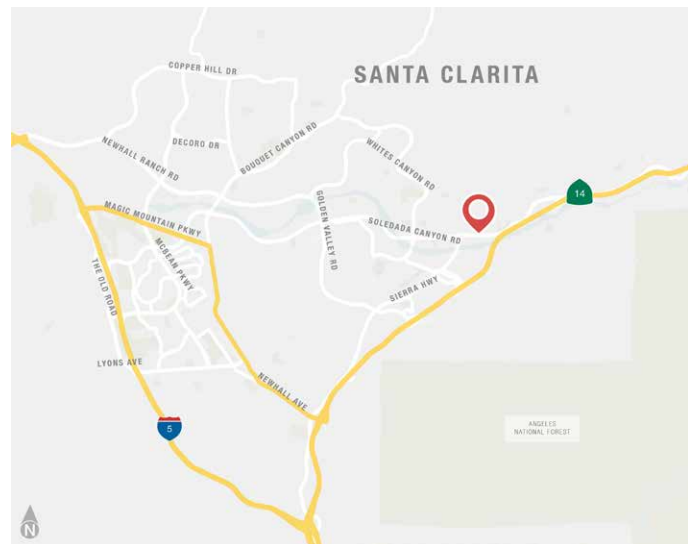


18571 Soledad Canyon Rd.
Canyon Country, CA 91351



Property Highlights:

- **Available:**
18577 Soledad Cyn Rd - 2,250 SF (Available w/ 60 day notice)
18545 Soledad Cyn Rd - 2,300 SF (Former Restaurant)
18557 Soledad Cayn Rd - 1,454 SF (Former Dry Cleaner Available 03/24)
- Ideal for Retail, Restaurant, 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	26,561	87,326	152,448
Average HH Income	\$102,316	\$129,809	\$139,201
Daytime Population	4,860	16,854	30,663

Traffic Counts:

Soledad Canyon Road	56,777 CPD
Sierra Highway	25,958 CPD
Total Traffic at Intersection	82,735 CPD

Join Tenants:



For More Information:

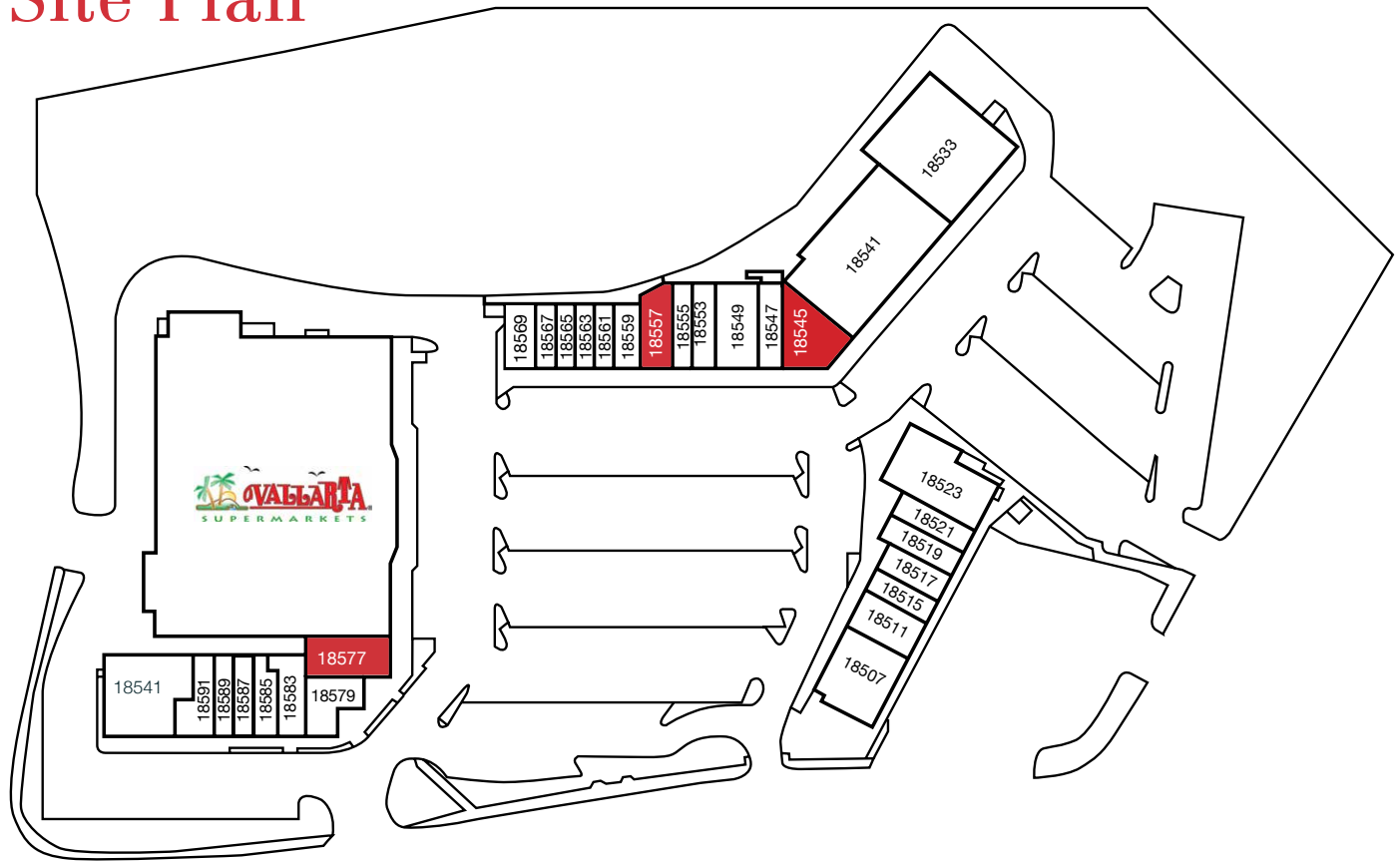
JOHN Z. CSERKUTI
Executive Vice President
661.705.3551
jcserkuti@naicapital.com
Cal DRE Lic. #01267987

