

FOR LEASE

PLAZA POSADA
RETAIL, MEDICAL & OFFICE SUITES



AARON GUIDO
CALDRE #01924252
714.769.6117
AARON@CBM1.COM

DANIEL BARRIGA
CALDRE #02031360
949.608.4886
DANIEL@CBM1.COM

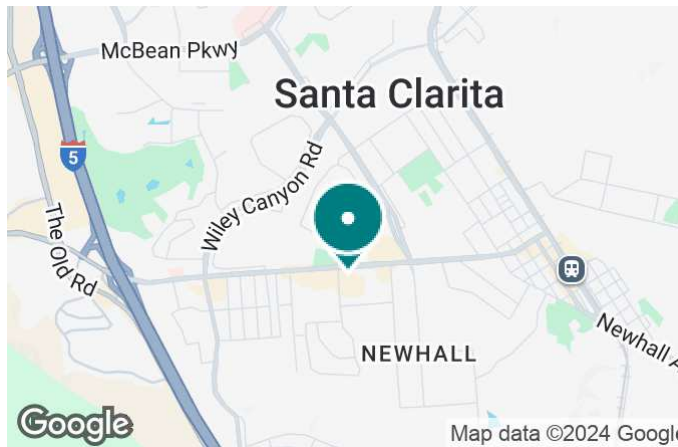
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CBM1

LEASING
BROKERAGE
INVESTMENTS

FEATURES & AMENITIES

PLAZA POSADA | NEWHALL, CA



FEATURES & AMENITIES

- Prime Location: Southeast corner of Lyons Avenue and Peachland in Newhall, Santa Clarita Valley.
- Easy Access: Convenient access to I-5 freeway, connecting to surrounding cities and regions.
- High Traffic Volume: Positioned in a high-traffic area with strong vehicle and foot traffic.
- Proximity to Residential Developments: Surrounded by single-family homes and high-density apartment complexes, ensuring a steady customer base.
- Nearby Retail: Close to grocery stores, fitness centers, restaurants, and other retail outlets.
- Professional Services: Surrounded by office parks and medical practices, creating a diverse business ecosystem.
- Strong Commercial Presence: Neighboring commercial centers and business hubs attract daily foot traffic.
- Ample Parking: On-site parking available for both customers and employees, enhancing convenience.
- Growing Area: Located in a rapidly developing area of Newhall, offering opportunities for businesses to thrive.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,140	24,065	49,313
Total Population	18,520	68,692	140,794
Average HH Income	\$143,942	\$150,685	\$155,786

EXCLUSIVELY REPRESENTED BY

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PROPERTY SUMMARY

PLAZA POSADA | NEWHALL, CA



PROPERTY DESCRIPTION

Plaza Posada offers flexible leasing opportunities in a well-established Retail, Medical, and Office Park located at the highly visible southeast corner of Lyons Avenue and Peachland in Newhall. This multi-use center provides prime spaces for a variety of tenants, including retail storefronts, medical offices, and professional services. With a diverse tenant mix, Plaza Posada offers a dynamic environment for businesses seeking to serve the local community and beyond. Leasing options include customizable floor plans, competitive rates, and ample parking, ensuring an ideal setting for businesses looking to thrive in a growing and accessible location.

LOCATION DESCRIPTION

Plaza Posada is strategically located at the southeast corner of Lyons Avenue and Peachland in Newhall, a bustling area of the Santa Clarita Valley. This prime location offers easy access to major transportation routes, including the I-5 freeway, which is just a short drive away, ensuring convenient connections to nearby cities and regional destinations. The area sees high traffic volumes, driven by both local commuters and visitors, making it an excellent location for retail and service-oriented businesses. Surrounding the shopping center are several residential developments, with nearby neighborhoods offering a mix of single-family homes and high-density apartment complexes, creating a steady flow of potential customers and clients.

