

FOR LEASE

CENTER AT SHANGRI-LA

18635 SOLEDAD CANYON RD | SANTA CLARITA, CA 91351-3725



DAVE O'CONNELL

CALDRE #01398651

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LEASING

BROKERAGE

INVESTMENTS

FEATURES & AMENITIES

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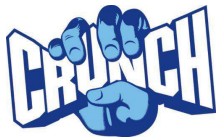


FEATURES & AMENITIES

- ±2,203 SF former Dry Cleaners Space Available
- Space can be delivered fully equipped or converted for retail, or professional office
- A+ national + regional tenant mix, including: Crunch Gym, T-Mobile, IHOP, Dominos Pizza, Kumon Math & Reading Center
- 400+ parking spaces in sizable onsite lot
- ±53,000 SF neighborhood center
- Strong area population + household income demographics
- Freeway close with convenient access to the 14 via nearby Sierra Hwy



NEIGHBORING RETAILERS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,389	25,825	46,015
Total Population	24,410	78,713	143,596
Average HH Income	\$77,114	\$103,906	\$110,385

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Built-out Dry Cleaners with equipment available, ±2,203 SQFT

This ±53,000 SQFT neighborhood center features a bevy of A+ national & regional tenants, including Crunch Gym, T-Mobile, IHOP, Dominos Pizza, Kumon Math & Reading Center, and 400+ parking spaces.

LOCATION DESCRIPTION

Five building shopping center situated at the intersection of Shangrila Drive and Soledad Canyon Road in prime Canyon Country. Strong area population + household income demographics. Freeway close, with convenient access to the 14 via nearby Sierra Hwy.

Shangri-La Plaza presents a wonderful opportunity to locate with nationally recognized brands and benefit from well established local businesses.

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OFFERING SUMMARY

Lease Rate:	\$1.75 SF/month (\$0.55 psf NNN)
Available SF:	2,203 SF
Building Size:	55,651 SF

