

SWC BOUQUET CANYON BLVD & VALENCIA BLVD, VALENCIA, CA

FOR LEASE

KMART SHOPPING CENTER REDEVELOPMENT



For leasing, please contact:

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137 Eucalyptus Dr, El Segundo, CA 90245

PROJECT HIGHLIGHTS

- 12.6 acre shopping center with **121,000 SF of existing improvements**
- **Centrally located in the Santa Clarita Valley** with an educated and affluent residential base
- Highest trafficked intersection in the valley with **over 120,568 cars per day**
- **Abundant parking** with an ratio of approx. 7.25/1,000

DEMOGRAPHICS



POPULATION

1 MILE | 10,274
3 MILE | 100,971
5 MILE | 207,660



DAYTIME POPULATION

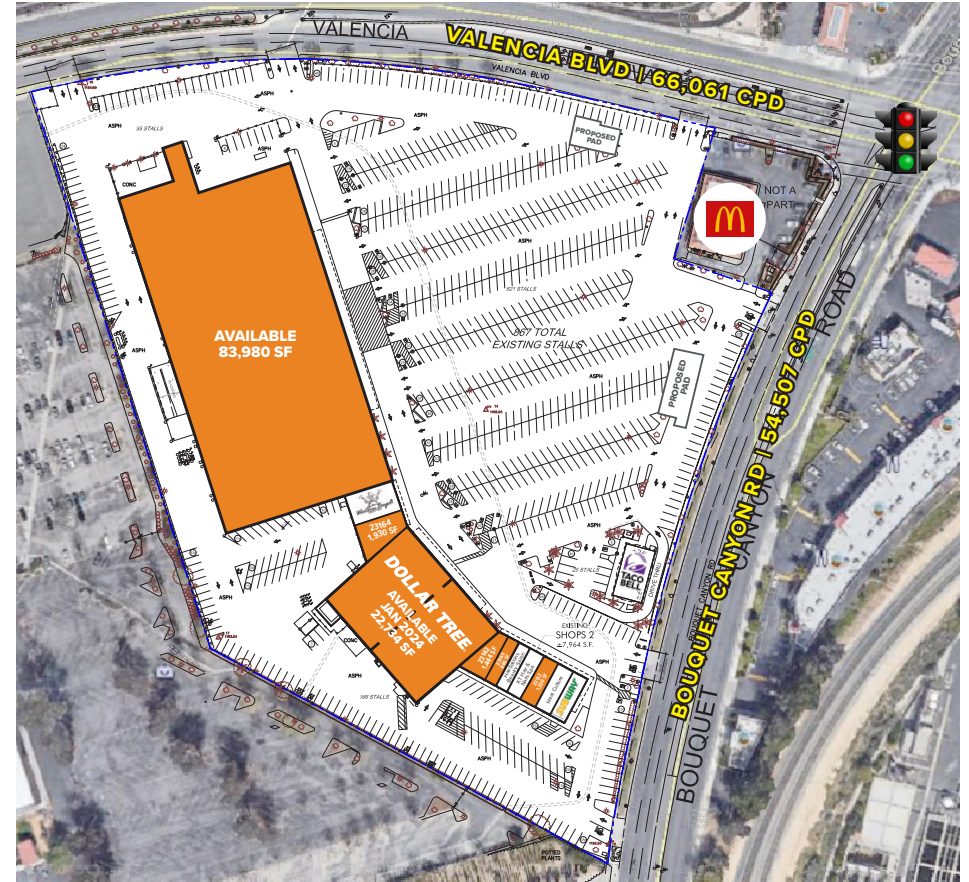
1 MILE | 12,211
3 MILE | 88,993
5 MILE | 144,988



