



**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.		<b>Favor</b>	Vv Citizen	
		<b>Other</b>	Shante K Vutheikun	
		<b>Item Total</b>	<b>2</b>	
20.	1-D	<b>Oppose</b>	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	

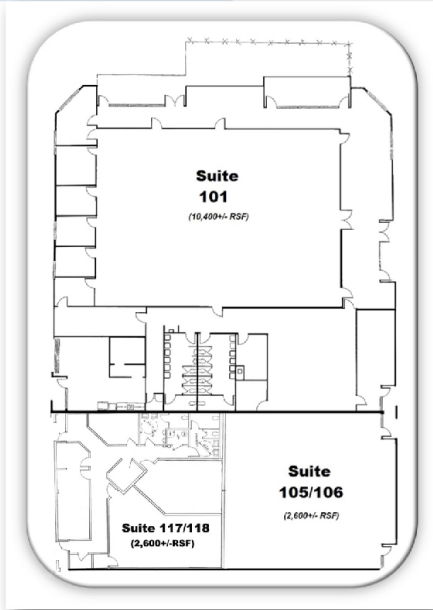
# Ave I Business Center

340 E Avenue I

FOR LEASE



Lancaster, CA 93535



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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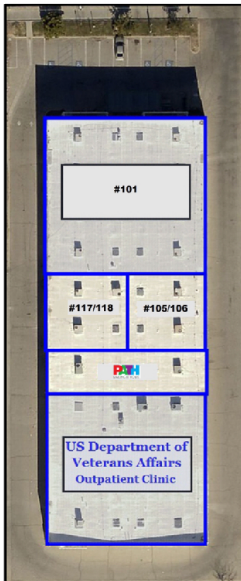
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# Center

FOR LEASE



Valley Realty



## PROPERTY DETAILS

- RENT: 27,592+/- rsf
- AVAILABLE:

  - 10,400+/-rsf - \$8,320/mo
  - 2,600+/-rsf - \$2,340/mo
  - 2,600+/-rsf - \$2,340/mo

- TYPE: Modified Gross
- BUILT: 1988
- USE: 5.35/1000
- CLASSIFICATION: C (Commercial)
- TYPE: Monument/Building

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## 2733 WEST AVENUE L LANCASTER, CALIFORNIA

### FOR LEASE

±15,500 SF OF  
RETAIL SPACE  
AVAILABLE

**KAMERON GRAYLEE**  
Associate  
License No. 02151132  
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kameron.graylee@avisonyoung.com

**DAVID MALLING**  
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**CHRIS REALING**  
Principal  
License No. 01025809  
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## 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 (1mi) 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

27,085  
EMPLOYEES  
DAILYTIME EMPLOYMENT



\$88,859  
AVERAGE HOUSEHOLD INCOME

54%  
OWNER  
OCCUPIED HOUSING UNITS

46%  
RENTER  
OCCUPIED HOUSING UNITS



PROPERTY SITE PLAN



**AVISON YOUNG**

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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

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**±11,050 SF Retail Space**

1101 West Avenue I, Unit 105  
Lancaster, California

PROPERTY DESCRIPTION



**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, McDonald's, 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  
Maritime employment



\$63,073  
Average household income

27,977  
Households

47% 53%  
Owner occupied housing units  
Renter occupied housing units



1101 WEST AVENUE I, UNIT 105



**AVISON  
YOUNG**

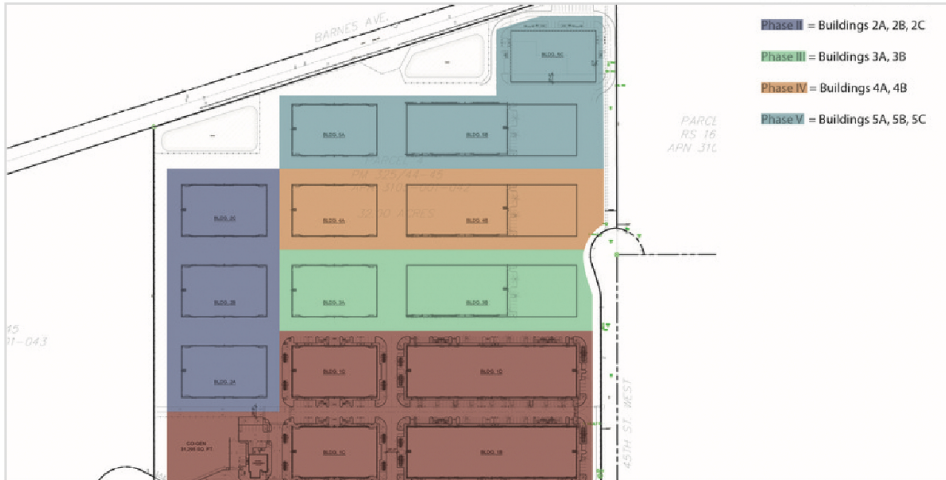
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## 46948 47th St W - 1st Floor



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



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