SPACES	LEASE RATE	SPACE SIZE
103	\$1.75 SF/month	2,203 SF

ADDITIONAL PHOTOS

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INTERIOR PHOTOS

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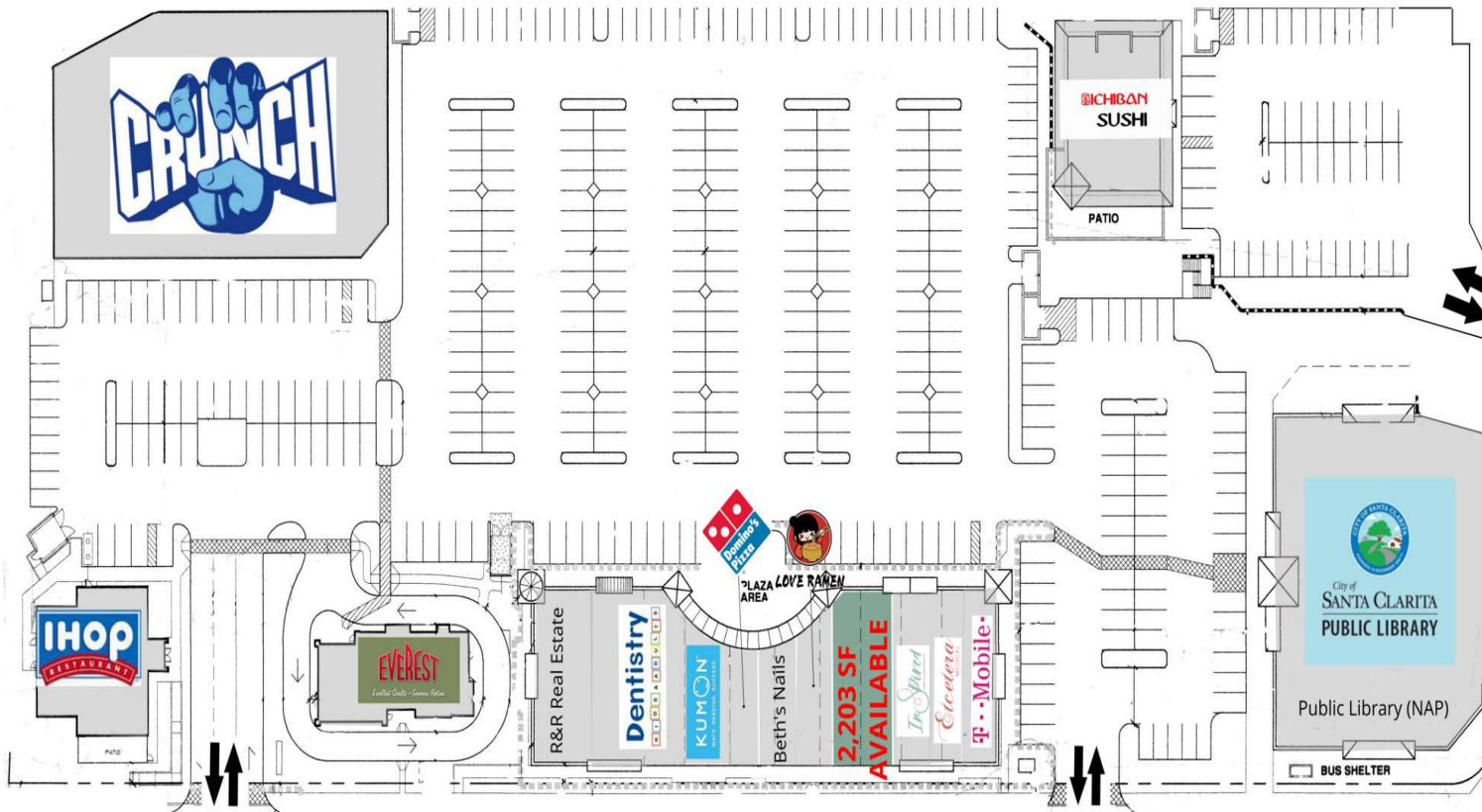
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PLAN + TENANT OVERVIEW

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SUITE	TENANT	SIZE
100	T-Mobile	2,000 SF
101	Etcetra Medical	1,886 SF
102	Inspired Chiropractic	1,600 SF
103	Available	2,203 SF
104	Ramen Noodles	1,070 SF
105	Beth's Nails	1,097 SF
106	Dominos Pizza	1,300 SF
107	Kumon	1,200 SF
108	Gina Dorfman, DDS	2,467 SF
109	Gina Dorfman, DDS	1,760 SF
110	R&R Real Estate	2,500 SF
18601	Public Library (NAP)	20,000 SF
18645	Everest Burgers	3,200 SF
18655	Crunch Gym	23,259 SF
18677	IHOP	4,022 SF
27625	Ichiban Sushi + Bar	4,127 SF

