

LARGE RETAIL SPACE AVAILABLE FOR LEASE

18901 Soledad Canyon Rd, Santa Clarita, CA 91351



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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PROPERTY FEATURES

- Large showroom space
- Parking on site
- Rear dock high loading bay
- 223 feet of frontage on Soledad Canyon

AREA FEATURES

- Positioned in busy retail corridor with heavy traffic counts
- Easy Access to the 5 and 14 Freeway
- Close proximity to Skyline Ranch, Vista Canyon Ranch, Aliento Ranch, and other emerging housing developments



DEMOS	1 mile	3 mile	5 mile
Population	33,671	75,044	95,829
Avg. HH Income	\$87,242	\$106,134	\$115,430
Daytime Pop.	26,498	59,769	76,410
Traffic Count	±49,048 cars per day		



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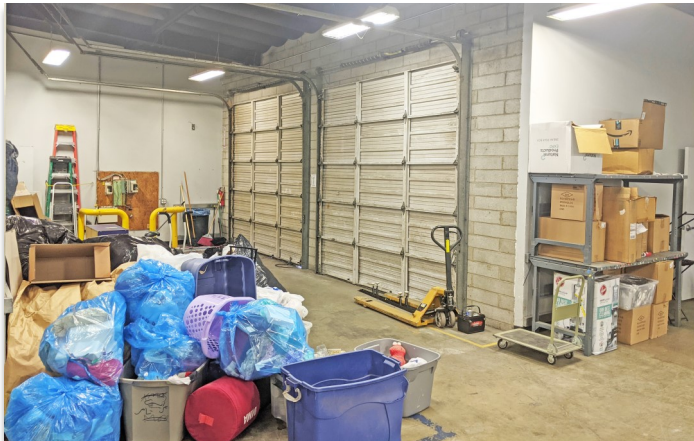


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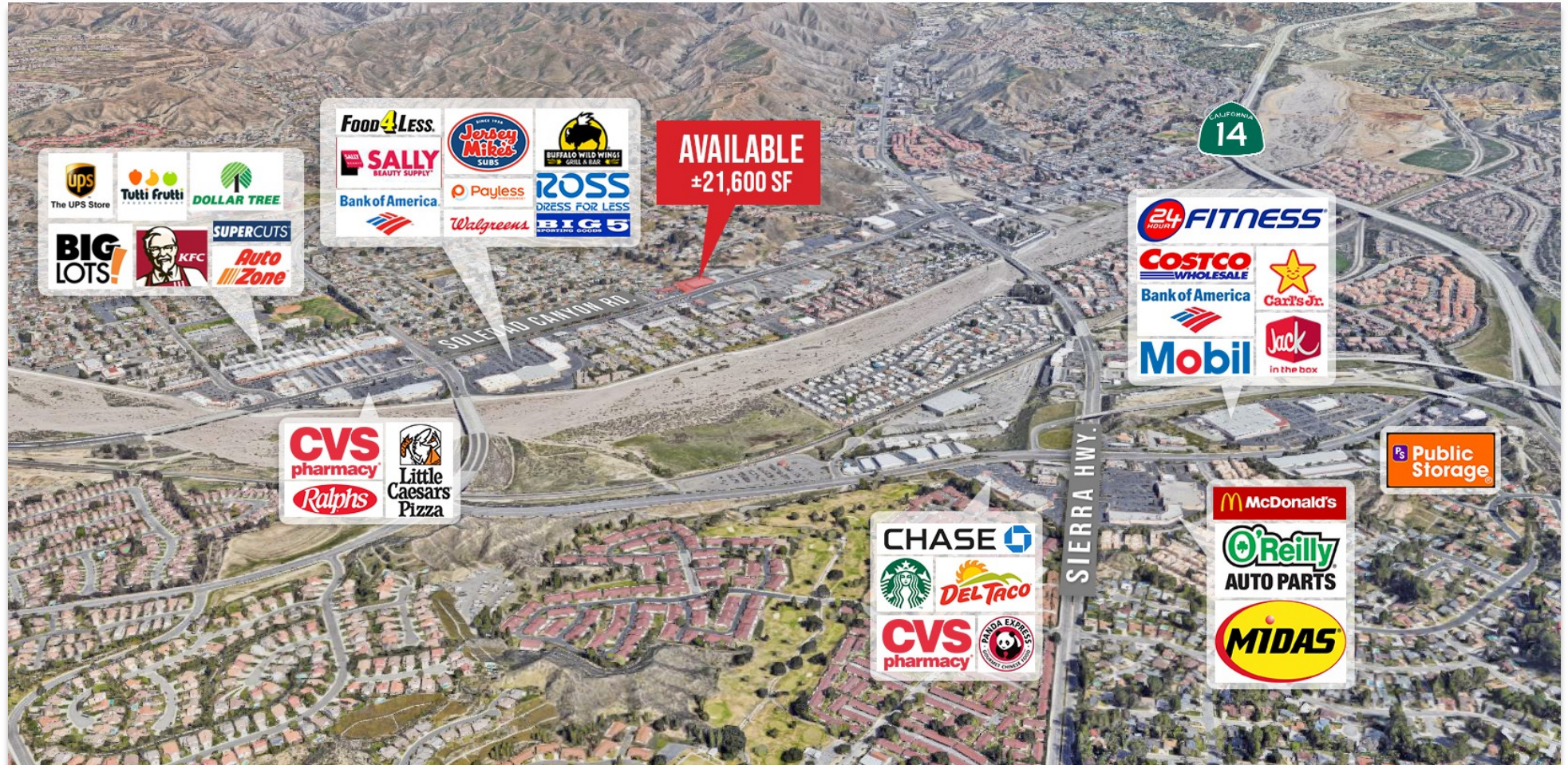


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