

# FOR LEASE

SIERRA HWY & VIA PRINCESSA  
SANTA CLARITA, CA



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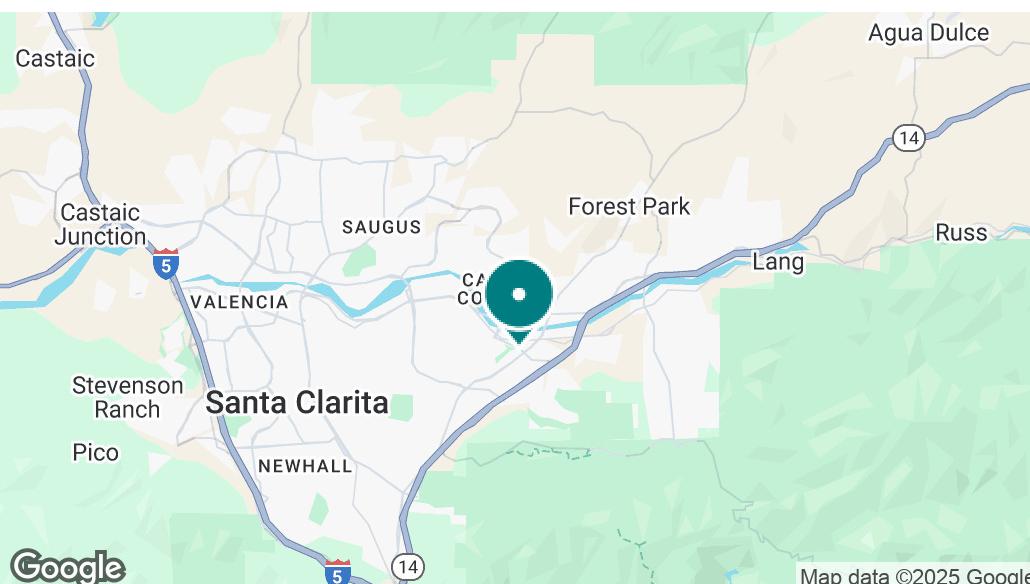
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**CBM1**  
LEASING  
BROKERAGE  
INVESTMENTS

## PROPERTY SUMMARY

RIVERVIEW PLAZA | 26865-26989 SIERRA HWY, SANTA CLARITA, CA 91321

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## PROPERTY DESCRIPTION

Riverview Plaza is a premier neighborhood shopping center located at the signalized intersection of Sierra Highway and Via Princessa in the heart of Santa Clarita, California. Anchored by national brands including CVS, Starbucks, Chase Bank, Panda Express, and Menchie's, this center benefits from exceptional visibility, multiple points of ingress and egress, and traffic counts exceeding 60,000 vehicles per day.

The property's established tenancy base includes some of the top-performing stores in the region, many of which have operated here for over a decade. With direct proximity to Costco, Home Depot, and the 14 Freeway, Riverview Plaza offers unmatched exposure and consumer draw within one of Southern California's strongest suburban trade areas.

## LOCATION DESCRIPTION

Situated at the major retail hub of Sierra Highway and Via Princessa, Riverview Plaza sits immediately north of the Antelope Valley (14) Freeway in a thriving corridor that serves Santa Clarita, Canyon Country, and Valencia. The property enjoys strong daytime activity driven by Costco, Starbucks, Chase, and CVS, and benefits from surrounding high-income residential neighborhoods and multiple business parks.

Santa Clarita consistently ranks among the "Most Business-Friendly Cities in Los Angeles County" and is home to over 30 million square feet of industrial and office space across major developments such as Needham Ranch, Valencia Commerce Center, and Southern California Innovation Park.