In the immediate vicinity, you'll find a variety of other retail and office establishments, including grocery stores, fitness centers, and dining options, providing a strong commercial presence that draws foot traffic throughout the day. Nearby office parks and professional services further enhance the area's appeal as a business hub. The combination of residential density, strong traffic patterns, and proximity to key retail and office destinations makes Plaza Posada a prime location for businesses looking to tap into the growing Newhall market.

OFFERING SUMMARY

Lease Rate:	\$1.40 - 2.50 SF/month (Est. \$0.72 NNN; Est. \$0.75 NNN)
Available SF:	450 - 2,054 SF
Buildina Size:	244.123 SF

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SITE PLAN

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AVAILABLE SPACES

PLAZA POSADA | NEWHALL, CA

LEASE INFORMATION

Lease Type:	Est. \$0.72 NNN; Est. \$0.75 NNN	Lease Term:	Negotiable
Total Space:	450 - 2,054 SF	Lease Rate:	\$1.40 - \$2.50 SF/month

AVAILABLE SPACES

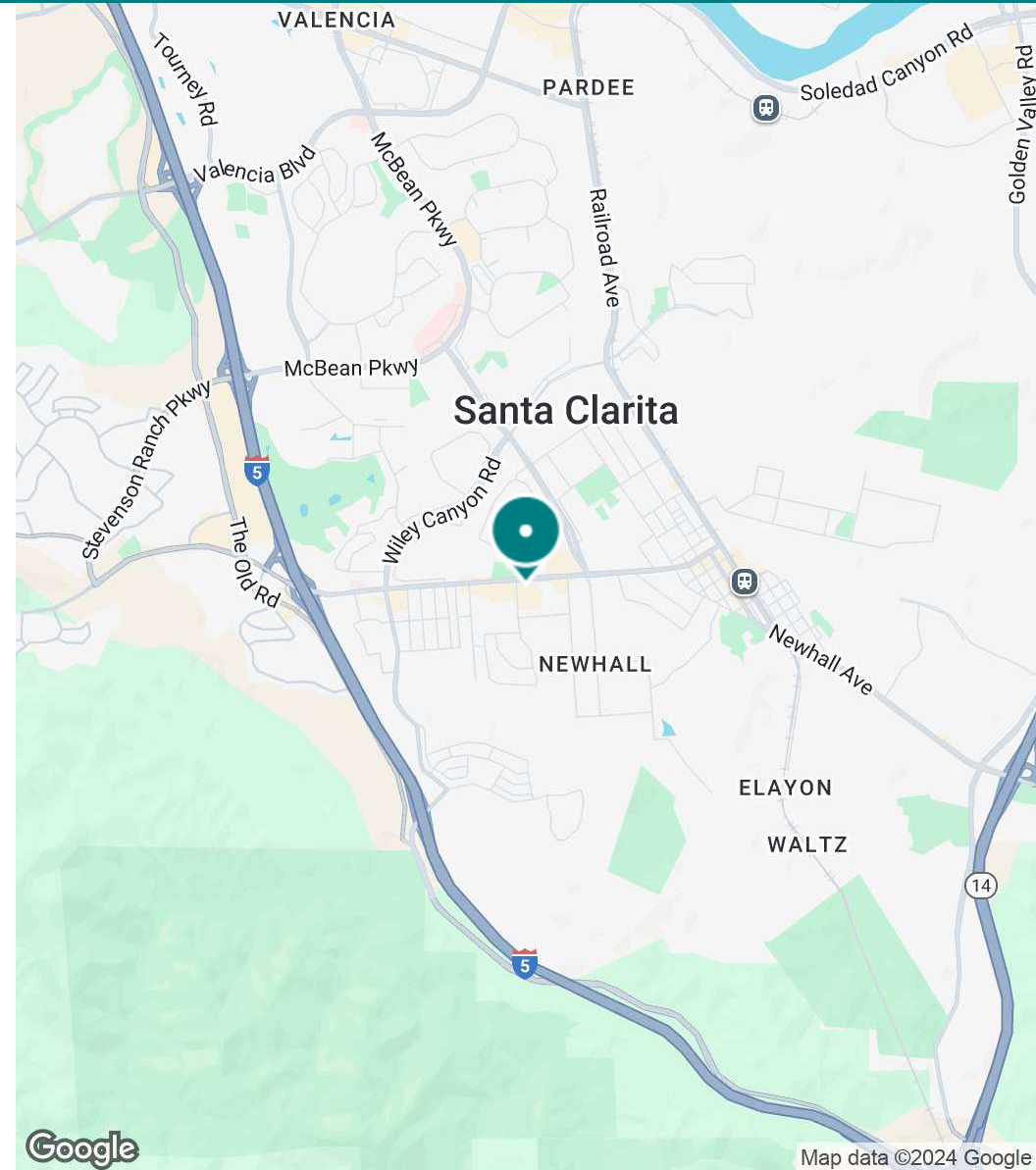
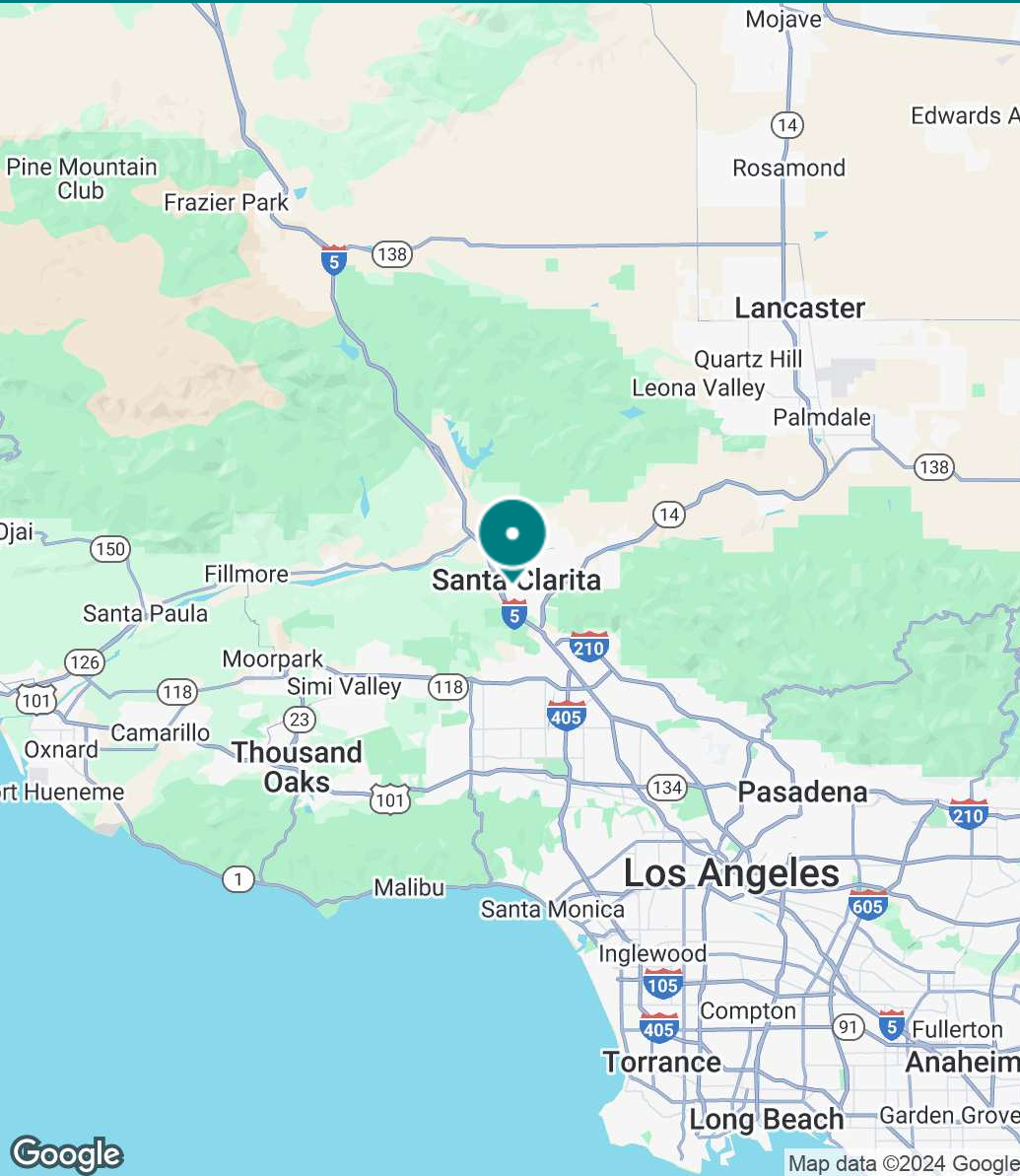
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
23558 Lyons Ave	Available 1,200 SF	Est. \$0.72 NNN	\$2.25 SF/month	1st Floor Retail Space
23542 Lyons Ave, #207	Available 850 SF	Est. \$0.72 NNN	\$1.50 SF/month	2nd Floor Office - Elevator Service
23550 Lyons Ave, #207	Available 450 SF	Est. \$0.72 NNN	\$1.40 SF/month	2nd Floor Office
23550 Lyons Ave, #209	Available 450 SF	Est. \$0.72 NNN	\$1.40 SF/month	2nd Floor Office
23560 Lyons Ave, #225	Available 749 SF	Est. \$0.72 NNN	\$1.50 SF/month	2nd Floor Office - Corner Suite - Elevator Service
25044 Peachland Ave, #209	Available 540 SF	Est. \$0.72 NNN	\$1.40 SF/month	2nd Floor Office
25050 Peachland Ave, #115	Available 800 SF	Est. \$0.72 NNN	\$2.50 SF/month	1st Floor Medical Office - Former Dental Office
25050 Peachland Ave, #210	Available 1,500 SF	Est. \$0.72 NNN	\$2.50 SF/month	2nd Floor Medical Office - Corner Suite - Raw Shell Condition - Elevator Service
25050 Peachland Ave, #240	Available 1,162 SF	Est. \$0.75 NNN	\$2.50 SF/month	2nd Floor Medical Office - Raw Shell Condition - Elevator Service
25050 Peachland Ave, #285	Available 882 - 2,054 SF	Est. \$0.72 NNN	\$2.50 SF/month	2nd Floor Medical Office - Raw Shell Condition - Elevator Service

