

**Freestanding Retail Building**

**FOR LEASE or SALE**

**4,216 SF Available**

**Prime Old Town Newhall Location**



## 22600 Lyons Avenue • Newhall, CA 91321

### Property Highlights:

- Sale and Lease Opportunities Available (Call Broker to Discuss)
- Easy Ingress and Egress to Site via Main Street and Lyons Avenue
- Excellent Retail Facia Exposure Facing Lyons Avenue
- Ample Parking with No Onsite Parking Requirements
- The Sidewalk and Existing Parking Spaces Can be Used for Outdoor Patio Dining
- Can Accommodate Retail, Food, Medical, Professional and Office Uses
- Prime Newhall Site Located Directly Across from Newhall Crossings a 20,000 Sq. Ft. Mixed Use Development with 47 Apartment Units & Laemmle Theatre, projected to attract 250,000 customers annually
- Adjacent to The Old Town Library and Metrolink Station

### Demographics

<b>Population:</b>	15,495	66,564	164,845
<b>Avg HH Income:</b>	\$100,591	\$124,377	\$128,962
<b>Daytime Pop:</b>	5,796	34,571	70,870

- Zoning:** UC (Urban Central) New Old Town
- Total Land Area:** Approximately 9,313 SF / .2138 Acres
- APN:** 2865-017-001
- NNN's:** Only \$0.18 PSF

### FOR MORE INFORMATION:

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### Traffic Counts

<b>Main Street</b>	2,800 CPD
<b>Lyons Avenue</b>	15,500 CPD
<b>Railroad Avenue</b>	34,200 CPD

**Total Traffic at intersection: 52,500 CPD**

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25060 Avenue Stanford  
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## Aerial Map



About Old Town Newhall : Located in the City of Santa Clarita, Old Town Newhall is a 271-Acre mixed-use revitalization area in the heart of Santa Clarita-just minutes north of Los Angeles with historic points of interest, a community center, a MetroLink Station, and a thriving arts scene. Old Town Newhall, offers forward thinking developers a unique opportunity to establish a strong presence in one of Southern California's fastest growing communities.

About Santa Clarita's Redevelopment Agency: The Santa Clarita Redevelopment Agency passed the Old Town Newhall

Specific Plan to transform Downtown Newhall into a thriving, mixed-use, pedestrian-oriented urban village with a series of economic engines. The Specific Plan consists of a 20-block downtown served by MetroLink commuter rail, a commercial corridor in downtown, two flanking neighborhoods, and an industrial district. Upon build-out, the Specific Plan will include up to 1,092 new residential units and nearly 1-Million SF of commercial space. A portion of this growth will be attributed to new development, while some will include the revitalization of existing buildings.

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