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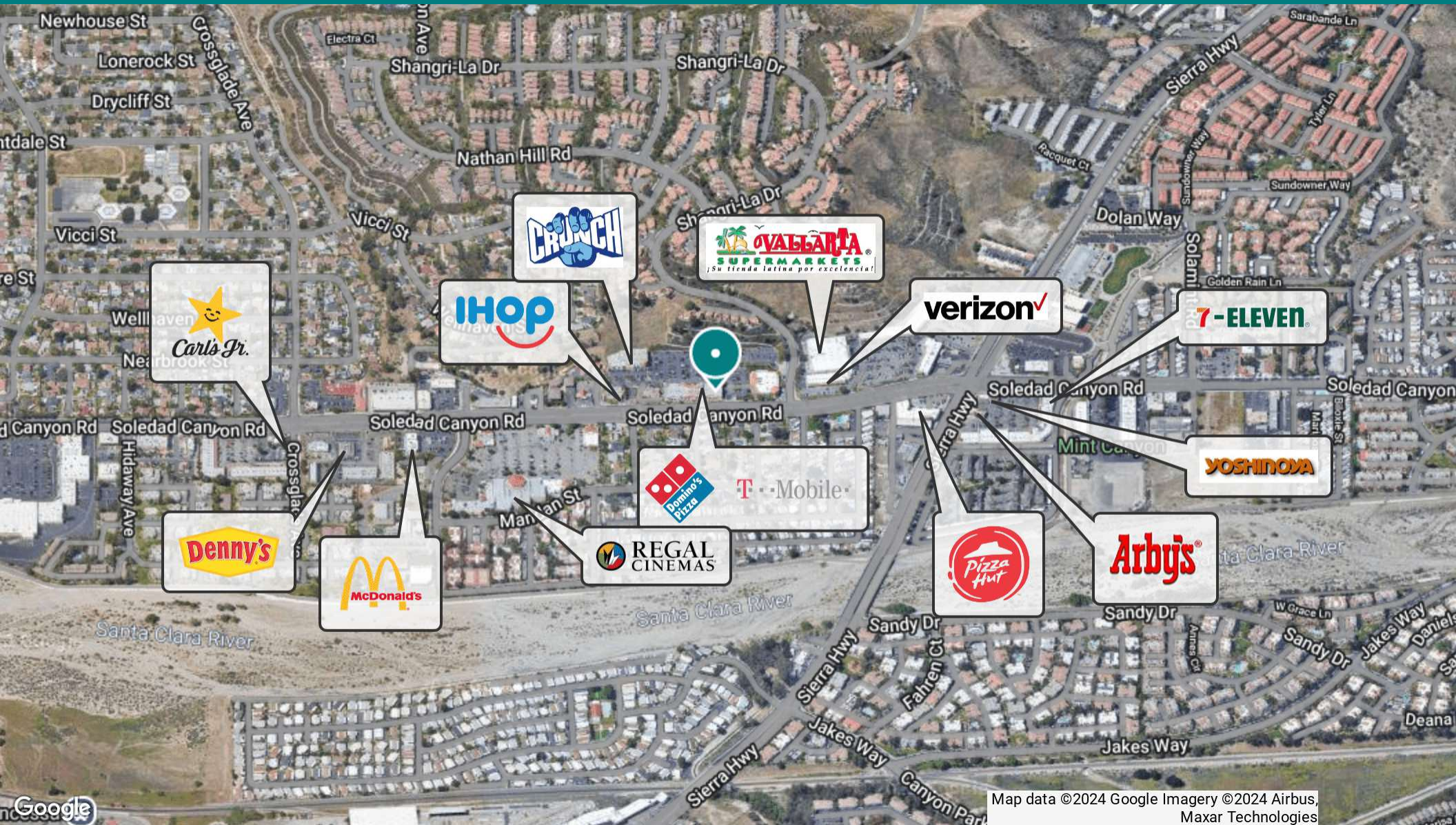
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RETAILER MAP

