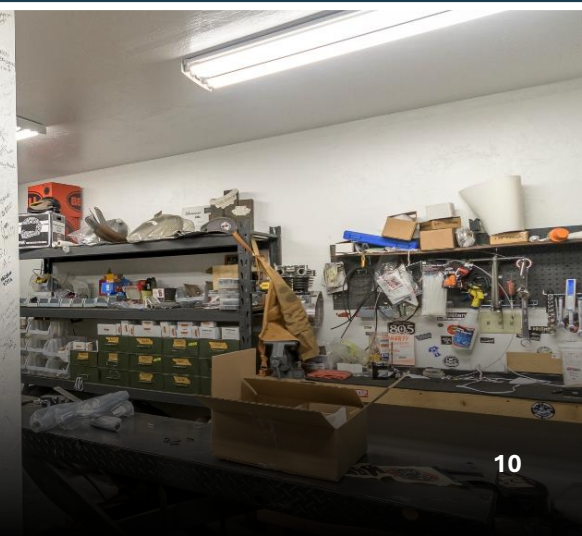
CONSTRUCTION      ■ Metal

ROOF      ■ Pitched

ROLL UP DOORS      ■ 3 Roll up Doors With 1  
Ground Level & 2 Dock  
Highs



44532 TREVOR AVENUE







3138-014-030

3138-014-029

TREVOR AVE

3138-014-031

3138-014-032

44532 TREVOR AVENUE



An aerial photograph of a suburban neighborhood. In the center, there is a large, rectangular pond surrounded by a dirt path. To the left of the pond, there is a large industrial or commercial building complex with several large, flat-roofed structures. To the right of the pond, there is a residential area with many small houses and trees. In the background, there are mountains under a clear blue sky. The text "Financial Analysis" is overlaid in a large, white, serif font, and "44532 Trevor Avenue" is overlaid in a smaller, white, sans-serif font below it.

# Financial Analysis

44532 Trevor Avenue



# Rent Roll

## WORKSHOP & YARD + BONUS PARCEL

Suite	Tenant	Square	% of	Lease Term		CURRENT & PROFORMA RENT			PROFORMA RENT PROFORMA		
		Feet(1)	Property	Begin	End	Monthly	PSF	Lease Type	Monthly	PSF	Rent Type
44532	Occupied - AC Garage Doors	4,000	100%	06/13/20	06/12/24	\$3,500	\$0.88	Gross	\$6,000	\$1.50	Gross
Lot	Additional Lot	5,000 (SF Lot)	-	-	-	-	-	-	\$1,500	\$0.30	Gross
Totals/Averages		4,000	100%			Monthly \$3,500	\$0.88		\$7,500	\$0.90	
Occupied		4,000	100%			Annual \$42,000			\$90,000		
Vacant		0	0%								

Notes: (1) Square Footage has not been verified by Seller or Brokers.

(2) Proforma values are estimates only and not guaranteed.



# Financial Analysis

## WORKSHOP & YARD + BONUS PARCEL


				CURRENT	PROFORMA
PRICING SUMMARY		INVESTOR PROFORMA			
		Estimated			
List Price		\$995,000			
Building Size		4,000			
Lot Size		7,000			
Price/SF (Building)		\$249			
Price/SF (Lot)		\$142			
Current NOI		\$25,361			
Current Cap Rate		2.55%			
Proforma NOI		\$70,661			
Proforma Cap Rate		7.10%			
		Revenue			
		Scheduled Gross Income		\$42,000	\$90,000
		Vacancy Factor		\$0	3% (\$2,700)
		Total Gross Rental Income		\$42,000	\$87,300
		Operating Expenses			
		Real Estate Taxes (Estimated Tax Rate 1.2%)		\$12,139 1.22%	\$12,139 1.22%
		Insurance		\$2,500	\$2,500
		Utilities: Electric (Tenant Responsibility)		\$0	\$0
		Utilities: Water (Tenant Responsibility)		\$0	\$0
		Utilities: Gas (Tenant Responsibility)		\$0	\$0
		Trash (Tenant Responsibility)		\$0	\$0
		Repairs & Maintenance		\$2,000	\$2,000
		Total Operating Expenses		\$16,639	\$16,639
		Expense Ratio (% of EGI)		40%	19%
		Expense PPSF		\$4.16	\$4.16
		NET OPERATING INCOME		\$25,361	\$70,661

[1] Expenses are estimates.