DEMOGRAPHICS	2.5 MILES	5 MILES	10 MILES
Total Households	22,137	57,218	152,443
Total Population	66,725	173,661	501,903
Average HH Income	\$124,281	\$145,243	\$138,472

## FEATURES &amp; AMENITIES

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## NEIGHBORING RETAILERS



## FEATURES &amp; AMENITIES

- Anchored by CVS, Chase, Starbucks, Panda Express, and Menchie's
- Across from Costco ( $\pm \$250M$  annual sales per Placer.ai)
- Signalized Corner at Sierra Hwy & Via Princessa with  $\pm 60,000$  cars per day
- Immediate access to the 14 Freeway ( $\pm 122,000$  VPD)
- Strong Retail Synergy and long-term, high-performing tenants
- High-Income Demographics:  $\$126K$  avg. HH income within 5 miles
- Ample Parking & Monument Signage with high visibility
- Dense Trade Area with  $\pm 167,000$  residents within 5 miles
- Surrounded by Major Industrial Parks & Movie Ranches
- Ongoing Development Growth throughout the Santa Clarita Valley

## EXCLUSIVELY REPRESENTED BY

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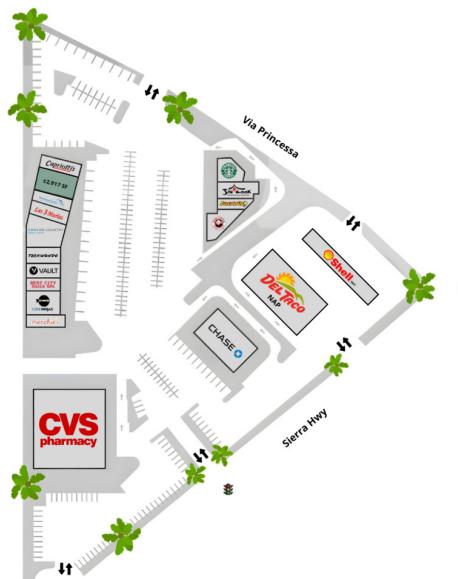
## LEASE SPACE

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## LEGEND

- Available
- Unavailable



## AVAILABLE SPACE(S)

SUITE	STATUS	SIZE	TYPE	RATE	DESCRIPTION
This ±2,917 SF near-end cap suite offers excellent exposure along Sierra Highway with prominent signage visibility to both drive-by and pedestrian traffic. Previously occupied by a dance and fitness studio, the space features a flexible floor plan and HVAC, creating a turnkey setup for a variety of fitness, wellness, or lifestyle users.					
■ 26885-87	Available	2,917 SF	NNN	Negotiable	<p>The suite is ideally suited for pilates, yoga, martial arts, personal training, physical therapy, dance, or boutique wellness concepts seeking a highly visible, established center anchored by Starbucks, CVS, Chase, and Panda Express. Positioned near the end cap with convenient access to parking, this space combines high exposure, strong co-tenancy, and functional design in one of Santa Clarita's most dynamic retail locations—just steps from Costco and the 14 Freeway.</p>

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## SITE PLAN &amp; TENANT ROSTER

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SUITE	TENANT	SIZE
26861	CVS Pharmacy	12,900 SF
26865	Menchie's	1,490 SF
26867	Code Ninjas	2,265 SF
26871	Best City Nails Spa	1,065 SF
26873	The Vault	1,350 SF
26875	Z Tae Kwon Do	1,350 SF
26877	Canyon Country Dental Group	2,688 SF
26881	Las 3 Marias	1,870 SF
26883	The Santa Clarita Chiropractor	1,000 SF
26885-87	Available	2,917 SF
26889	Capriotti's	1,500 SF
26901	Chase Bank	4,986 SF
26913	Panda Express	1,800 SF
26917	Juice it Up!	1,000 SF
26921	Jin Cook	1,700 SF
26925	Starbucks Drive Thru	1,800 SF
18802	Del Taco Drive Thru (NAP)	1,200 SF
18802	Shell Gas (NAP)	2,410 SF

