

LYONS PLAZA

23740 Lyons Avenue, Newhall, CA 91321



Pending Remodel

8,986 Sq. Ft. End Cap Anchor Opportunity

LISTING HIGHLIGHTS

- Ample parking ratio can accommodate most uses.
- National anchor and co-tenants.
- Surrounded by affluent neighborhoods.
- Fronts the Lyons Corridor; one of Santa Clarita's primary thoroughfares connecting the East and West Valley.
- High Ceiling clearances.
- Facade renovation pending.



Demographics	Avg. HH Income	Population
1 Mile	\$98,540	13,004
3 Miles	\$95,345	64,925
5 Miles	\$96,548	104,188

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Available	Size	Price	Build Out
23740	8,986 Sq. Ft.	\$1.50/SF NNN	Shell – High Clearance



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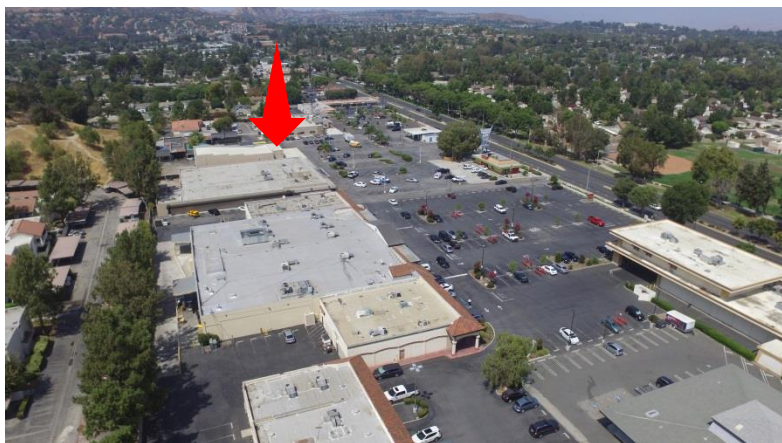
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Within 1 Mile Radius:





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