[2] Real Estate taxes assume a 1.22% tax rate.

[3] Buyer should conduct his/her own investigation prior to purchasing.





# Zoning Overview

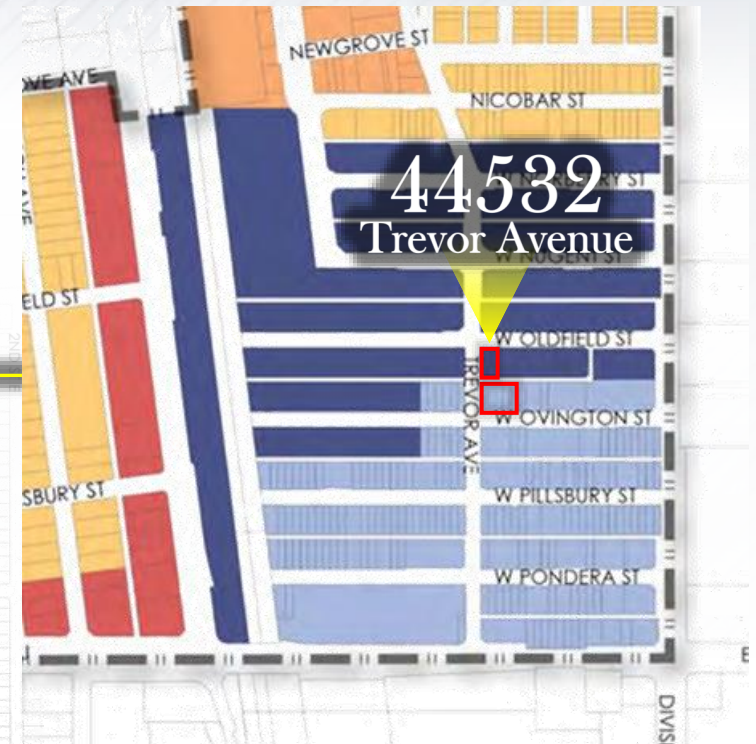
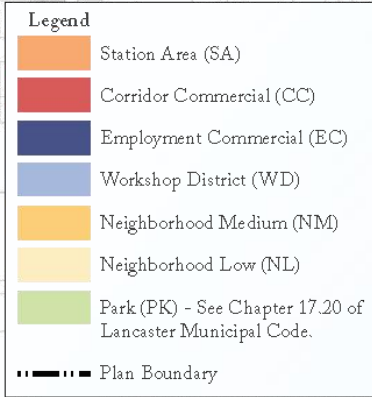
44532 Trevor Avenue



