

HIGHRIDGE CROSSING, SANTA CLARITA

● ● ● 28100 – 28194 NEWHALL RANCH ROAD
SANTA CLARITA, CA 91355
FOR LEASE ±1,500 – 3,325 SF AVAILABLE



Dominant F&B and
Convenience Center in
affluent, high
demographic trade area.

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. ±71,110 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**

- CHIPOTLE MEXICAN GRILL
- Office DEPOT
- PANDA EXPRESS
- HUMMUS REPUBLIC
- Urbane Cafe

Walmart

Ralphs
McDonald's

LA FITNESS
Smart & Final
BURGER GRILL

- THE HONEY BEE
- Jack
- in the box

THE HONEY BEE
Jack
in the box

Carl's Jr.
POKI TOMIK

SEAFOOD CITY
HOBBY LOBBY
TRADER JOE'S
BEST BUY

ORIGINAL
Tommy's
Jack
Jimmy Dean
In the box

Capriotti's
McDonald's

HomeGoods
TJ-maxx
jamba
TILLYS
Red Robin
crumbl
cookies

SPROUTS
FARMERS MARKET
Zankou Chicken
HOOK
BURGER
five BELOW
85°
Jersey Mike's

SixFlags
MAGIC MOUNTAIN

IN-N-OUT
BURGER
Wendy's
Red Lobster
COMING SOON:
Chick-fil &

BevMo!
ROBEKS
FATBURGER

CHIPOTLE MEXICAN GRILL
PANDA EXPRESS
★ macy's
JC Penney
FIVE GUYS
FISH GRILL
Shard
Chick-fil &
SHARKY'S

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 Soon)	±1,100
28112	9Round Kickboxing Fitness	±1,195
28122	Nail City & Spa	±1,495
28124	Wow Spaghetti	±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

CONTACT US



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NORTH OFFICE

SOUTH OFFICE

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