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LOCATION MAP

PLAZA POSADA | NEWHALL, CA



Google

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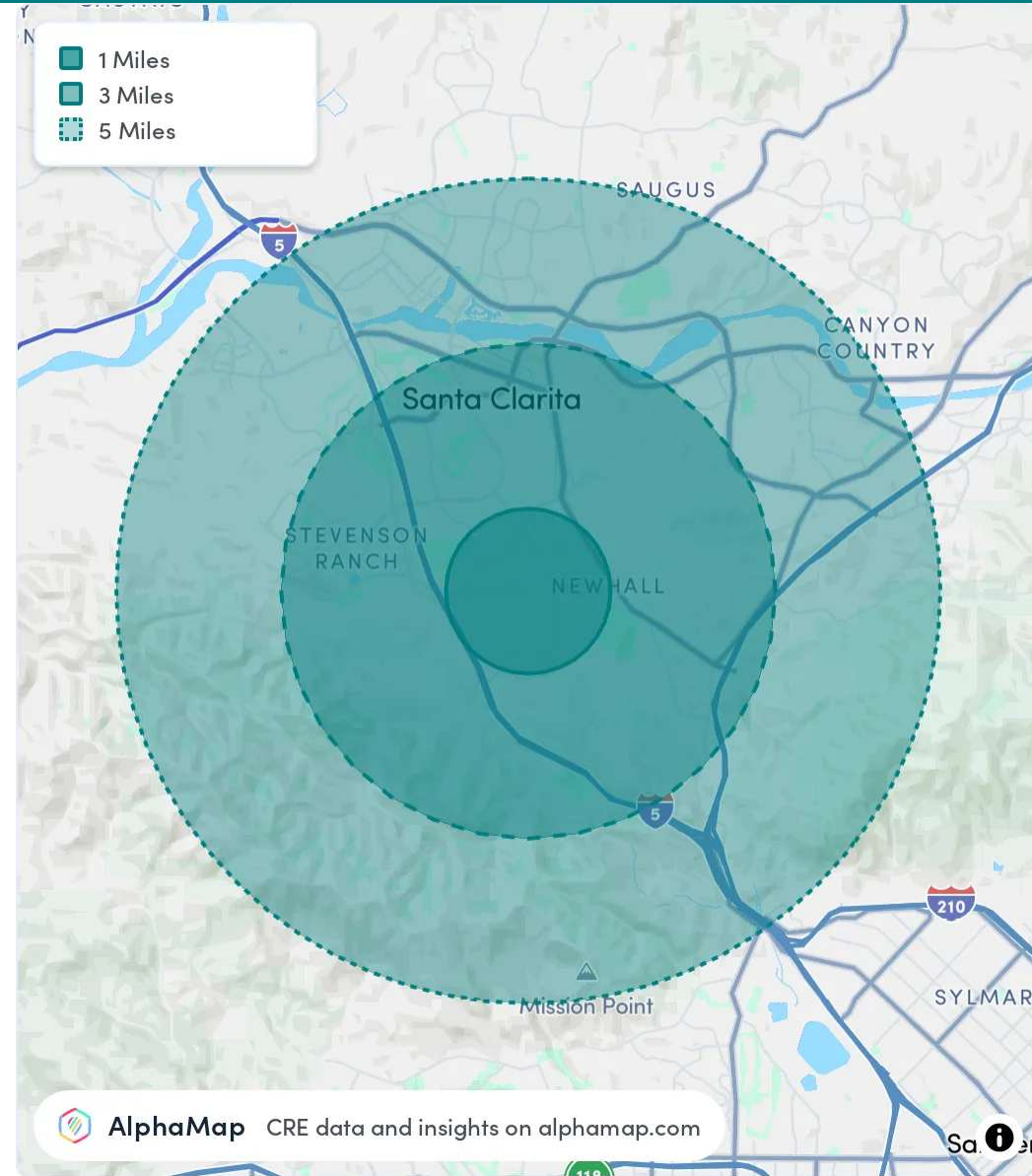
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AREA ANALYTICS

PLAZA POSADA | NEWHALL, CA

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,520	68,692	140,794
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	42	42
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,140	24,065	49,313
Persons per HH	3	2.9	2.9
Average HH Income	\$143,942	\$150,685	\$155,786
Average House Value	\$872,615	\$909,355	\$865,506
Per Capita Income	\$47,980	\$51,960	\$53,719
RACE (%)	1 MILE	3 MILES	5 MILES
Population White (%)	46.50%	48.50%	48.90%
Population Black (%)	2%	3.30%	3.90%
Population American Indian (%)	1.80%	1.40%	1.10%
Population Asian (%)	7%	12.80%	14.60%
Population Pacific Islander (%)	0.10%	0.10%	0.10%
Population Other (%)	25.30%	17.80%	15.30%

Map and demographics data derived from AlphaMap



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MEET THE TEAM

PLAZA POSADA | NEWHALL, CA



AARON GUIDO

Senior Vice President

Direct: 714.769.6117 **Cell:** 714.335.9887

Aaron@cbm1.com



CalDRE #01924252



DANIEL BARRIGA

Vice President

Direct: 949.608.4886 **Cell:** 714.394.5052

daniel@cbm1.com



CalDRE #02031360

AARON GUIDO

CALDRE #01924252

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