

High Ridge Crossing

60,000 SF Office-Depot
Anchored Shopping Center



NEC Newhall Ranch Rd. & Copper Hill Dr.
Valencia, CA 91355



Property Features

- **Available:** 1,825 – 3,847 sq. ft. contiguous for lease
- Diverse tenant mix with tremendous visibility and exposure
- Ideal for retail, soft good or service oriented users
- Exceptional traffic counts at intersection in excess of 72,000 CPD*
- Located on the Cross Valley Connector which connects the I-5 to the 14 freeway in Santa Clarita Valley
- Immediately adjacent to numerous residential communities as well as a large daytime employment base
- Adjacent trade area retailers include:



Demographics*	1 Mile	3 Miles	5 Miles
Population	4,038	71,020	170,536
Avg. HH Income	\$121,999	\$124,508	\$124,494
Daytime Population	20,658	55,122	89,692

*©2017 ESRI

* Taken 9/2016 - City of Santa Clarita)

For more information, please contact your exclusive listing agents:

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Address	Tenant	Size
28102	Chipotle	2,502 SF
28104	Fish Tail Grill	1,294 SF
28106	Copperhill Cleaners	1,100 SF
28108	King Kogy	1,090 SF
28110	Hines Chiropractic	1,100 SF
28112	9 Round Fitness	1,195 SF
28122	Nail City & Spa	1,495 SF
28124	Paik's Noodle	1,540 SF
28126	Temakitto Japanese Burrito	1,010 SF
28128	Valencia Pet	1,496 SF
28130	AVAILABLE	1,825 SF
28132	AVAILABLE	2,022 SF
28134	Valencia Dental Group	2,651 SF
28136	AVAILABLE	1,825 SF
28138	Magic Foot Massage	1,133 SF
28150	Office Depot	16,010 SF
28162	Panda Express	2,009 SF
28164	Juice It Up	1,053 SF
28166	Togo's	1,090 SF
28168	SuperCuts	1,204 SF
28170	Dink's Deli & Bakery	1,524 SF
28172	Starbucks Coffee	1,499 SF
28180	Wendy's	3,000 SF
28190-92	Little Caesar's Pizza	2,100 SF
28194	Chase Bank	4,870 SF



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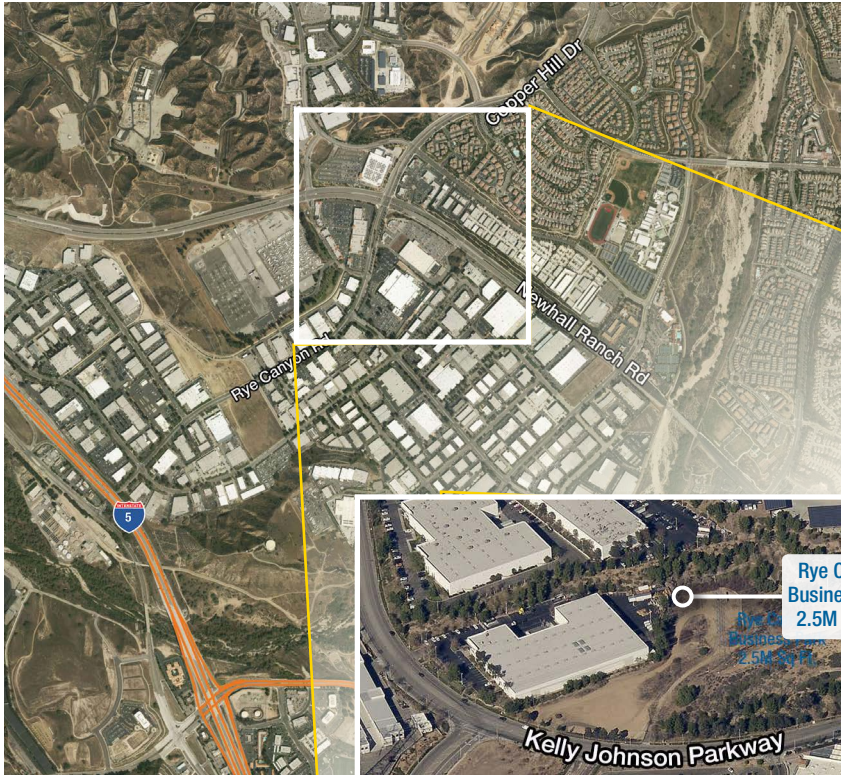
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