

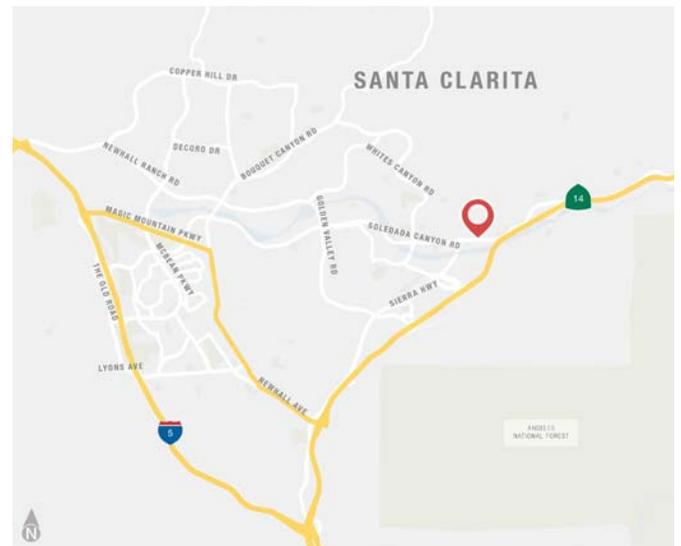


18571 Soledad Canyon Rd.

Canyon Country, CA 91351

Property Highlights:

- Available: 18541 Soledad Cyn Rd - 7,703 Sq. Ft.
18557 Soledad Cyn Rd - 1,454 Sq. Ft.
- Ideal for Retail, Office, Medical or Service-Oriented Users
- Located at Canyon Country's Busiest Intersection w/ 80,000 CPD
- Easy Ingress & Egress with Superb Visibility to both Soledad Canyon & Sierra Hwy
- Minutes from SR-14 Hwy, Golden State I-5 Fwy and Canyon Country Metrolink Station
- Within close proximity to Disney at The Ranch / ABC Studios, Vista Canyon Development, College of the Canyons East Campus, and Golden Valley H.S.
- Strong Demographics including a residential population base over 80,000 people within a three-mile radius
- Santa Clarita is consistently ranked in the Top 20 Safest Cities in the Nation and One of the Fastest Growing Cities in LA County



Demographics:	1 Mile	3 Miles	5 Miles
Total Population	28,863	81,171	144,078
Average HH Income	\$91,683	\$114,987	\$122,697

Traffic Counts:	
Soledad Canyon Road	45,000 CPD
Sierra Highway	33,000 CPD

Join Tenants:



For More Information:

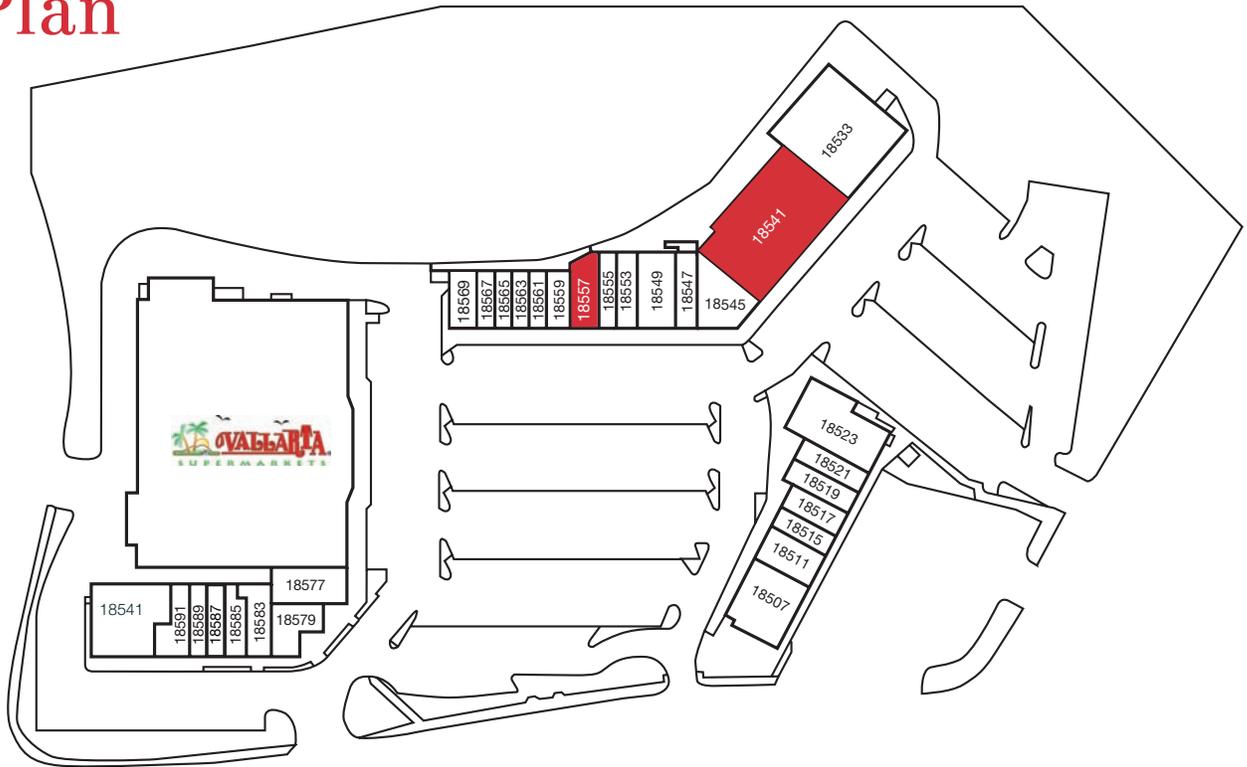
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Site Plan



SUITE	TENANT	SQ. FT.
18507	Canyon Square Family Dentistry	3,250
18511	Bier Academy	1,650
18515	Fiesta Cut & Color	1,100
18517	Kebab Grill	1,100
18519	Flame Broiler	1,300
18521	Love Sushi	1,300
18523	Mission View Public Charter	3,850
18533	Northeast Valley Health Corp.	7,040
18541	AVAILABLE (Former Church)	7,703
18545	Mighty Mouth Burgers	2,300
18547	Wingstop Restaurant	1,300
18549	WIC Northeast Valley Health Corp	2,600
18553	Check Into Cash	975
18555	H&R Block	975
18557	AVAILABLE (Former Dry Cleaner)	1,454

SUITE	TENANT	SQ. FT.
18559	Larisa Kay	1,029
18561	Frutas Locas	750
18563	Cig Store 1	750
18565	Mail America	750
18567	P.I. Nails	850
18569	Partners Personnel Staffing	1,150
18571	Vallarta Supermarkets	40,751
18577	Sigue Corporation	2,250
18579	Donut Inn	1,400
18583	Golden Barbershop	1,292
18585	OhBella Gelato & Creppe Cafe	1,132
18587	Farmers Insurance	876
18589	A's Alterations	900
18591	Family Dermatology	1,350
18597	United Pet Care	3,615
TOTAL SQUARE FEET:		96,742

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Aerial Map



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Retail Map



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