# Zoning Map

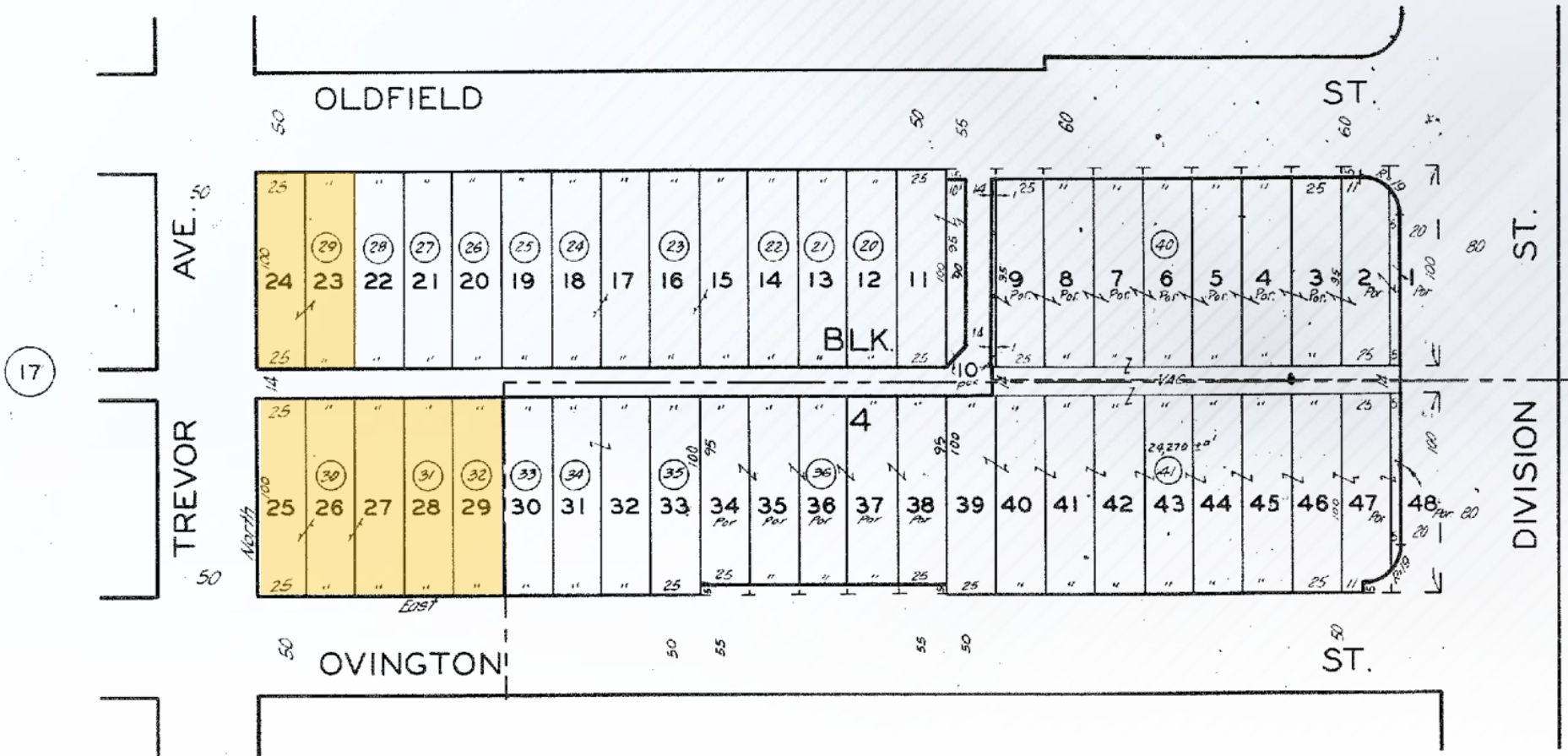
TOD ZONING ↗

WD ZONING ↗





# Parcel Map



Parcel #1 (Building Parcel)    ■ 3138-014-030

Parcel #2 (Yard Space)    ■ 3138-014-031

Parcel #3 (Yard Space)    ■ 3138-014-032

Parcel #4 (Bonus on Trevor)    ■ 3138-014-029



An aerial photograph of an industrial or commercial area. The scene includes several large, flat-roofed industrial buildings, numerous parking lots filled with cars and trucks, and a large, open, dry field in the foreground. A road runs horizontally across the middle of the image. The background shows a dense residential area with many houses and trees. The entire image is framed by a thin yellow border.

