

FOR LEASE

18760-18796 FLYING TIGER DR
CANYON COUNTRY, CA 91387-8250



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LEASING

BROKERAGE

INVESTMENTS

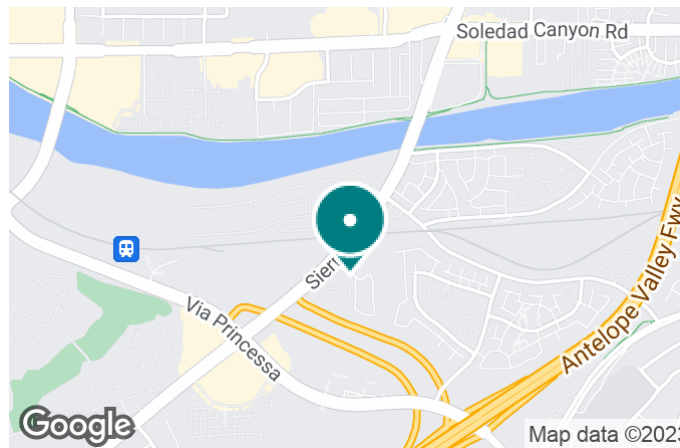
FEATURES & AMENITIES

18760-18796 FLYING TIGER DR | CANYON COUNTRY, CA 91387-8250



FEATURES & AMENITIES

- ± 3,932 SF End-Cap Available
- Former City of Santa Clarita Offices
- Distinctive Building With Excellent Curb Appeal
- Diverse Tenant Mix
- High Street Visibility On Busy Sierra Hwy
- High Traffic Signalized



NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,105	24,129	44,917
Total Population	23,294	73,222	139,447
Average HH Income	\$78,046	\$101,357	\$108,679

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

± 3,932 SF end-cap space formerly occupied by the City of Santa Clarita. Newer, well-maintained retail shopping center features high-street visibility, ±5 cars per 1,000 SF, and convenient access from Sierra Hwy.

LOCATION DESCRIPTION

Situated at the signalized intersection of Flying Tiger + Sierra Hwy in prime Santa Clarita.

OFFERING SUMMARY

Lease Rate:	\$2.50 SF/month (NNN)
Available SF:	3,932 SF
Building Size:	6,563 SF

SPACES	LEASE RATE	SPACE SIZE
1st Floor, Suite 18792-18796	\$2.50 SF/month	3,932 SF

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ADDITIONAL PHOTOS

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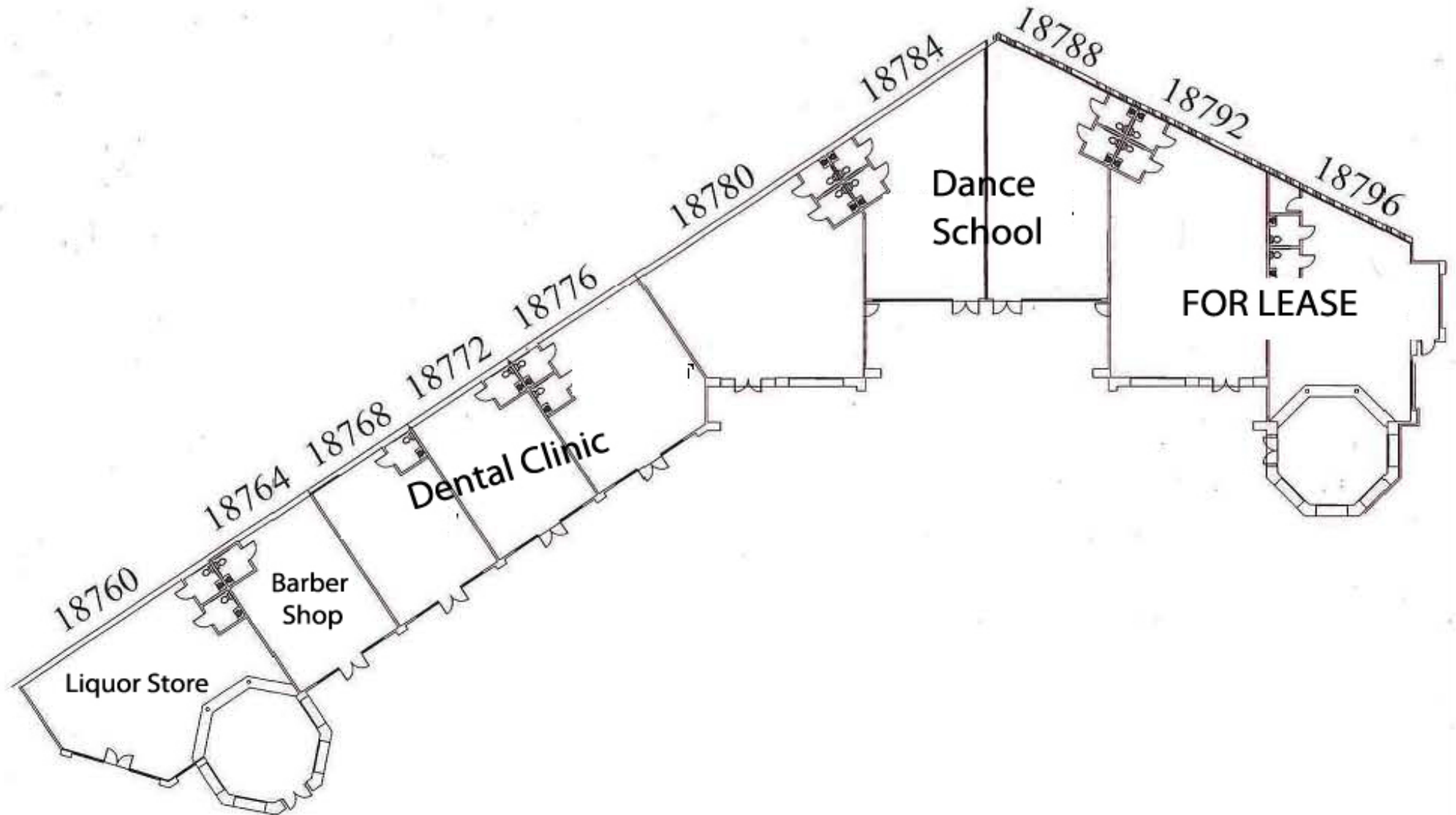
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SITE PLAN

