

HIGHRIDGE CROSSING, SANTA CLARITA



● ● ● 28100 – 28194 NEWHALL RANCH ROAD
SANTA CLARITA, CA 91355
FOR LEASE ±1,500 – 3,500 SF AVAILABLE



PROPERTY HIGHLIGHTS



- Office Depot anchored center
- ±1,500 – 3,500 SF spaces available
- Parking Ratio: Approx. ±6 stalls/ 1,000 SF
- Dining hub serving northern Valencia trade area and the Master planned community of Valencia's ±21,500 households and ±70,000 residents.
- Avg. Household Income of approx. ±\$190,000 in this trade area.
- Situated at the signalized intersection of Newhall Ranch Road and Copper Hill Drive, offering high visibility and accessibility (approx. ±61,395 CPD).
- Approximately ±1.9 million visits in the last 12 months(*Source, Placer.ai).



Estimated Population

1 Mile	3 miles	5 Miles
4,659	73,123	164,420

Avg. Household Income

1 Mile	3 miles	5 Miles
\$190,575	\$179,907	\$175,144

Total Employees

1 Mile	3 miles	5 Miles
18,985	50,687	83,269

CO-TENANTS:



AREA RETAILERS:



TRADE AERIAL



**FIVE POINTS VALENCIA
DEVELOPMENT -**
21,500 Residential Units &
13,000,000 SF of Commercial
Space Planned

**SITE - HIGHRIDGE
CROSSING**



**Office
DEPOT**



**HUMMUS
REPUBLIC** Urbane Cafe

Walmart

Ralphs



LA FITNESS
Smart & Final
the Habit
BURGER GRILL



Carl's Jr.



SEAFOOD CITY
SUPERMARKET

**HOBBY
LOBBY**

**BEST
BUY**

**TRADER
JOE'S**

**ORIGINAL
Tommy's**
Jack
In the box
Jimmy Dean



HomeGoods
TJ-maxx
jamba

TILLYS
Red Robin
crumbl
cookies

Target **SPROUTS**
FARMERS MARKET

Zankou **HOOK**
Chicken **BURGER**

five **85°**
BELOW **Blackboard**



SixFlags
MAGIC MOUNTAIN

IN-N-OUT
BURGER

Wendy's
Red Lobster
COMING
SOON:

Chick-fil-A

BevMo!

ROBEKS



macy's **JCPenney**
FIVE GUYS

FISH GRILL



SHARKY'S

SITE AERIAL



SITE PLAN



Unit	Tenant	SF
28102	Chipotle Mexican Grill	±2,500
28104	Fish Tail Seafood Grill	±1,294
28106	Nutri-Shop	±1,100
28108	Hummus Republic	±1,091
28110	Future Pilates Coming 2025	±1,100
28112	9Round Kickboxing Fitness	±1,195
28122	Nail City & Spa	±1,495
28124	Paik's Noodles	±1,545
28126	Temakitto	±1,005
28128*	Available	±1,500
28130*	Available	±1,825
28132	Flourish Community Adult Day Program (Coming Soon)	±2,022
28134	Valencia Dental Group	±2,651
28136	Available	±1,805
28138	Magic Foot Massage	±1,133
28150	Office Depot	±16,010
28162	Panda Express	±2,000
28164	Juice It Up	±1,000
28166	Crepissima	±1,090
28168	Billionaire Barber Club	±1,200
28170	Dink's Deli & Bagels	±1,499
28172	Starbucks	±1,499
28180	Wendy's	±3,000
28190	Urbane Cafe	±2,100
28194	JP Morgan Chase Bank	±5,000

* Can be combined for ±3,325 SF



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NORTH OFFICE

SOUTH OFFICE

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