# Location Overview

44532 Trevor Avenue



# Lancaster, CA



**\$166,236**

POPULATION



**\$368,800**

MEDIAN HOME VALUE



**\$71,367**

AVG HH INCOME

## Premier Location

*The City of Lancaster is a thriving community of 172,237 located approximately one hour north of Los Angeles. Clean air, attainable housing, wide open spaces, and a close-knit community make Lancaster the ideal place for families. Endless potential for growth, along with a strong commitment to business from local leaders, earned Lancaster the "Most Business-Friendly" Eddy Award from the Los Angeles Economic Development Corporation in 2007. Lancaster's business-friendly atmosphere has contributed to dramatic economic growth in recent years. New businesses often choose to relocate or open another location in Lancaster, which translates to increases in local job opportunities.*



# LOCATION AMENITIES





# Business Profile

**BUSINESS PROPERTY VALUES** - Lancaster offers abundant commercial and industrial property at very affordable prices. The well-respected Kosmont-Rose Institute survey consistently ranks Lancaster among Los Angeles County's low-cost leaders. In addition, a recent CBRE report noted that many southland firms are currently looking north for new expansion opportunities.

**AFFORDABLE HOUSING** - Since Lancaster continues to offer some of the most affordable housing in the State of California, many workers can still afford to live, as well as work, in Lancaster. The current median home in the City of Lancaster is about \$350,000 – considerably less than the \$520,000 average housing price for Los Angeles County. With an average family household income of \$82,609, Lancaster has a high percentage of resident homeowners, leading to a more stable workforce, stronger sense of community and a less transient-oriented population base.

**TOP 100 PLACES IN THE UNITED STATES TO LIVE** - The Livability™ Website designated Lancaster as the nation's 62nd place to live due to its outstanding ratings in Civics, Demographics, Economy, Education, Health, Housing, and Infrastructure.

**HIGH-PAYING JOBS** - Antelope Valley's largest employers include five Aerospace/Aviation companies (NASA, Boeing, Lockheed Martin, Northrop Grumman, and Edwards Air Force Base) with over 50,000 employees, and a healthcare industry with over 10,000 employees (Antelope Valley Hospital, Palmdale Hospital, Kaiser Permanente, City of Hope, Independent Physicians, etc.)