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# ADDITIONAL PHOTOS

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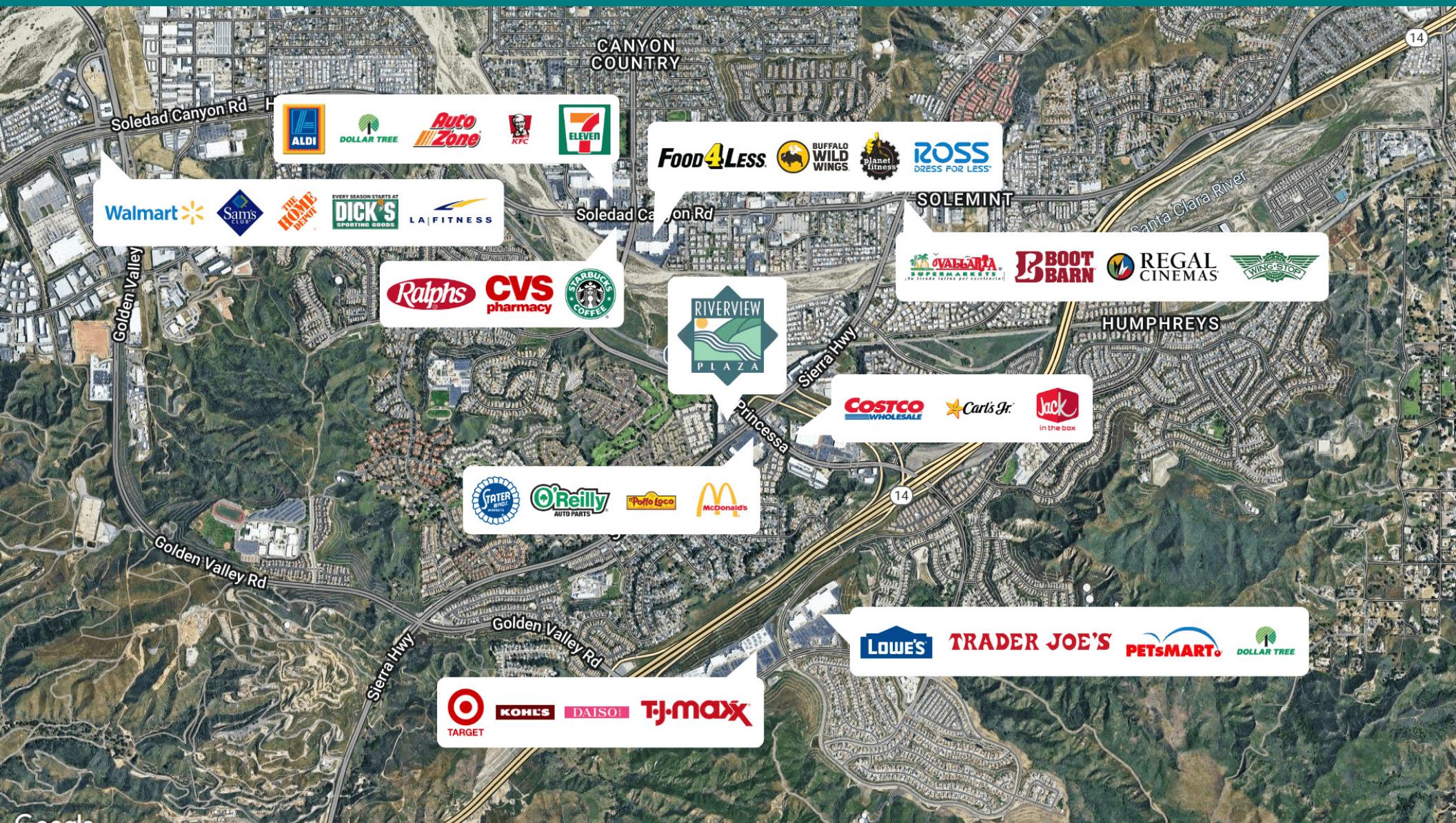
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# RETAILER MAP

