

CANYON CENTER

19407 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

- Multi-Anchored retail mecca
- Largest power center in Santa Clarita
- Active national shopping center
- Positioned in the heart of Santa Clarita Valley

AREA AMENITIES

- Located in the heart of Santa Clarita
- Close proximity to 5 and 14 freeways
- Intersection on Soledad and Whites Canyon has over ±82,000 Cars per day
- Tenants Island Pacific, Dollar Tree, Big Lots, Supercuts, Subway, UPS, and KFC
- 1 Mile: 20,843 (Average HH Income \$75,588)
- 3 Mile: 78,513 (Average HH Income \$66,303)
- 5 Mile: 175,123 (Average HH Income \$93,574)



| DEMOS | 1 mile | 3 mile | 5 mile |
|----------------|----------------------|-----------|-----------|
| Population | 20,243 | 97,328 | 210,155 |
| Avg. HH Income | \$97,339 | \$108,648 | \$119,062 |
| Daytime Pop. | 18,769 | 77,573 | 169,072 |
| Traffic Count | ±78,375 cars per day | | |

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SUITE F1 | ±6,672 SF



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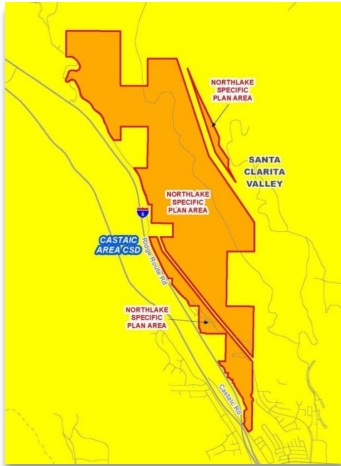
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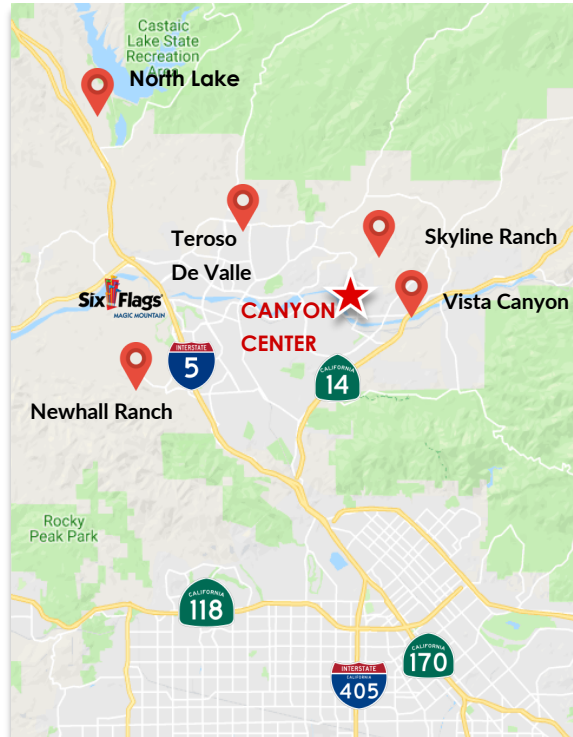
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NEW DEVELOPMENTS

North Lake Project



Newhall Ranch Project



Tesoro De Valle



Skyline Ranch Project



Vista Canyon Project



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AERIAL

Canyon Center has been ranked amongst the highest regarded retail Power Centers in the Santa Clarita Valley designed to cater to a growing, family friendly, diverse population. The center is situated to accommodate the growth of your newest location or start up business.



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