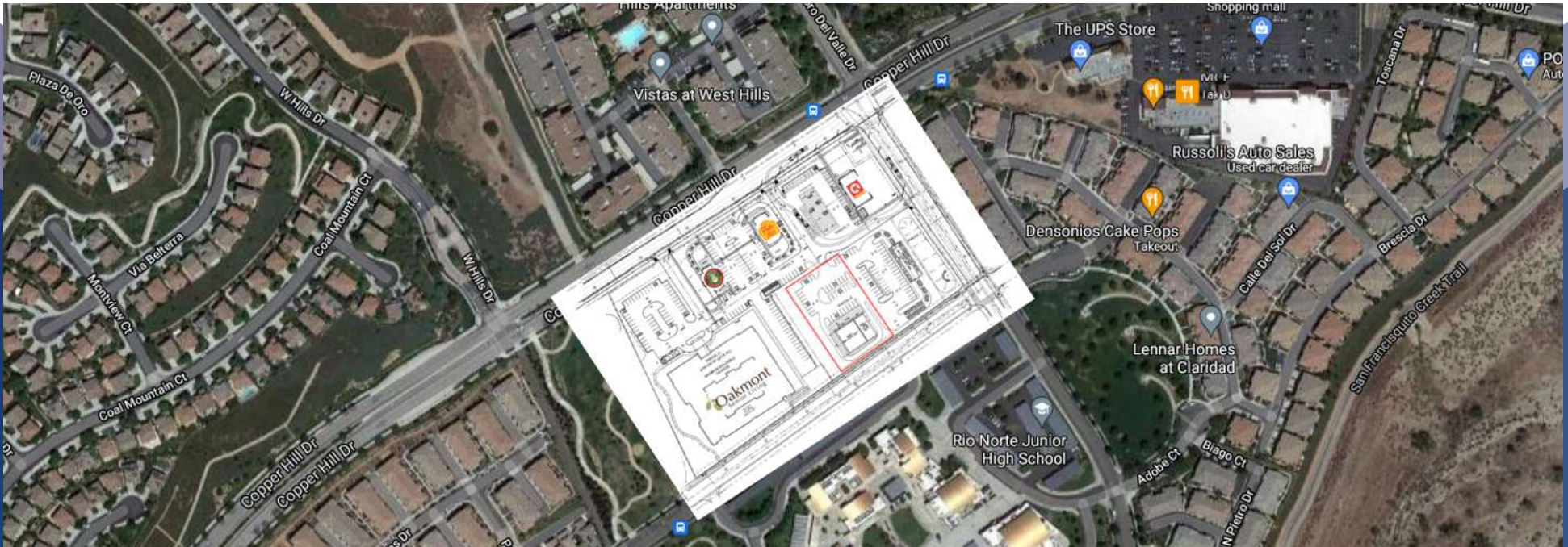


SALE / LEASE

SWC OF COPPER HILL DRIVE AND RIO NORTE DRIVE

Santa Clarita, CA 93555



DRIVE-THRU AND SHOP SPACE: 5,397 SQUARE FEET

Bill Gilmore

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CalDRE #00955844

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Interested Buyers/Tenants should be aware that the Seller/Landlord is selling/leasing the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase/lease, as appropriate, Buyer/Tenant will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the Buyer's/Tenant's choosing.

The Seller/Landlord reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy/lease must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase/lease and sale/lease to be prepared by the Seller/Landlord and executed by both parties; and (iii) approved by Seller/Landlord and such other parties who may have an interest in the Property. Neither the prospective Buyer/Tenant nor Seller/Landlord shall be bound until execution of the contract of purchase/lease and sale/lease, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective Buyers/Tenants shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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SALE / LEASE

SWC OF COPPER HILL DRIVE AND RIO NORTE DRIVE

Santa Clarita, CA 93555



OFFERING SUMMARY

Asking Rent:	TBD
Asking Sale	\$1,750,000
Building Size:	5,397 SF
Available SF:	5,397 SF (Divisible)