50,000+ Employees



10,000+ Employees





# Medical Main Street District

## PROJECTED GROWTH DATA

Million Dollars In New  
Tax Revenues

**\$201M**

Million In Net  
Present Value Dollars

**\$81.2**

Total New Jobs

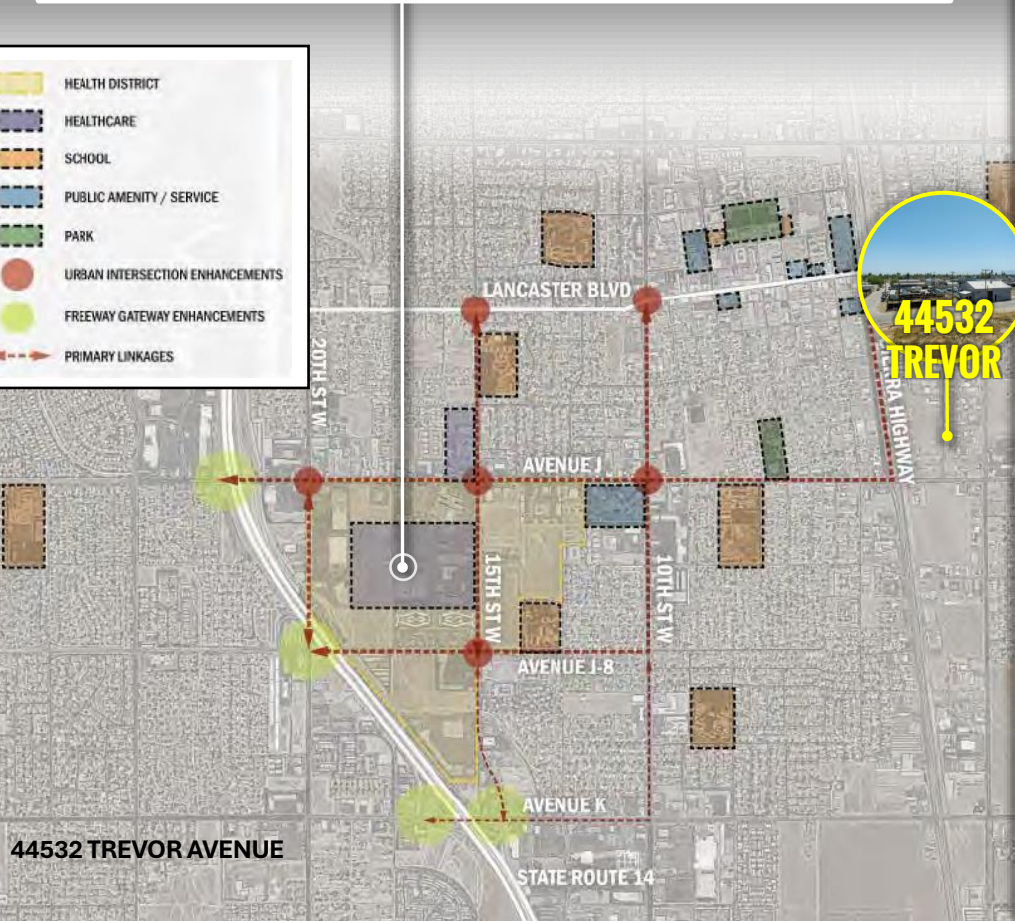
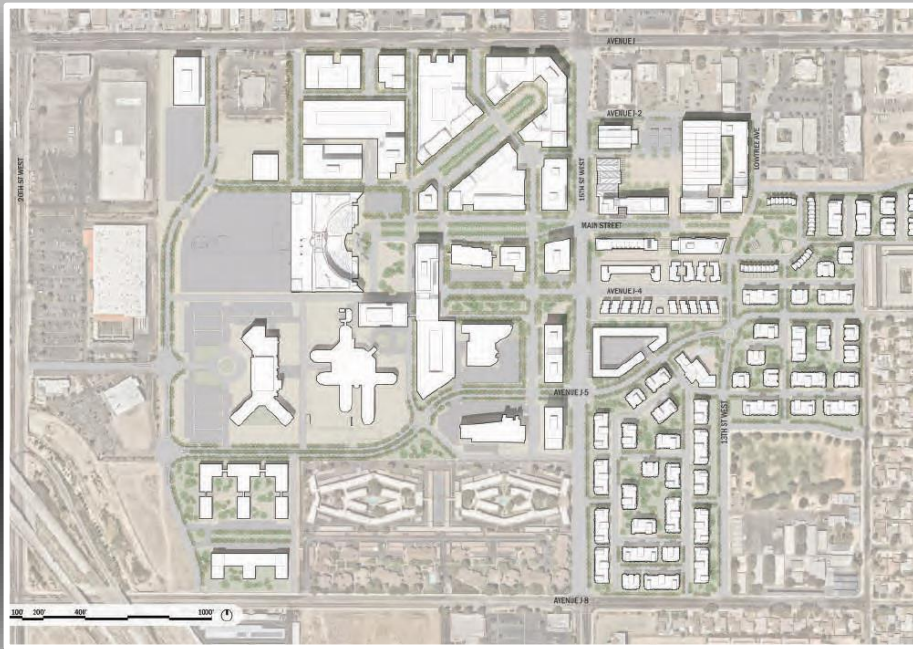
**14,593**

- *Mission: Medical Main Street will be a twenty-first century health district designed to provide easily accessible, state-of-the-art health care to Antelope Valley residents in an environment that both encourages and facilitates active and healthy living.*

- *The project is envisioned as a walkable and bikeable district, that will house a wide variety of health care facilities and specialists, with Antelope Valley Hospital as its centerpiece.*

- *This initiative aims to capitalize on the 100 acres of vacant land surrounding the existing hospital campus, re-purposing it for mixed-use facilities that integrate healthcare alongside commercial endeavors such as health food stores, restaurants, and workout facilities.*

- *The vision for the Medical Main Street District is informed by the urban concept of a “15-minute neighborhood.” This means that all residents live within a short walk of a good school, a place to buy fresh food, and a neighborhood park. It also means the community has rapid/alternative transit options as well as choices for health & wellness.*









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