

FOR LEASE | ±900 - 1,813 SF

RETAIL SPACE AVAILABLE FOR LEASE

SEC Sierra Hwy & Soledad Canyon Rd | Santa Clarita, CA



For leasing, please contact:

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PROJECT HIGHLIGHTS

- ±1,500 SF 2nd Generation Restaurant and ±900 - 1,813 SF Retail shop space available for lease in busy Santa Clarita neighborhood center
- Located at busy signalized intersection of Sierra Hwy and Soledad Canyon Rd (Approx. 85,000 Cars Per Day)
- Successful Co Tenants include Arby's, Yoshinoya, Subway, Ameci Pizza and 7-Eleven
- Ample Parking (7 Spaces/1,000 SF) with 3 access points
- Excellent street visibility with monument signage
- Close Proximity to Hwy 14 and I-5 Freeways
- Surrounded by successful national and regional tenants and amenities including Vallarta Market, Food 4 Less, Regal/Edwards Cinema, TJ Maxx, UFC Gym, Lumber Liquidators City of Santa Clarita Public Library, College of the Canyons Campus, the New Canyon Country Community Center and more!

NEIGHBORING RETAILERS:



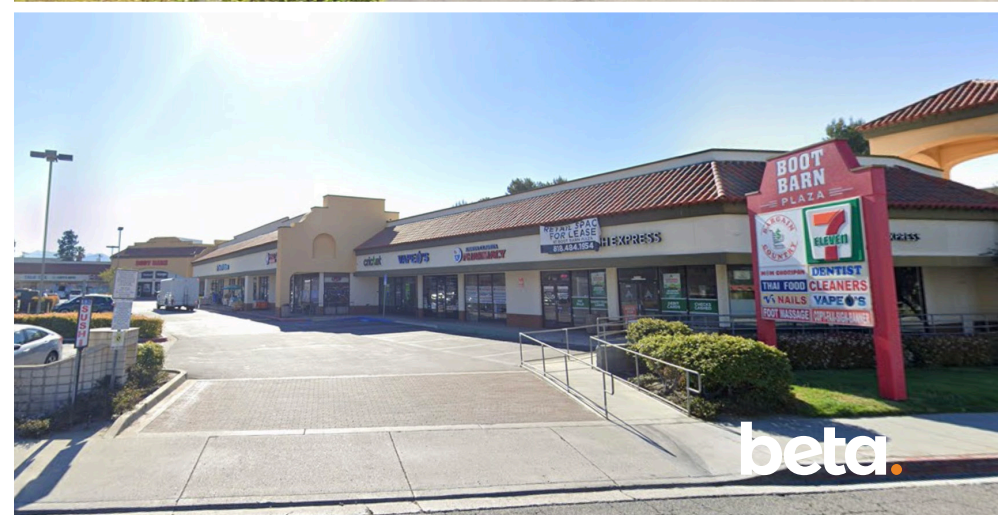
metroPCS



DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Total Households	8,823	28,519	47,769
Total Population	26,599	86,269	146,264
Avg. Household Income	\$105,508	\$129,242	\$138,577