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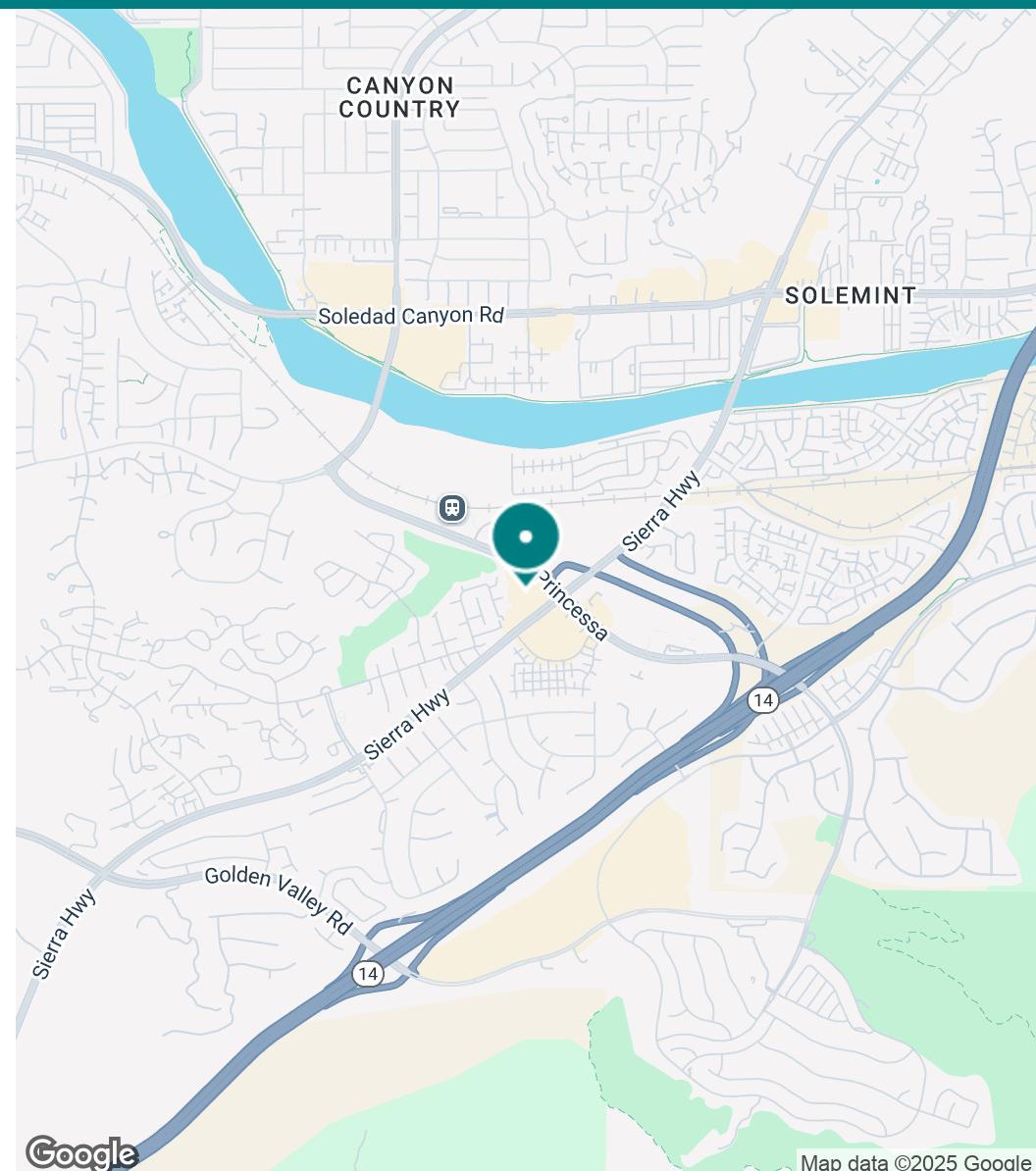