BERT ABEL
Executive Vice President
661.705.3554
babel@naicapital.com
Cal DRE Lic. #01206388

TOM OLIVER
Vice President
toliver@naicapital.com
661.705.3565
Cal DRE Lic. #00680554

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. Cal DRE Lic. #02130474.

Site Plan



SUITE	TENANT	SQ. FT.
18507	Canyon Square Family Dentistry	3,250
18511	Booku Po Boys	1,650
18515	Fiesta Cut & Color	1,100
18517	Kebab Grill	1,100
18519	Mi Cafe Cito	1,300
18521	Love Sushi	1,300
18523	Mission View Public Charter	3,850
18533	Northeast Valley Health Corp.	7,040
18541	Karma Adult Daycare	7,703
18545	AVAILABLE (Former Restaurant)	2,300
18547	Wingstop Restaurant	1,300
18549	WIC Northeast Valley Health Corp	2,600
18553	Kelly's Vitamins	975
18555	H&R Block	975
18557	AVAILABLE (03/24, do not disturb tenant)	1,454

SUITE	TENANT	SQ. FT.
18559	Vilma's' Beauty Salon	1,029
18561	Mobile Global	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	AVAILABLE w/60 Day Notice	2,250
18579	Donut Inn	1,400
18583	Golden Barbershop	1,292
18585	OhBella Gelato & Creppe Cafe	1,132
18587	Global First Insurance	876
18589	A's Alterations	900
18591	Family Dermatology	1,350
18597	United Pet Care	3,615
TOTAL SQUARE FEET:		96,742

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

TOM OLIVER
Vice President
toliver@naicapital.com
661.705.3565
Cal DRE Lic. #00680554

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. Cal DRE Lic. #02130474.

Aerial Map



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

TOM OLIVER

Vice President

toliver@naicapital.com

661.705.3565

Cal DRE Lic. #00680554

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. Cal DRE Lic. #02130474.

Retail Map



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

TOM OLIVER
Vice President
toliver@naicapital.com
661.705.3565
Cal DRE Lic. #00680554

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. Cal DRE Lic. #02130474.