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Map data ©2024 Google Imagery ©2024 Airbus,
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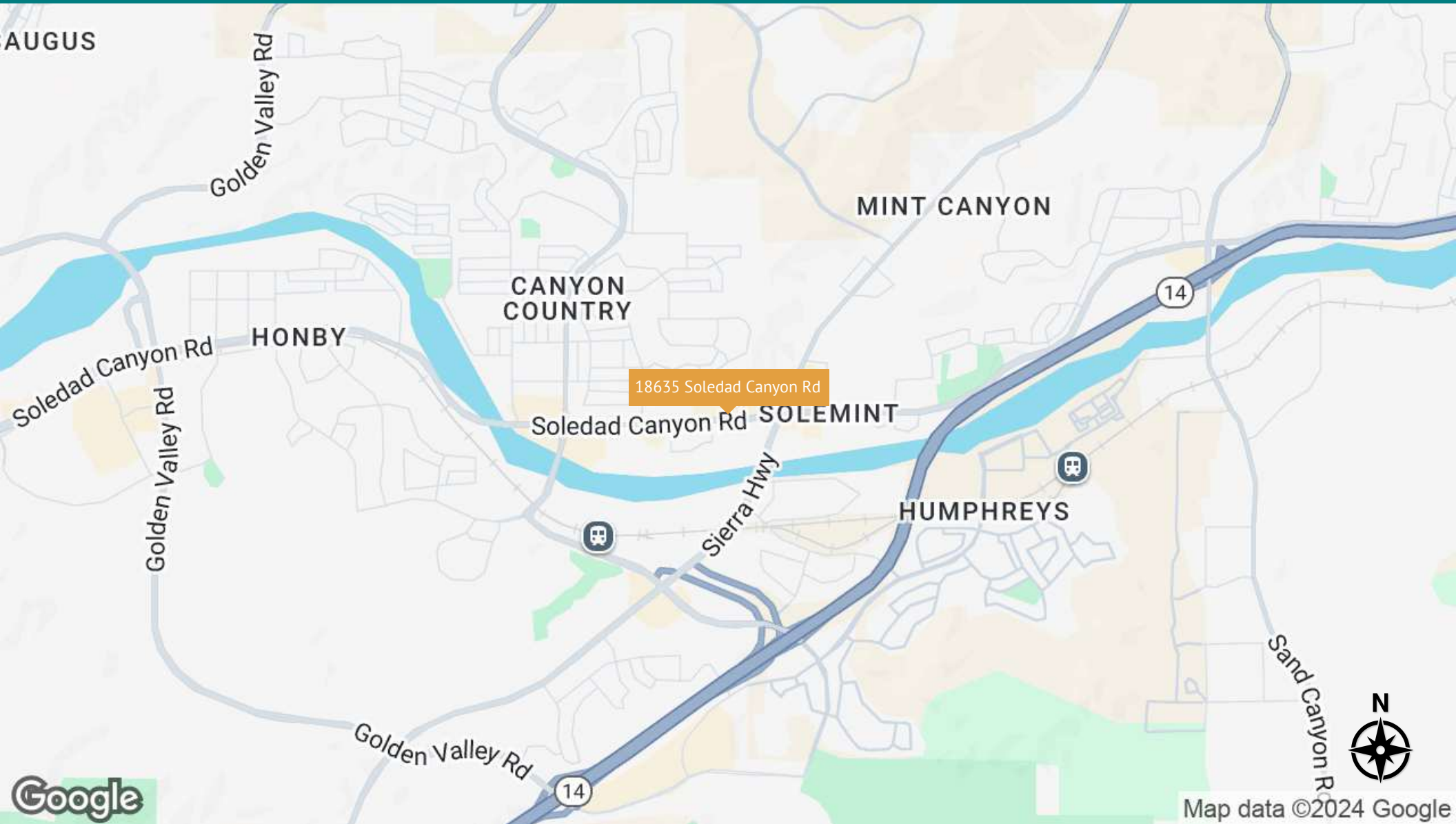
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LOCATION MAP

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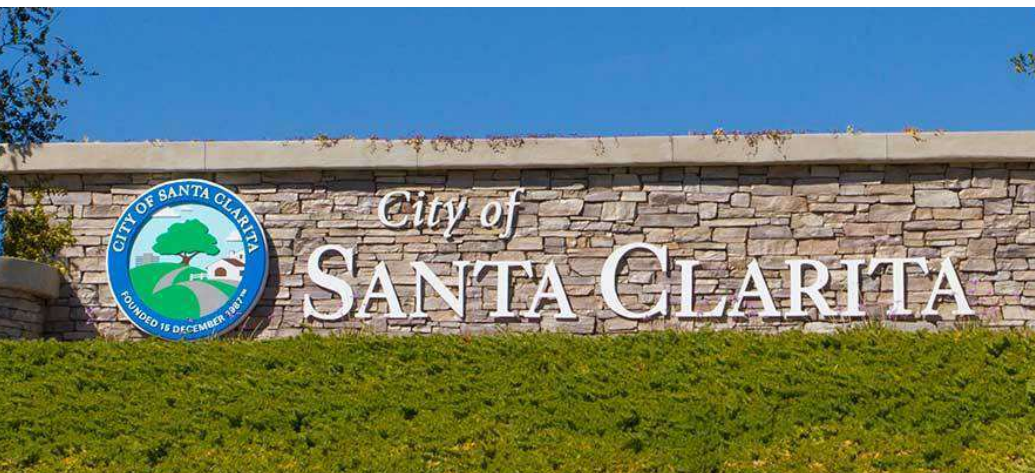
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CITY INFORMATION