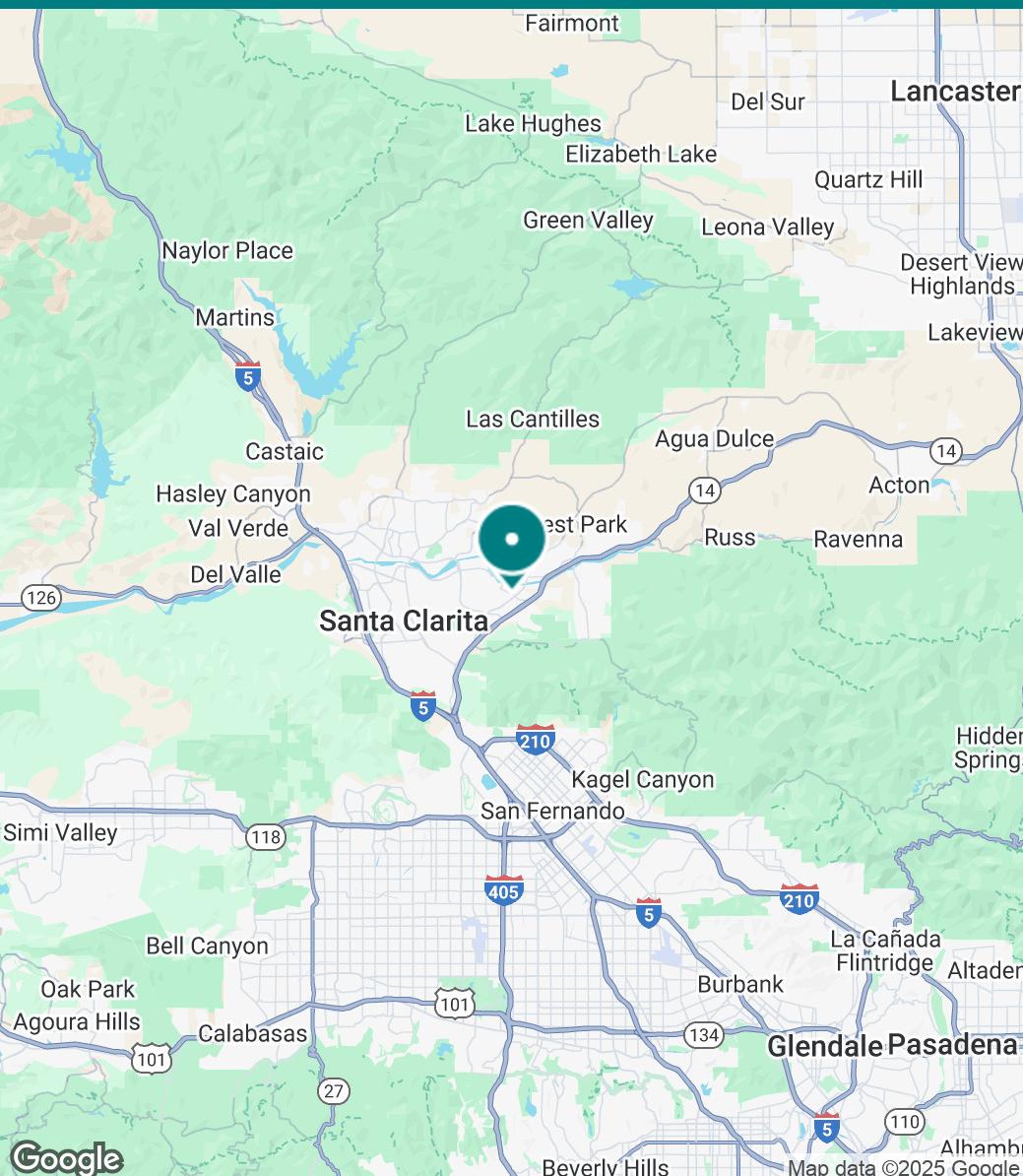
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# LOCATION MAPS

