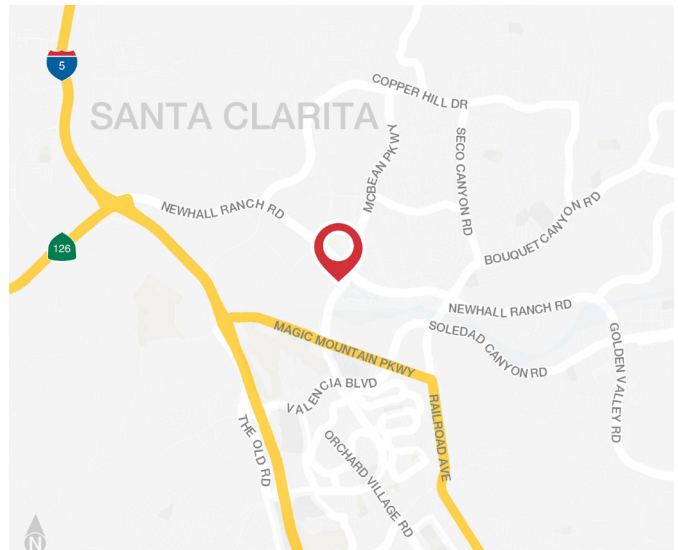




24133 Baywood Lane
Valencia CA 91355

Property Highlights:

- Available: 1,051 SF Adjacent to Panera Bread & Baywood Dental Group
- Ideal for Most Retail, Service & Professional Uses
- Monument Signage Available
- Surrounded by a Dense Residential & Daytime Population totaling over 100,000 ppl within a 3-Mile Radius
- Located Adjacent to 10.4M Sq.Ft. Valencia Industrial Park
- Minutes from I-5 Golden State Fwy and Newhall Ranch Road (A.K.A the Cross Valley Connector) Providing Easy Accessibility
- Traffic Counts at the intersection of McBean Parkway and Newhall Avenue are over 100,000 CDP



Demographics:	1 Mile	3 Miles	5 Miles
Population	11,941	92,036	193,100
Avg HH Income	\$143,754	\$131,833	\$131,916
Daytime Population	12,736	58,567	63,488

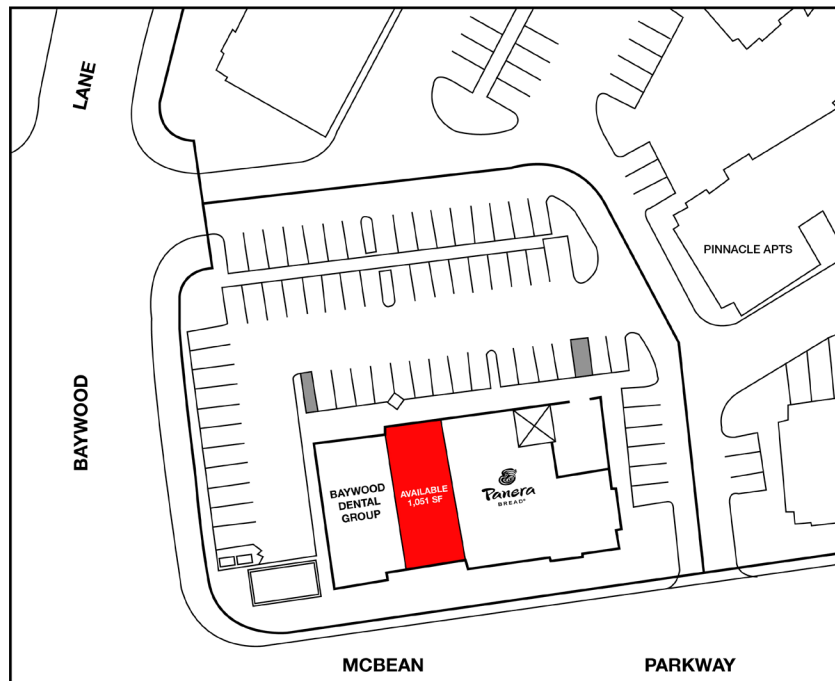
For More Information:

John Z. Cserkuti
Executive Vice President
661.705.3551
jcserkuti@naicapital.com
Cal DRE Lic. #01267987

Bert Abel
Executive Vice President
661.705.3554
babel@naicapital.com
Cal DRE Lic. #01206388

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Site Plan



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Aerial Map



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Oblique Aerial



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