PROPERTY FEATURES

- New Ground Up Development - Opening Summer 2022
- Free Standing or Drive-Thru Pads Available
- Ideal for Restaurant, Retail, Office or Service Oriented Uses
- Great Ingress/Egress with Superb Visibility
- Nearby Tenants Include Albertsons, Walmart, Home Depot & LA Fitness
- Adjacent to Rio Norte Jr High School & West Creek Academy
- Immediately Adjacent To Numerous Residential Communities Including the 1800 Unit Tesoro 2nd Phase
- Traffic Count Approximately 35,000 ADT

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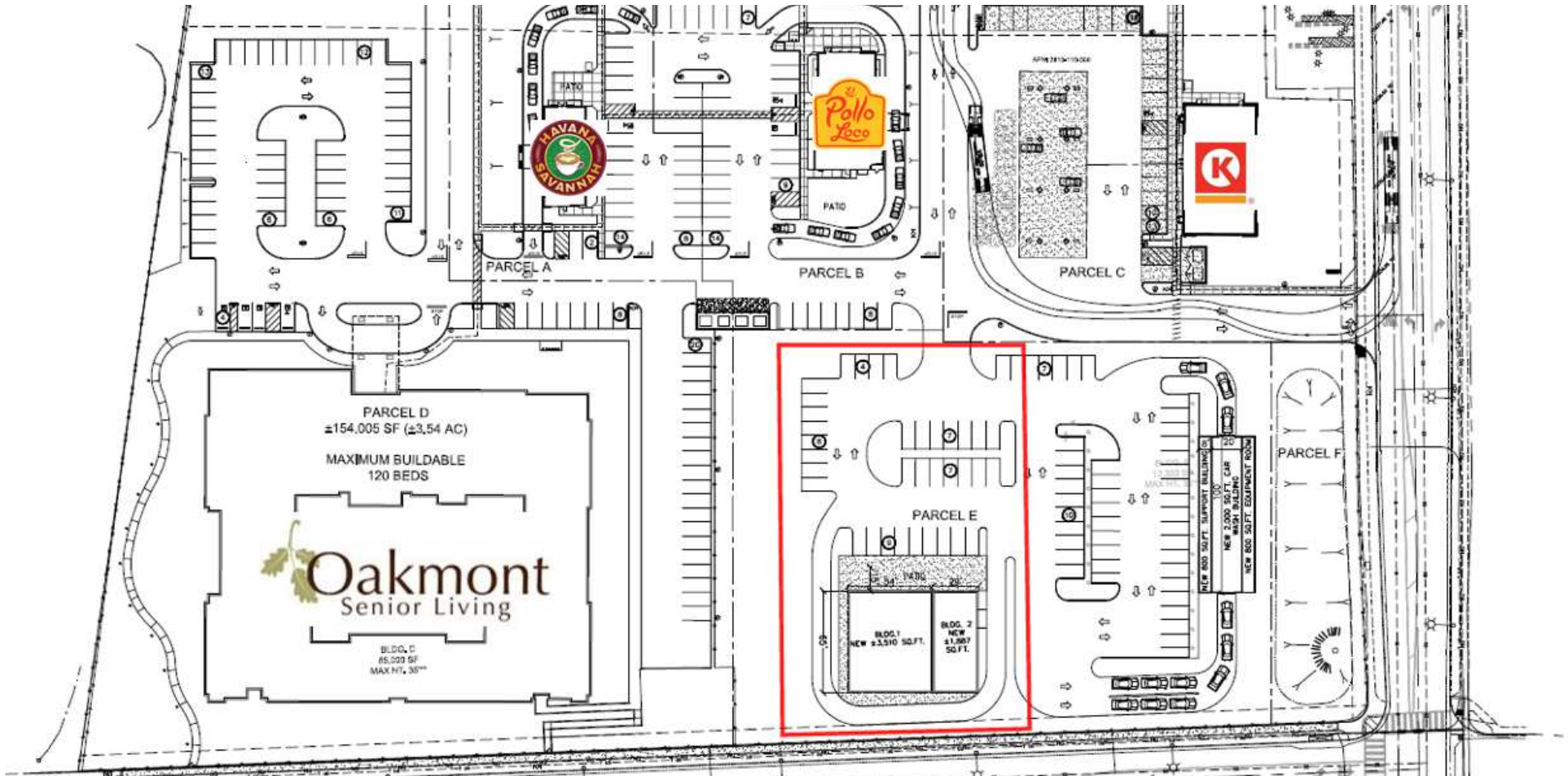