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RETAILER MAP

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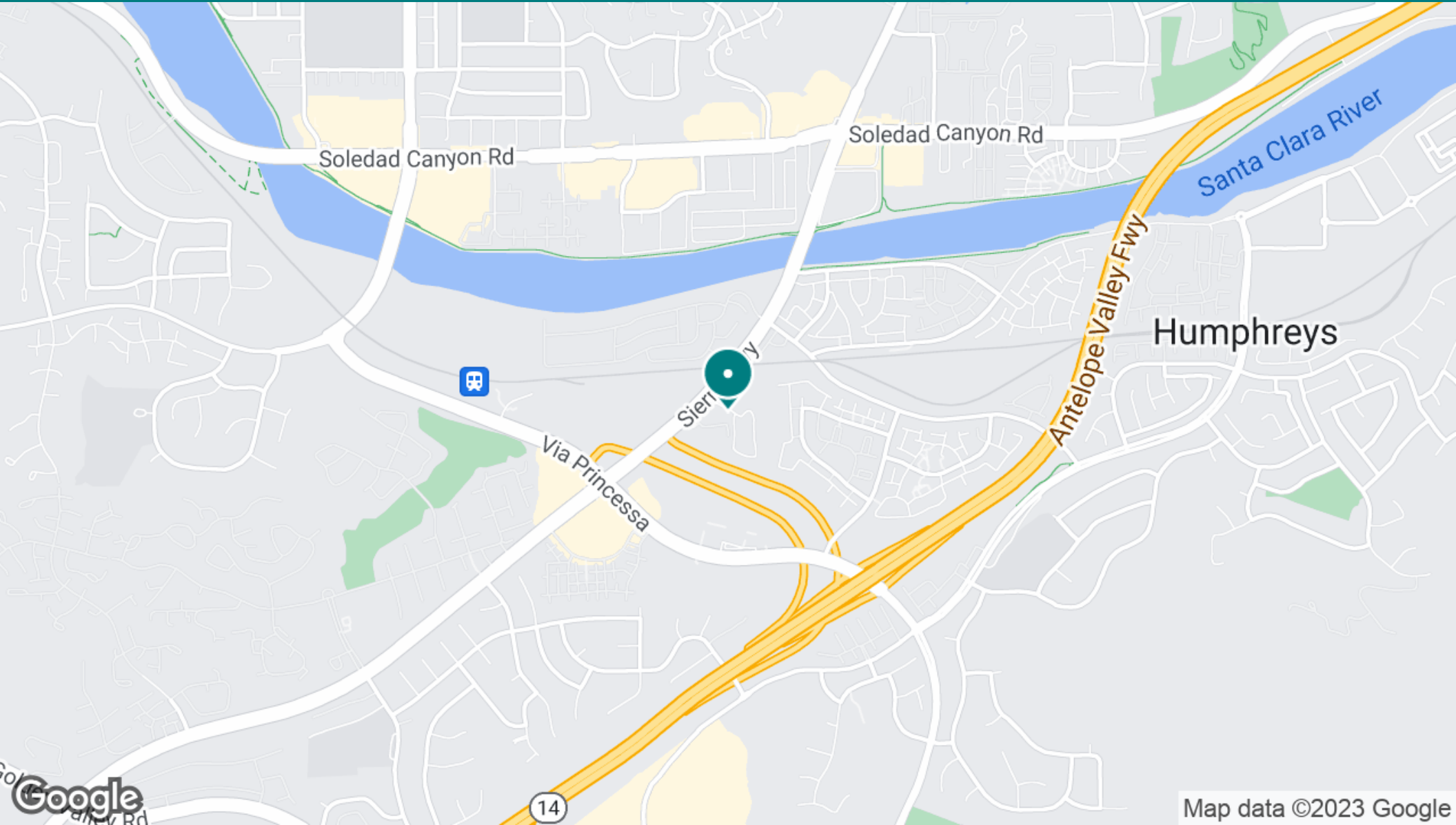
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LOCATION MAP

