



**PUBLIC REQUEST TO ADDRESS
THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, CALIFORNIA**

MEMBERS OF THE BOARD

HILDA L. SOLIS
HOLLY J. MITCHELL
LINDSEY P. HORVATH
JANICE HAHN
KATHRYN BARGER

Correspondence Received

			The following individuals submitted comments on agenda item:	
Agenda #	Relate To	Position	Name	Comments
1-D.		Favor	Vv Citizen	
		Other	Shante K Vutheikun	
		Item Total	2	
20.	1-D	Oppose	Monisha Parker	<p>Dear Supervisor Barger,</p> <p>I hope this letter finds you well. I am writing to present a proposal on how we can reduce costs for the Los Angeles County Development Authority (LACDA) in regards to their lease agreement and construction budget.</p> <p>To reduce the 25-year term through a lease agreement for LACDA, we can explore the possibility of negotiating a shorter term with the landlord. By presenting a strong case and demonstrating the benefits of a shorter term for both parties, we may be able to reduce the overall cost and commitments associated with the lease agreement.</p> <p>In order to reduce the \$20,891.44 per month with a 3% annual escalation for LACDA, we can consider renegotiating the terms of the lease agreement. By exploring alternative payment structures, such as fixed monthly rent or a lower annual escalation rate, we can work towards reducing the monthly costs for LACDA while still ensuring a fair deal for the landlord.</p> <p>Additionally, to reduce the construction budget between \$10 –\$12.5 million for LACDA, we can explore cost-saving measures such as value engineering, competitive bidding, and strategic project management. By carefully analyzing the project scope and identifying areas where costs can be reduced without compromising quality, we can work towards achieving a more cost-effective construction budget for LACDA.</p> <p>I believe that by implementing these strategies and working collaboratively with all stakeholders involved, we can successfully reduce costs for LACDA while still meeting their operational needs and objectives.</p> <p>Thank you for your attention to this matter.</p> <p>Best regards,</p> <p>Monisha Parker</p>
			SHAHRIAR AFSHANI	

			The following individuals submitted comments on agenda item:	
Agenda #	Relate To	Position	Name	Comments
20.	1-D	Oppose	Vv Citizen	
		Other	David Nisenbaum	
		Item Total	4	
Grand Total			6	

Ave I Business Center

340 E Avenue I
Lancaster, CA 93535

FOR LEASE

Suite 101
(10,400+/- RSF)

Suite 105/106
(2,600+/- RSF)

Suite 117/118
(2,600+/- RSF)

Harvey Holloway - BRE #00594721 Direct 661.948.2644 x 22 Main 661.948.2644 42402 N. 10th Street West, Suite E
harvey@cbvalleyrealty.com Fax 661.945.2524 Cell 661.609.8173 Lancaster, CA 93534

CBCValleyrealty.com

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Ave I Business Center

340 E Avenue I
Lancaster, CA 93535

FOR LEASE

#101

#117/118

#105/106

US Department of Veterans Affairs Outpatient Clinic

3rd STREET EAST

EAST AVENUE I

EASTSIDE PARK

LANCASTER HIGH SCHOOL

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ASE

Valley Realty

340 E. AVE I
BUSINESS CENTER

Easter Seals

VA U.S. Department of Veterans Affairs
Lancaster Community Based Outpatient Clinic

AGAPE CHURCH

ERTY DETAILS

E: 27,592+/- rsf

BLE:

10,400+/-rsf - \$8,320/mo

2,600+/-rsf - \$2,340/mo

2,600+/-rsf - \$2,340/mo

PE: Modified Gross

LT: 1988

5.35/1000

C (Commercial)

Monument/Building

661.948.2644 42402 N. 10th Street West #E
661.609.8173 Lancaster, CA 93534

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**AVISON
YOUNG**
FOR LEASE
**±15,500 SF OF
RETAIL SPACE
AVAILABLE**
KAMERON GRAYLEE
Associate
License No. 02151132
213.671.1002
kameron.graylee@avisonyoung.com

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CHRIS MALLING
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**2733
WEST AVENUE L**
LANCASTER, CALIFORNIA

2733 West Avenue L
PROPERTY DESCRIPTION

Lancaster, California

Highlights

- Versatile ±15,000 SF space can suit a variety of uses including medical, school, government services, banquet hall, and more
- Current buildout features several office spaces, three (3) large rooms, and a retail counter in front
- High ceilings throughout
- Ample surface parking (Ratio: 19.35/1000 SF)
- Opportunity for indoor/outdoor component
- Located in West Lancaster Plaza, which is anchored by Stater Bros and features Taco Bell, US Bank, and more!
- Nearby national credit tenants (TMI) include McDonald's, Walgreens, Autozone, Burger King, Del Taco
- Ideally positioned on heavily trafficked Avenue L, between Quartz Hill and Highway 14


Traffic & Parking

 West Ave L - Approx. 27,072 VPD
300 Spaces - 19.35 spaces per thousand

The Offering

**±15,500 SF
OF AVAILABLE SPACE**

**NEGOTIABLE
ASKING RENT**

**5 - 10 YEARS
LEASE TERM**
3-MILE RADIUS DEMOGRAPHICS

71,857
POPULATION

35.8
MEDIAN AGE

27,085
EMPLOYEES
DAYTIME EMPLOYMENT

\$88,859
AVERAGE HOUSEHOLD INCOME

24,479
HOUSEHOLDS

54%
OWNER
OCCUPIED HOUSING UNITS

46%
RENTER
OCCUPIED HOUSING UNITS

PROPERTY SITE PLAN

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±11,050 SF Retail Space

1101 West Avenue I, Unit 105
LANCASTER, CALIFORNIA



**AVISON
YOUNG**

FOR LEASE

Former Dollar
Tree Space
Available

KAMERON GRAYLEE
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PROPERTY DESCRIPTION



1101 West Avenue I, Unit 105
Lancaster, California



Highlights

- Former Dollar Tree space with ±11,050 SF available
- Anchored by top-producing Family Dollar and Citi Trends
- ±273 SF of building frontage on West Avenue I
- National credit tenants within 0.25 miles include AutoZone, McDonalds, Taco Bell, KFC, and Burger King
- Excellent opportunity for traditional storefront retail
- Ample surface parking (approx. 5,921,000 SF)
- Daytime population of 85,024 within 3 miles



Traffic & Parking

10th St West & West Ave I - Approx. 23,520 VPD
240 Spaces - 5.92 spaces per thousand



The Offering



±11,050 SF
Unit size



NEGOTIABLE
Asking rent



JUNE 2023
Date available

3-mile radius demographics



85,024
Population

34.1%
Median age

34,705
Employees
daytime employment



\$63,073
Average household income

27,977
Households

47% 53%
Owner occupied housing units



1101 WEST AVENUE I, UNIT 105



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46948 47th St W - 1st Floor



SIZE	15,000-30,000 SF
TERM	5-10 Years
RENTAL RATE	Upon Request
SPACE USE	Industrial
CONDITION	Shell Space
AVAILABLE	Now

Brand New Buildings; warm vanilla shell provided with restroom and office. 24 Hour security on site.

- Space is in Excellent Condition
- Central Air Conditioning
- Security System
- Secure Storage



SF
rs
st
al
ce
w