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THE COMMUNITY

The City of Santa Clarita is the third largest city in Los Angeles County. Nestled between the San Gabriel Mountain Range to the east and the Santa Susana Mountain Range to the west - Santa Clarita is located just north of the San Fernando Valley, 30 miles from downtown Los Angeles, and 40 miles east of the Pacific Ocean. The total area of the city is 64.41 sq. miles and includes the communities of Canyon Country, Newhall, Saugus and Valencia. Since incorporation in 1987, thirty-two communities positioned adjacent to the City have annexed into the City of Santa Clarita, adding a total of 18.1 square miles to the City. Population has increased from 110,642 in 1990 to nearly 216,000 as of December 2014. This increase in population can be attributed to the aforementioned annexations, birth rates and residents moving into Santa Clarita. The Santa Clarita housing market has been robust with nearly 20,000 units being obtained through either subdivisions or annexations in the 1990's. Census 2000 data shows family households make up 75% of the 52,442 units within the city, while 47% of total housing units contain children under 18. The average household size has increased from 2.84 people in the 1990 Census to 2.95 people. Average family size has increased from 3.25 people to 3.38 people over the same period. Overall, percentage of owner-occupied units has fallen from 75.7% in 1990 to 74.7% in 2000 as renter-occupied units has increased from 24.3% to 25.3% during the same period. This trend shows the changing diversity among housing types within the City to offer a variety of available housing units to the community. The changing of the City of Santa Clarita in its area, racial distribution, aging population and housing diversity demonstrates the City is coming of age. The 1990 Census served as a benchmark, insofar as 1990 was the first Census that occurred during incorporation of the City of Santa Clarita. Data collected in Census 2000 will serve as a starting point for comparisons and continued long range future planning.

