



# HIGHRIDGE CROSSING, SANTA CLARITA

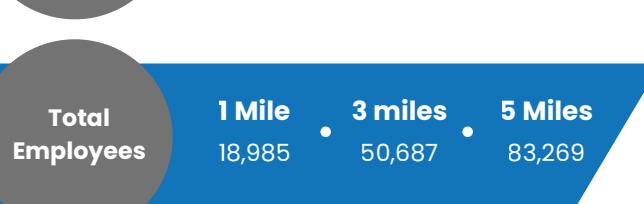
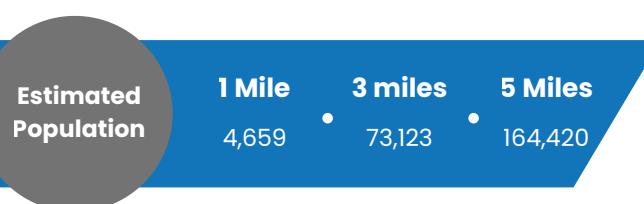
● ● ● 28100 - 28194 NEWHALL RANCH ROAD  
SANTA CLARITA, CA 91355  
FOR LEASE ±1,500 - 3,500 SF AVAILABLE



# 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).



## CO-TENANTS:



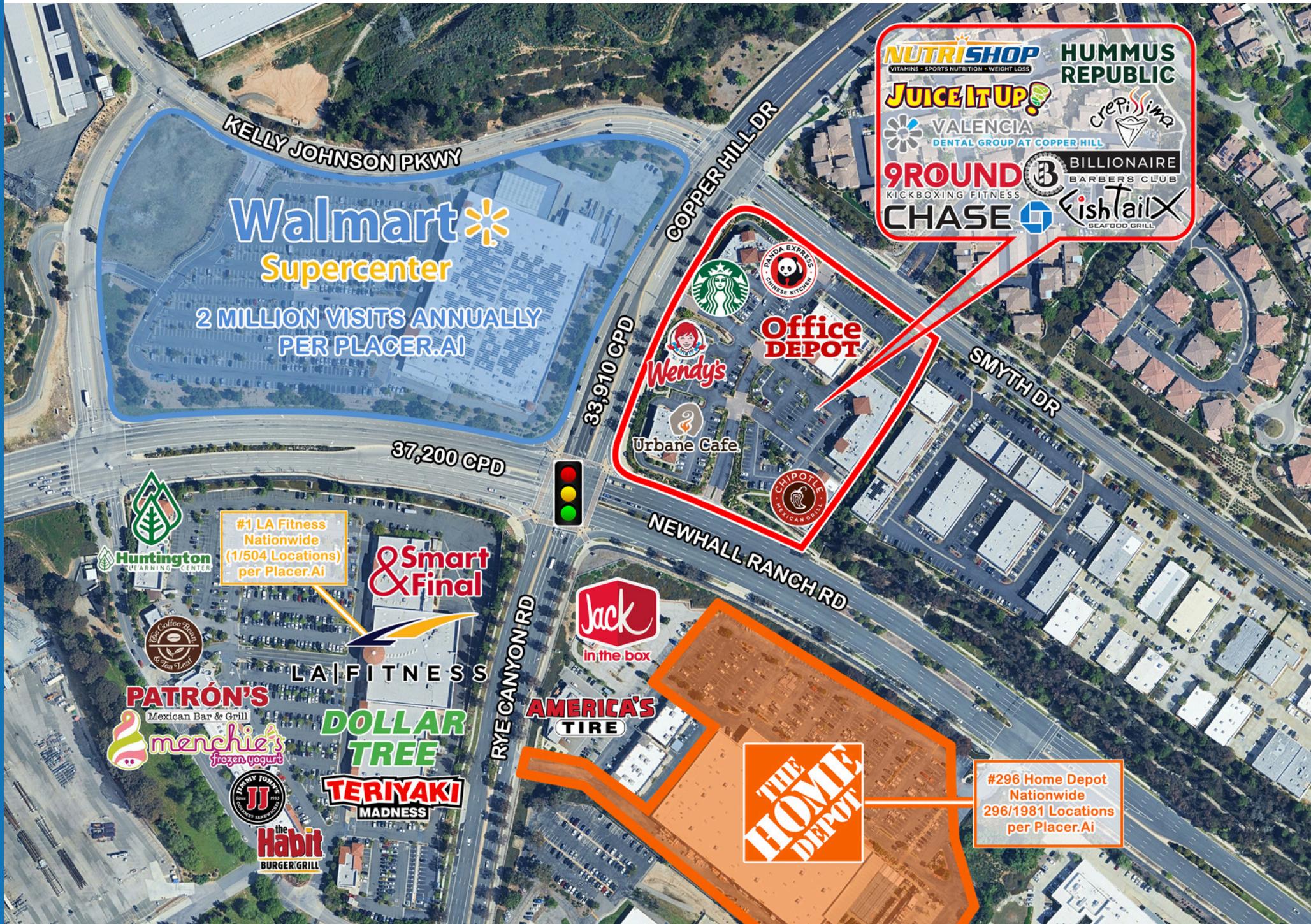
## AREA RETAILERS:



# TRADE AERIAL



# 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
<b>28128*</b>	<b>Available</b>	<b>±1,500</b>
<b>28130*</b>	<b>Available</b>	<b>±1,825</b>
28132	Flourish Community Adult Day Program (Coming Soon)	±2,022
28134	Valencia Dental Group	±2,651
<b>28136</b>	<b>Available</b>	<b>±1,805</b>
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



# CONTACT US



## **Matt Haas**

Vice President

805.449.1804 ext.106

[mhaas@cypressretail.net](mailto:mhaas@cypressretail.net)

License No. 01970296

## **Anna-Kay Earle**

Associate Broker

805.449.1804 ext.107

[aearle@cypressretail.net](mailto:aearle@cypressretail.net)

License No. 02241530

## **North Office**

4035 E Thousand Oaks Blvd Suite 230  
Westlake Village, CA 91362

[www.cypress.net](http://www.cypress.net)

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● **SOUTH OFFICE**

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