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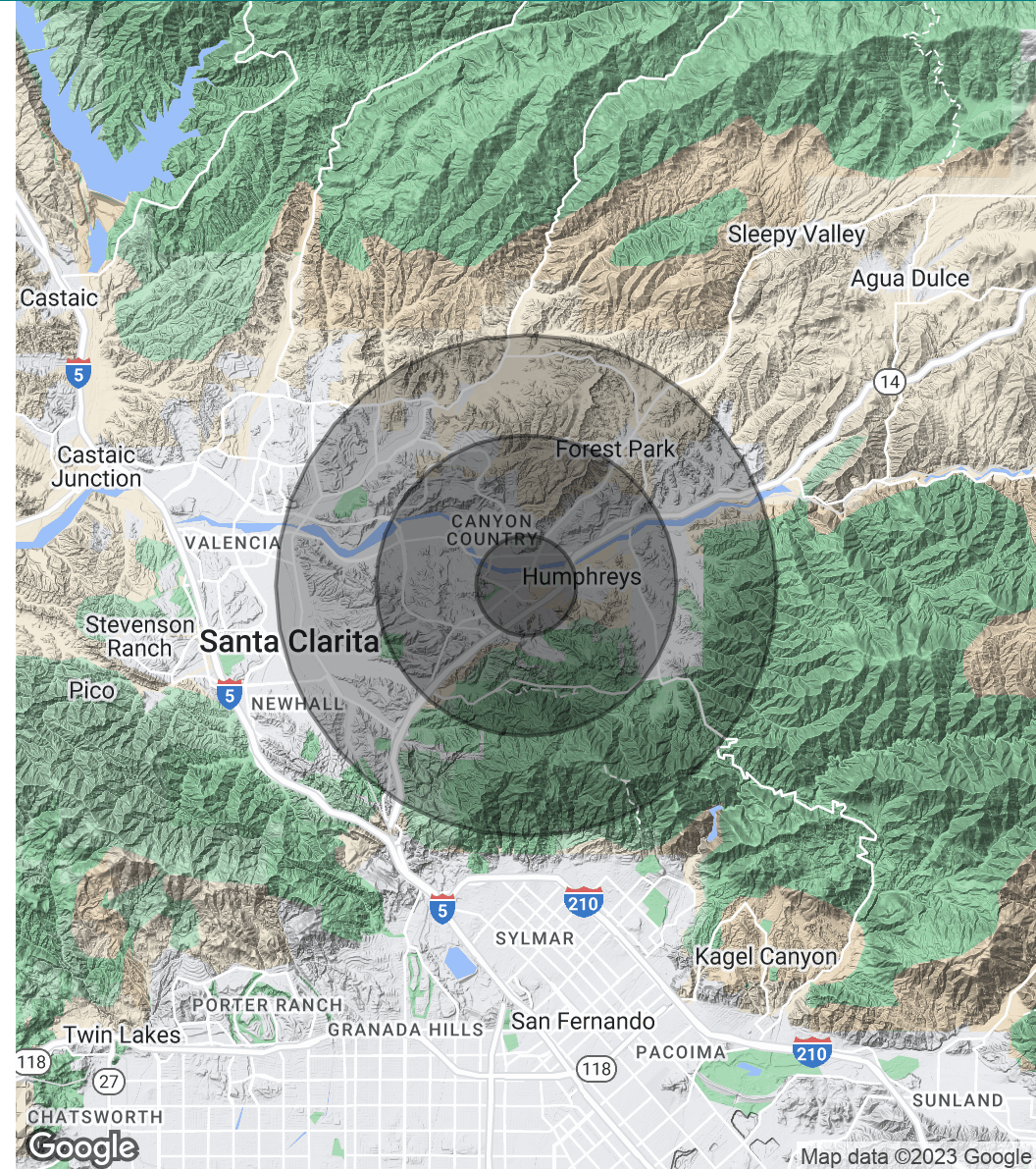
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,294	73,222	139,447
Average Age	32.8	36.5	36.7
Average Age (Male)	31.6	34.8	35.1
Average Age (Female)	34.3	37.7	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,105	24,129	44,917
# of Persons per HH	2.9	3.0	3.1
Average HH Income	\$78,046	\$101,357	\$108,679
Average House Value	\$250,990	\$411,172	\$469,071
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	54.2%	43.5%	40.0%
RACE	1 MILE	3 MILES	5 MILES
% White	57.8%	62.3%	65.5%
% Black	4.0%	4.9%	4.5%
% Asian	7.5%	9.7%	9.8%
% Hawaiian	0.0%	0.0%	0.3%
% American Indian	2.7%	1.4%	1.0%
% Other	14.1%	9.8%	9.4%

* Demographic data derived from 2020 ACS - US Census



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