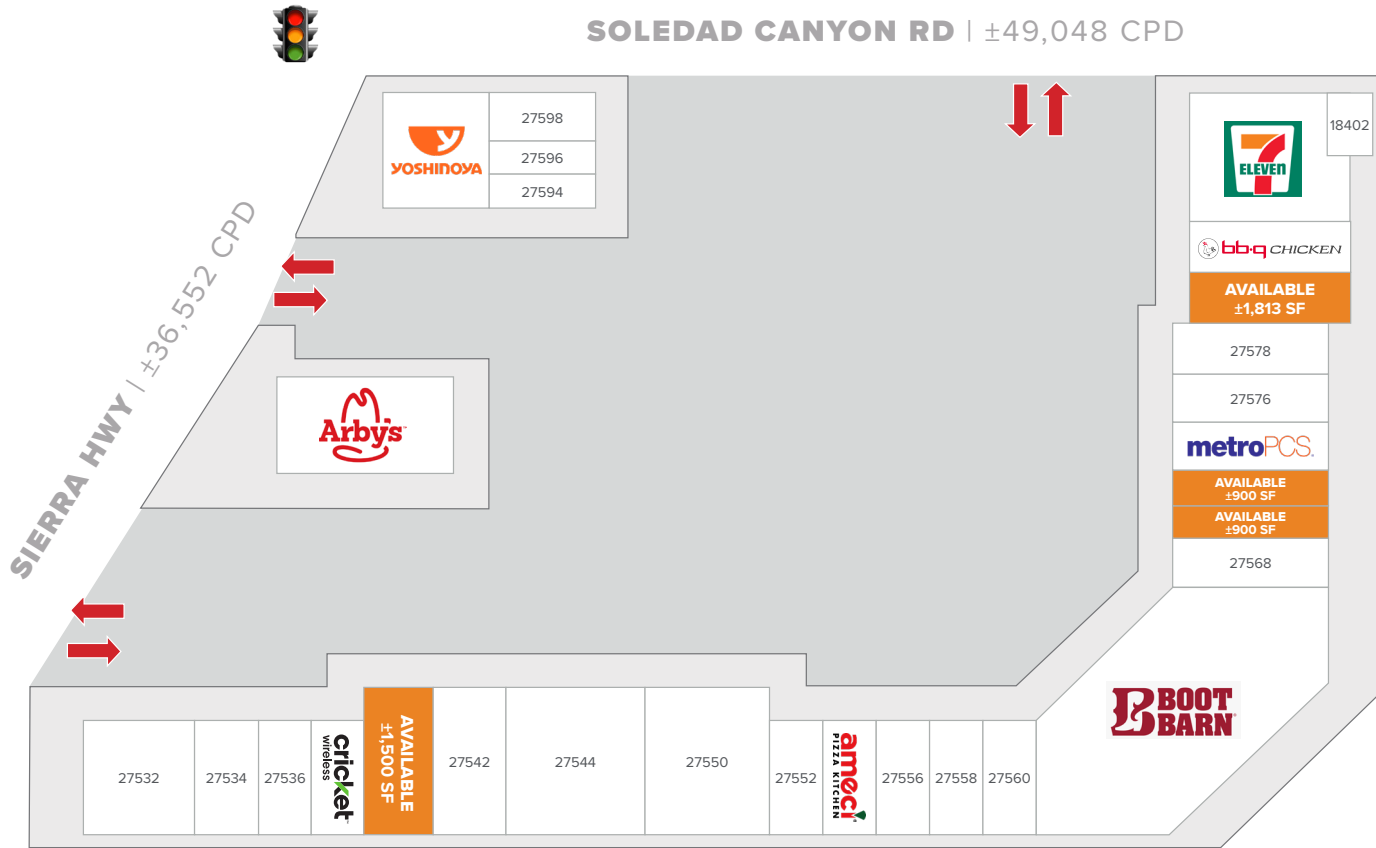
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ADDITIONAL PHOTOS



SITE PLAN



SUITE	TENANT NAME	SF
18402	Bellisima Beauty Salon	829
27532	Sphinx Fashion Club	1,900
27534	Santa Clarita Pharmacy	1,700
27536	Vapes	1,020
27538	Cricket Wireless	1,005
27540	AVAILABLE	1,500
27542	97 Cents	8,786
27552	DDS.	1,245
27554	Ameci Pizza	1,440
27556	Foot Massages	1,140

SUITE	TENANT NAME	SF
27558	Insurance	920
27560	Barber Shop	1,200
27564	Boot Barn	8,736
27568	Ninja Cooks	1,200
27570	AVAILABLE	900
27572	AVAILABLE	900
27574	Metro PCS.	1,170
27576	Siam Rice Thai Rest.	1,320
27578	Majestics Homes	1,650
27582	AVAILABLE	1,813

SUITE	TENANT NAME	SF
27586	BB.Q Chicken	1,200
27588	7-Eleven Inc.	3,300
27590	Arby's	2,511
27592	Yoshinoya	1,800
27594	Water-4 U	700
27596	VV Nails	700
27598	Las Delicias	800
Roof Top	T-Mobile USA	
Roof Top	Verizon	

AREA OVERVIEW



DEMOGRAPHIC REPORT

Population	1 Mile	3 Mile	5 Mile
Total population	26,599	86,269	146,264
Average age	32.8	35.7	36.7
Average age (Male)	32.3	34.7	35.8
Average age (Female)	33.4	36.6	37.5
Households & Income	1 Mile	3 Mile	5 Mile
Total households	8,823	28,519	47,769
# of persons per HH	3.0	3.0	3.1
Average HH income	\$105,508	\$129,242	\$138,577
Average house value	\$508,203	\$592,786	\$623,890
Race (%)	1 Mile	3 Mile	5 Mile
White	36.2%	42.1%	45.5%
Hispanic	52.5%	43.0%	41.7%
Black	8.1%	7.1%	6.1%
Asian	11.4%	13.9%	12.6%
Hawaiian	0.2%	0.2%	0.2%
American Indian	1.8%	1.2%	1.2%
Other	26.3%	19.8%	18.6%