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SITE MAP

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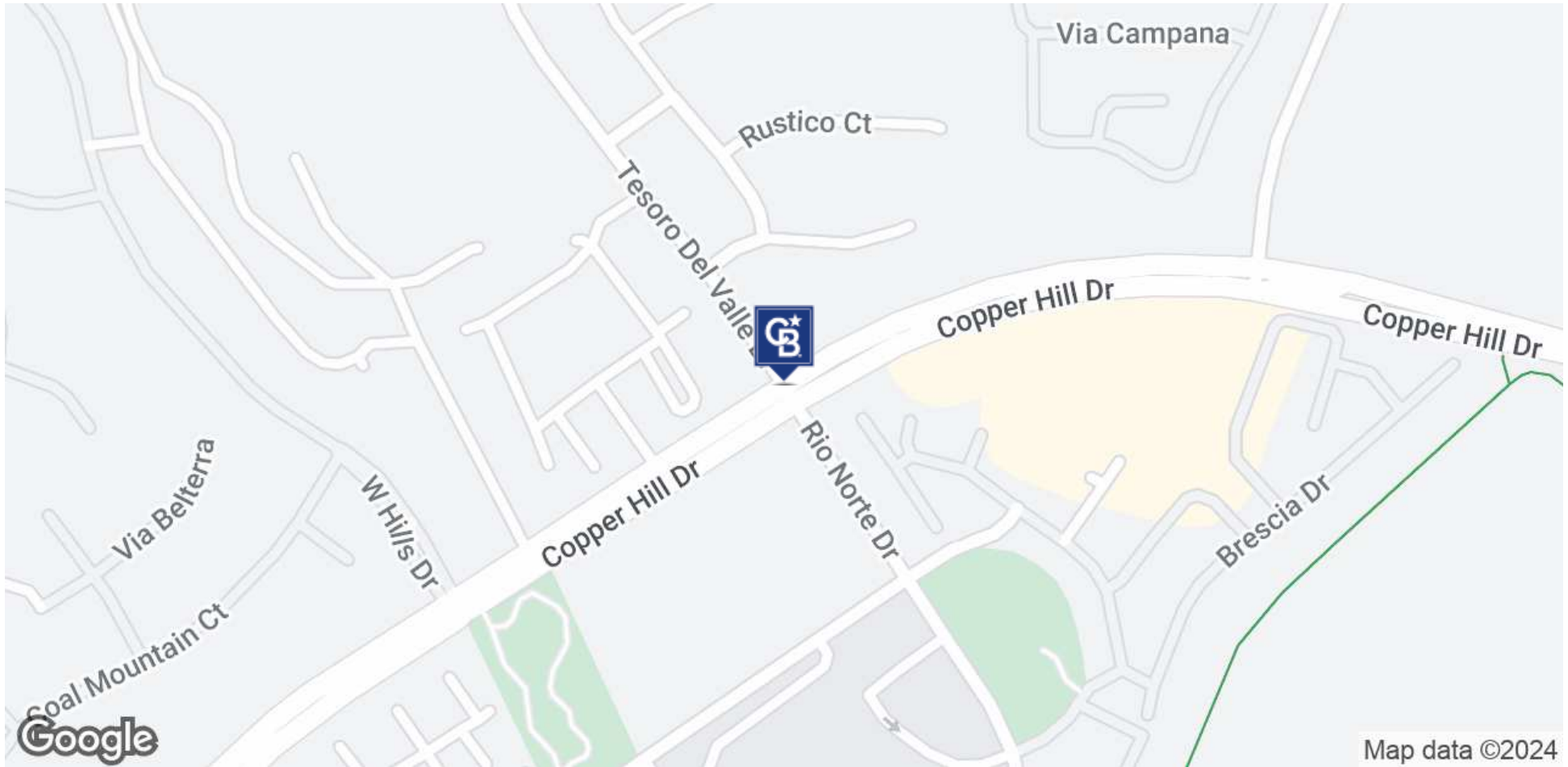