DEMOGRAPHICS MAP & REPORT

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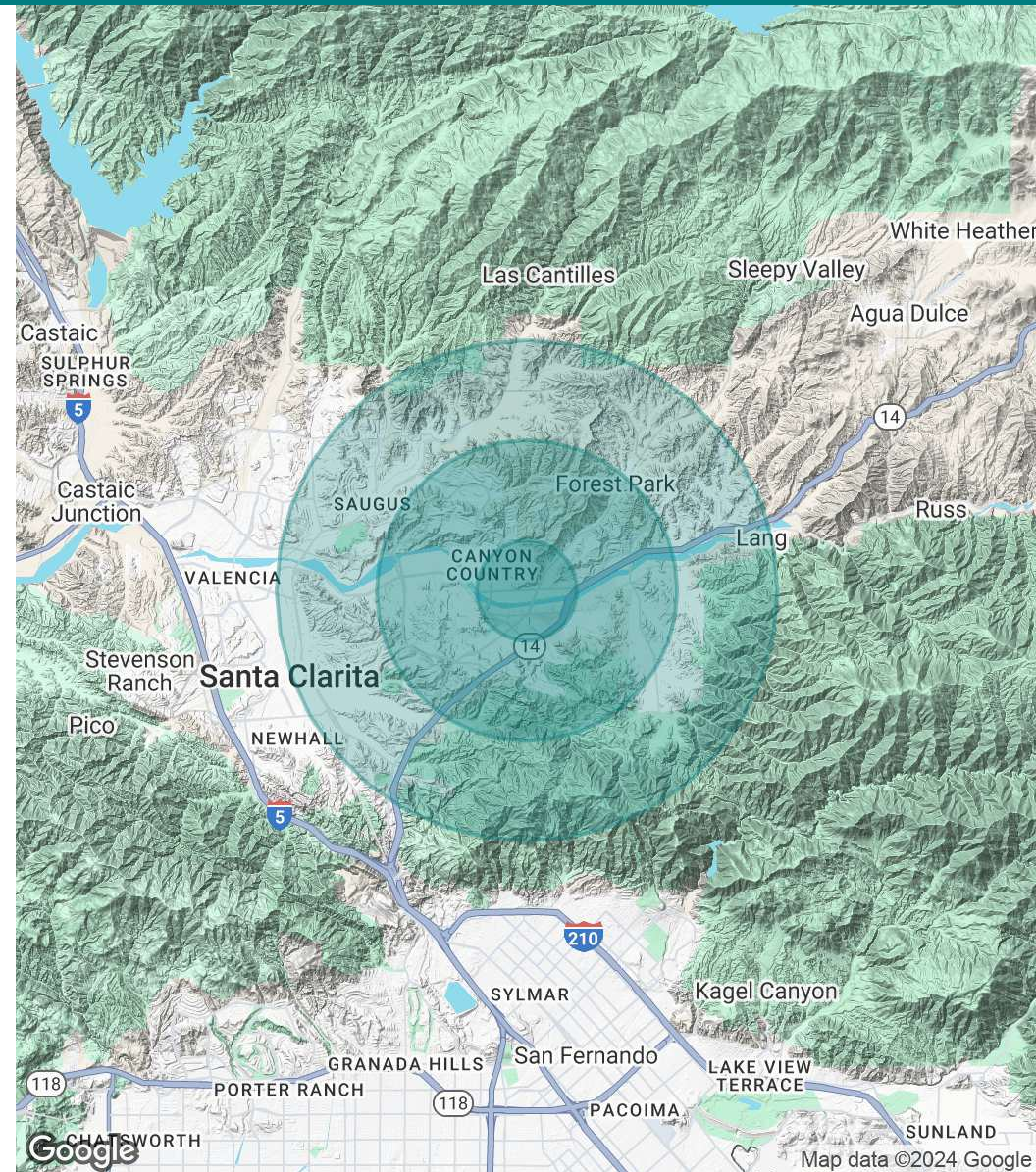
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,410	78,713	143,596
Average Age	32.6	36.7	36.9
Average Age (Male)	30.0	35.0	35.3
Average Age (Female)	34.4	37.8	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,389	25,825	46,015
# of Persons per HH	2.9	3.0	3.1
Average HH Income	\$77,114	\$103,906	\$110,385
Average House Value	\$243,681	\$422,015	\$473,220
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	57.8%	42.7%	39.6%
RACE	1 MILE	3 MILES	5 MILES
% White	59.0%	62.7%	65.6%
% Black	4.0%	5.0%	4.5%
% Asian	5.8%	10.1%	9.8%
% Hawaiian	0.0%	0.0%	0.3%
% American Indian	3.0%	1.3%	0.9%
% Other	14.6%	9.5%	9.5%

** Demographic data derived from 2020 ACS - US Census***DAVE O'CONNELL**

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ADVISOR BIO 1

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DAVE O'CONNELL

Managing Principal

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PROFESSIONAL BACKGROUND

Dave O'Connell is a principal and co-founder of CBM1 and a former division director with Center's Business Management, a one-time leading Southern California retail leasing and property management firm. In addition to participating in CBM1's corporate management, Dave handles commercial property sales and leasing throughout Southern California.

Over the past two decades, Dave has represented independent and institutional landlords in addition to corporate and regional tenants in over 1,000 successful lease negotiations and investment sales on projects throughout Southern California. Dave has participated in the marketing, leasing, and sale of tens of millions of dollars' worth of commercial property assets, comprising well over a million square feet of commercial space.

While serving as Centers Business Management's Valley Division Director, Dave's insightful decision-making skills and outstanding marketing expertise was the motivating force behind a highly successful team of veteran commercial brokers.

Dave's keen understanding of the art of the deal and the value creation lifecycle of investment property is the root of his exceptional expertise and the reason his clients turn to him time and again for expert advice.

EDUCATION

Bachelor of Science, CLU

MEMBERSHIPS

ICSC - International Council of Shopping Centers

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