AVG. HOUSEHOLD INCOME

1 MILE | \$152,791
3 MILE | \$160,621
5 MILE | \$161,990

SITE PLAN OVERVIEW

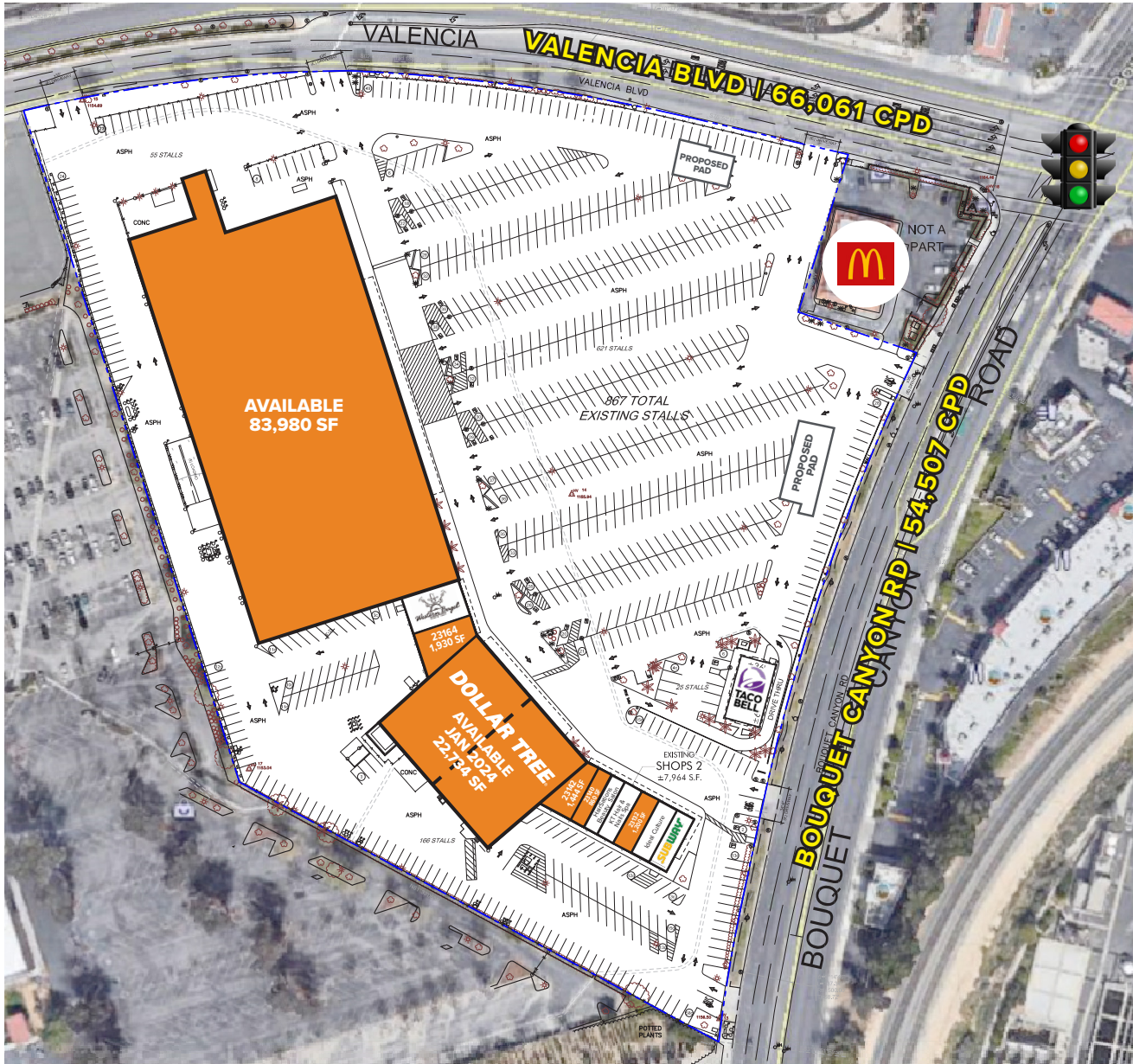


TRAFFIC COUNTS

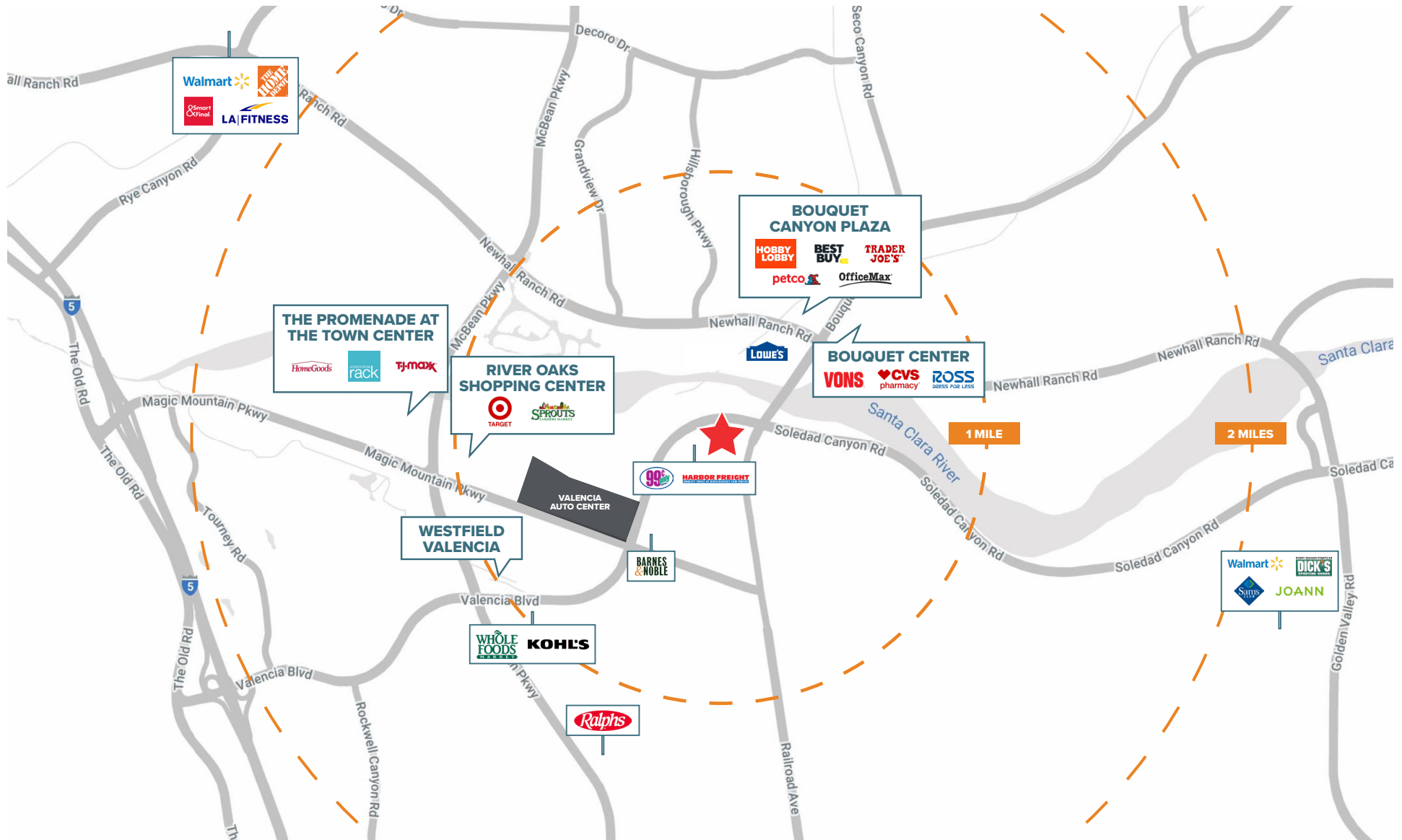
BOUQUET CANYON RD	54,507 CPD
VALENCIA BLVD	66,061 CPD

CONCEPTUAL SITE PLAN

 = AVAILABLE



AREA OVERVIEW



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