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## DEMOCRAPHICS MAP &amp; REPORT

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## POPULATION

	2.5 MILES	5 MILES	10 MILES
Total Population	66,725	173,661	501,903
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	40	40	40

## HOUSEHOLDS &amp; INCOME

	2.5 MILES	5 MILES	10 MILES
Total Households	22,137	57,218	152,443
# of Persons per HH	3	3	3.3
Average HH Income	\$124,281	\$145,243	\$138,472
Average House Value	\$623,321	\$744,961	\$782,555

## RACE

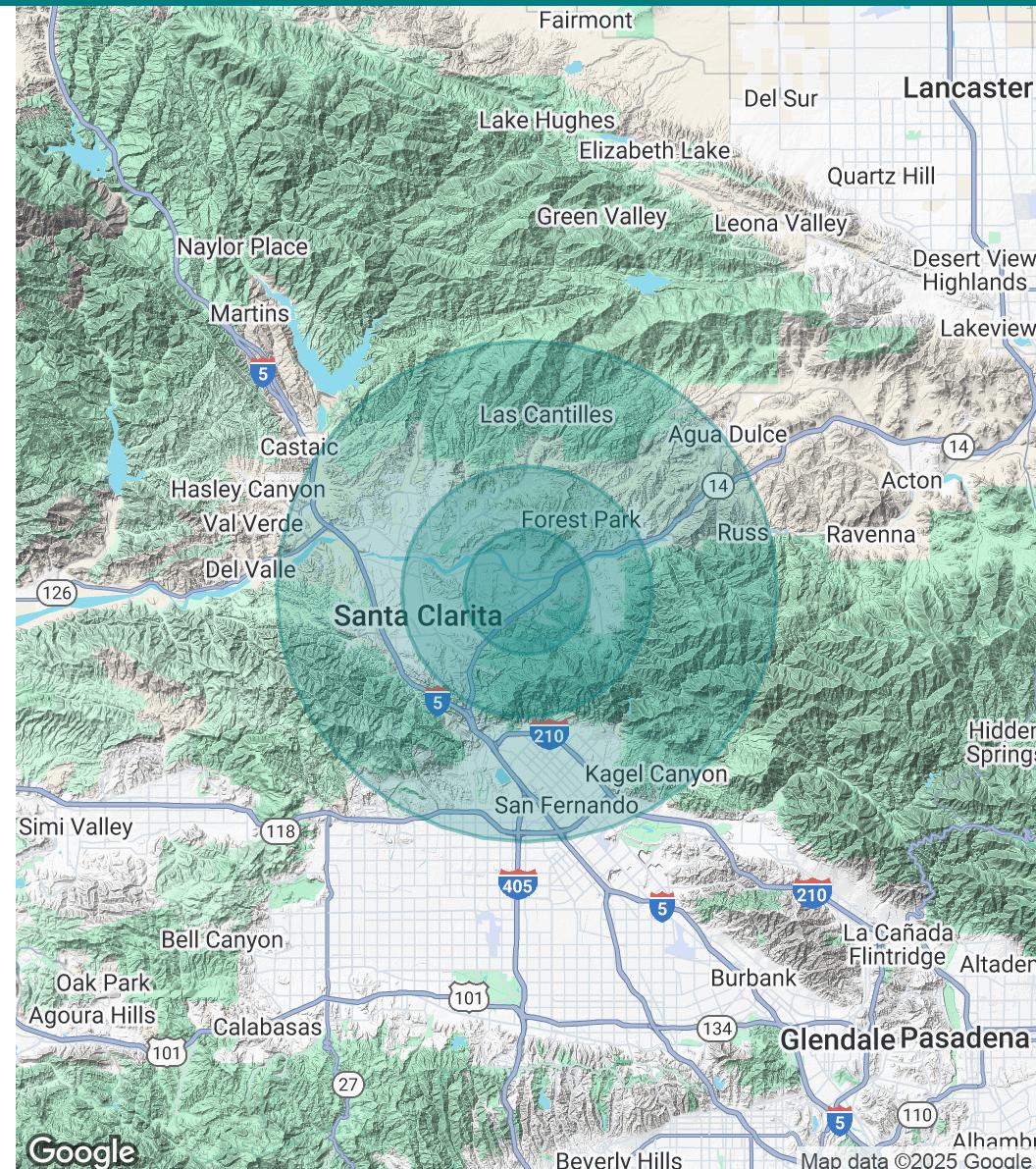
	2.5 MILES	5 MILES	10 MILES
% White	37.3%	44.9%	36.7%
% Black	6.0%	4.9%	4.2%
% Asian	12.5%	11.4%	11.5%
% Hawaiian	0.2%	0.2%	0.1%
% American Indian	1.5%	1.3%	1.6%
% Other	25.2%	20.1%	28.6%

Demographics data derived from AlphaMap

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## MEET THE TEAM

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