

FOR LEASE | ±900 - 1,900 SF

RETAIL SPACE AVAILABLE FOR LEASE

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

beta.



AVAILABLE
±900 SF

AVAILABLE
±1,813 SF

AVAILABLE
(DEMISABLE)
±1,900 SF

For leasing, please contact:
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PROJECT HIGHLIGHTS

- ±900 - 1,900 SF space available 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:



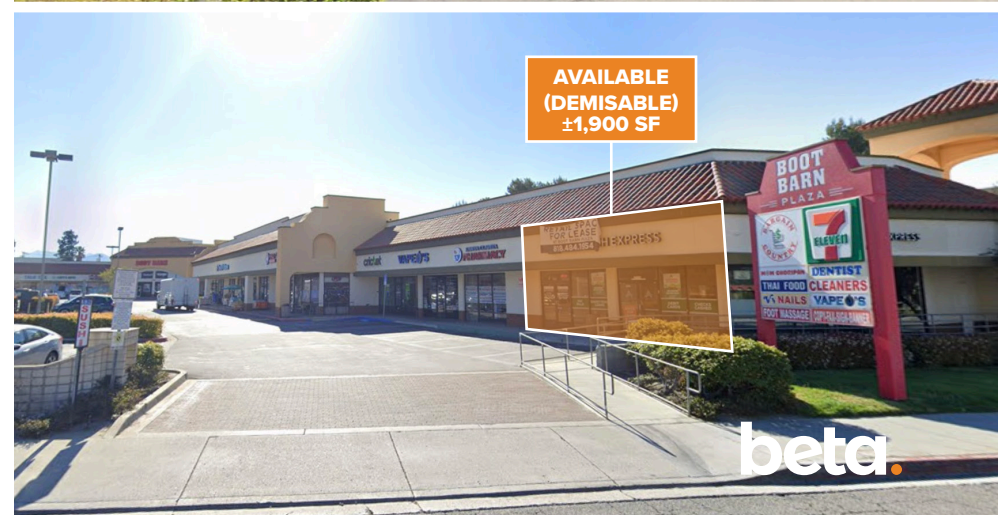
metroPCS



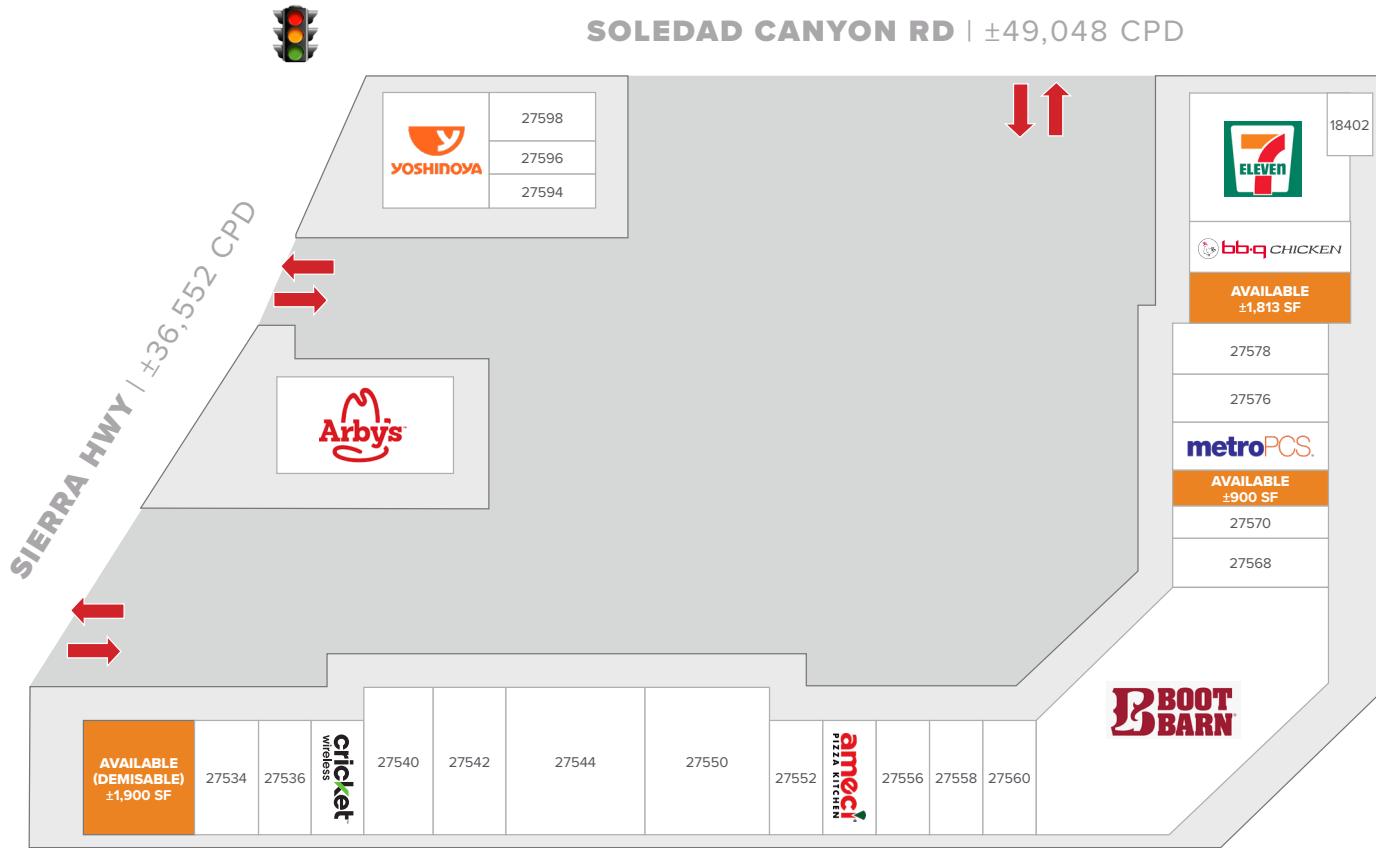
DEMOGRAPHICS:

| | 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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SITE PLAN



| SUITE | TENANT NAME | SF |
|-------|-------------------------|-------|
| 18402 | Bellissima Beauty Salon | 829 |
| 27532 | AVAILABLE (DEMISABLE) | 1,900 |
| 27534 | Santa Clarita Pharmacy | 1,700 |
| 27536 | Vapes | 1,020 |
| 27538 | Cricket Wireless | 1,005 |
| 27540 | Mad Tuna | 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 | Copy Center | 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% |