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SWC OF COPPER HILL DRIVE AND RIO NORTE DRIVE

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,507	69,804	148,548
Average Age	36	39	40
Average Age (Male)	35	38	39
Average Age (Female)	37	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,994	21,841	48,810
# of Persons per HH	3.3	3.2	3
Average HH Income	\$214,629	\$174,491	\$168,582
Average House Value	\$908,372	\$813,405	\$827,142

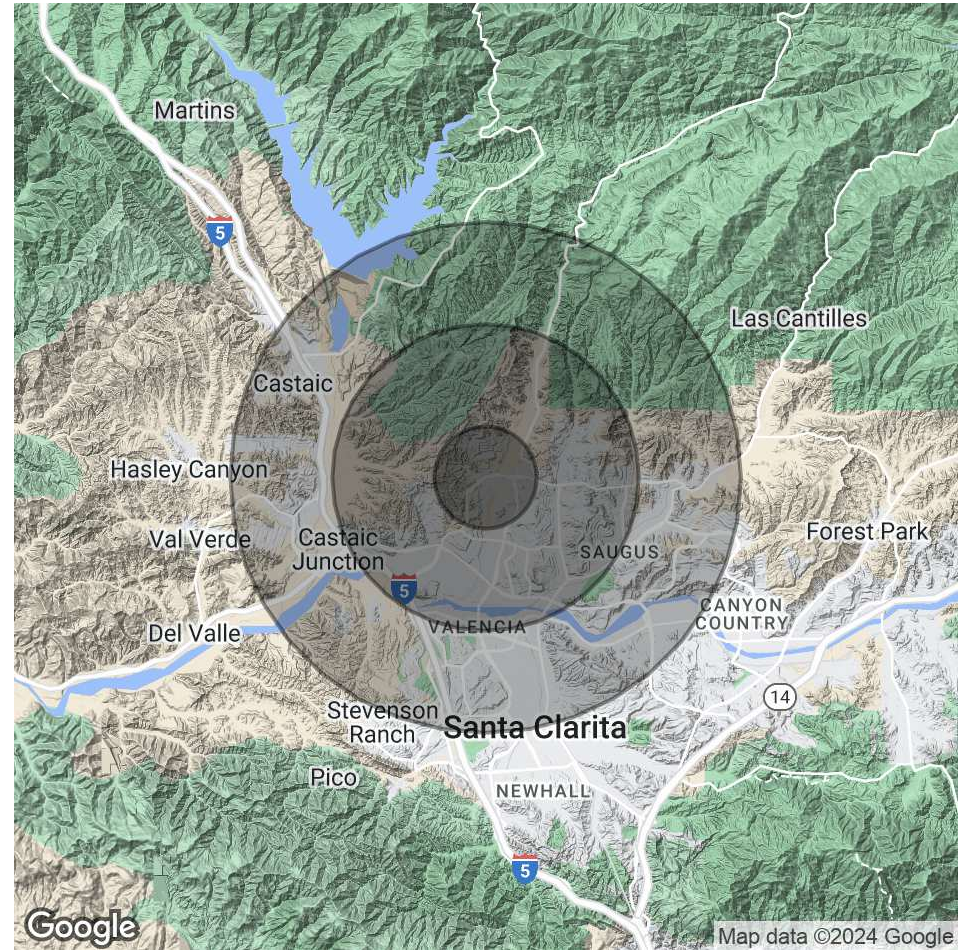
TRAFFIC COUNTS

35,000 /day

Demographics data derived from AlphaMap

DEMOGRAPHICS

Trade Area	146,308 People (5mi Radius)
Estimated Total Businesses	2,973 (3mi Radius)
Daytime Employees	31,433 (3mi Radius)



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